

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

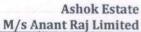
New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Ashok Estate M/s Anant Raj Limited

Hearing brief for extension of project registration u/s 6

S.No	Particulars	Details		
1.	Name of the project	Ashok Estate		
2.	Name of the promoter			
3.	Nature of the project	M/s Anant Raj Limited		
4.	Location of the project	Affordable Residential Plotted Colony under DDJAY		
5.	Legal capacity to act as a	Sector- 63A, Gurugram		
	promoter	Collaborator		
6.	Name of license holder	Rose Realty Pvt. Ltd., Sovereign Buildwell Pvt. Ltd., North South Properties Pvt. Ltd., Four Construction Pvt. Ltd. Excellent Inframart Pvt. Ltd., Sartaj Developers & Promoters Pvt. Ltd., Romano Projects Pvt. Ltd. and Sh Padam Singh		
7.	Status of project	Ongoing		
8.	RERA Registration No.	64 of 2022 dated 18.07.2022		
9.	Validity of Registration Certificate	Valid From 18.07.2022 Valid Up to 31.12.2025		
10.	Date of receipt of application for extension	30.09.2025		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	31.12.2026		
13.	Online extension ID	RERA-GRG-PROJ-2089-2025		
14.	Registration Temp ID	RERA-GRG-PROJ-1085-2022		
15.	QPR status	Submitted		
16.	4(2)(l)(D) reports status	Not submitted for 2023-2024		
skelps (Other conditions of RC	Promoter to submit service plan and estimates within 3 months, Electrical Load availability, Forest NOC, Assurance of construction water, Drinking water, sewerage connection and Details of Collection Account (100%) and free account		
18.	4(2)(l)(C) compliance	(30%). Applied for extension		





				A PROPERTY AND ADDRESS OF THE PARTY AND ADDRES	M/s Anant Raj Limited
19.	Status	s of change of bank	N/A		
20.	Detai pendi	ls of proceedings ing against the project	RERA-GRG-7062-2022- RC Compliance i. SPE within 3 months: Submitted ii. Electrical Load availability: Submitted iii. Forest NOC: Not Submitted iv. Assurance of construction water: Submitted v. Assurance of Drinking water, sewerage connection Not Submitted vi. Details of Collection Account (100%) and free account (30%): Submitted		
21.	Licen	se no.	74 of 2022 dated Valid up to 16.06.2027 17.06.2022		Valid up to 16.06.2027
22.	Total	licensed area	20.14 Area for extension of registration		20.14 acres
23.	Statu	tory approvals either app	lied for or	obtained prior t	o registration
	S.No	Particulars	Date of approval		Validity up to
	i)	License Approval	74 of 2022 dated 17.06.2022		16.06.2027
	ii)	Layout plan approval	No. 8406 dated 17.06.2022		22
	iii)	Building plan Approval	N/A		ediastis mi
	iv)	Environmental Clearance		N/A	uppe miteralgeri
	v)	Architectural Control Sheet	N/A		12 Estumion applied til
	vi)	Fire scheme approval	N/A	изи П. П. Т. Г	As I Registration Femilia
	vii)	Service plans and estimates approval	LC-4690+4691-II-JE(RK)/2024/31793 dated 18.10.202		
24.	nusia Sul is	ons for delay	The Promoter stated that Company have already laid down the services in the project and as per earlier policy / guidelines of DTCP pertaining to Licenses granted under Deen Dayal Jan Awas Yojna, the Promoter Company was supposed to handover 10% of the total licensed land out of the project to the Department for Development of Community Centre.		



Ashok Estate

	Standard Control of the Control of t	M/s Anant Raj Limited			
	499 2022	However, later under revised policy guidelines, department directed the Promoter Company to construct the Community Centre on its own and removed the clause of surrendering of land with another condition that Part Completion / Completion Certificate for Colony shall be granted only upon receipt of Occupation certificate of said Community Centre by the Promoter Company. In view of			
	2505,90.8	above revised Policy, Company have already started the Construction of Community Centre in the Project post obtaining Zoning and Building plan approval for the Said site. Post Completion Company shall obtain Occupation Certificate for the Community Centre and shall also apply alongside for Completion Certificate for the Township project.			
25.	Total Project cost	Rs. 584.72 Cr.			
26.	Expenditure incurred	Rs. 537.20 Cr.			
27.	Expenditure to be Incurred	Rs. 47.52 Cr.			
28.	Total Units	320 units			
29.	Sold Units	308 units			
30.	Unsold Units	12 units			
31.	Total amount received from sale proceeds	Not Submitted			
32.	As per QPR closing balance in RERA A/c as on 30.06.2025.	Rs. 9.07 Cr.			
33.	Fee details	The sentilization for extending registration point			
	Registration fee	(78246.913*10) + (3260.288 *20) = Rs. 8,47,675/-			
	Late Fee	N/A			
	Processing fee	81507.201 * 10			
	Extension Fee (Half of Registration fee)	= Rs 8,15,072/- 8,47,675/2 Rs. 4,23,836/-			
	Processing fee	81507.201 * 10 = Rs 8,15,072/-			
	Late fee				
	Total fee	Rs 29,01,655/-			



	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.		M/s Anant Raj Limited	
34.	DD amount submitted at the time of registration	507713 dated 04.07.2022 SBI Bank		
	DD no. and date for registration			
	Name of the bank issuing			
	DD Amount submitted for extension			
	DD no. and date for extension	699000 dated 18.09.2025		
	Name of the bank issuing	SBI Bank		
	Total fee paid	Rs 29,60,900/-		
	Deficient amount	(BU.) Jan 1 (B.) (G		
35.	File Status	Date		
	File received on	30.09.2025		
	First notice Sent on	17.10.2025		
	First hearing on	27.10.2025 (adjourned)	י בי	
	Second hearing on	17.11.2025	25. I Bronnedli sen inwere	

28. Case History:-

The Promoter M/s Anant Raj Ltd. who is a collaborator applied for the extension of registration of real estate project namely "Ashok Estate" located at Sector-63A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 99788 dated 30.09.2025 and EPIN-170. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1085-2022 and online generated for project extension temp id RERA-GRG-PROJ-2089-2025. The total licensed area and project area for the extension of registration is 20.14 acres vide license no – 74 of 2022 dated 17.06.2022 valid upto 16.06.2027. The registration for the project has been granted vide RC No. 64 of 2022 dated 18.07.2022 valid upto 31.12.2025.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/170 dated 17.10.2025 was issued to the promoter with an opportunity of being heard on 27.10.2025.

On 27.10.2025, The matter is adjourned and to come up on 17.11.2025.

On 11.11.2025, the promoter has submitted the public notice in three newspapers, two English, "The Statesman" & "The Indian Express" and one Hindi, "Jansatta" dated 14.10.2025 as per the directions of Authority. Objections to be filed till 27.10.2025. No objections received till 27.10.2025.

The status of documents is mentioned below:



20	D.C.	_	M/s Anant Raj Limited
29.	Deficiencies as observed in	1	Corrections in online DPI needs to be done.
boliw	the scrutiny	ans a	Status: Submitted but needs to be revised.
irib i	tu on the cherroll, and to smen	2	Original registration certificate needs to be
esti-	one own agensys gendend	0.7 886	submitted.
	aring needs to be provided.	a skin	Status: Submitted
ini to	ters pd of about the bearinged	3	Mutation and Aks-shajra certified on the latest date
		burn	not prior to six months of application needs to be
ieller!	e manid units are on date of the app	ST lo 12	submitted.
is the	which of registration with the included	M0:5 (0.0)	Status: Submitted
	area goods to be provided.	4	Sharing pattern in collaboration agreement needs
NA G	tate od at about he had be	12474	to be submitted.
		diens	Status: Submitted but needs to be clarified.
	by salarage suches mort 70%/S	5	B
gmax	nen sipyrope it to defolding wider, or	Marian.	Projects Pvt. Ltd. and Sh. Padam Singh needs to be
# 40 p	den restrict end coxos acces ned	News II	submitted along with the sharing pattern.
	The same of the same	A min	Status: Submitted the collaboration agreement
	Pattitudus 168	mulu.	with M/s Romano Projects Pvt. Ltd. and Sh.
	le intel redsolgge Lateria A	o yar	Padam Singh but sharing pattern needs to be
	the trace dead payment Ab	,T362	clarified.
	bankerske of	6	Project report needs to be revised whereas
	partinda	ganha	brochure of current project needs to be submitted.
	charrent in deck advertisement du	od fiel	Status: Submitted
	Justinelius of	7	apartment needs to be
	bottlareni	Smile	submitted six months prior to the date of
	he lead aveds to be clarified acces	eta Mu	application needs to be submitted.
	Politicalinger sets to imiliate	0	Status: Not Submitted
	instinutiff for	8	Approval of Service Plan and Estimates needs to be
	is the division from the mississing as	Jaour.	submitted.
	berimdu. ed et skript seitlidub	0	Status: Submitted
	- Dedimin		Forest NOC needs to be submitted.
			Status: Not Submitted, the promoter has
		10	submitted the applied copy for the same.
	heldings		HUDA Construction water NOC needs to be submitted.
	nationed appearance and analysis in		Status: Submitted
	Dati House at the site	11	
			Electrical Load availability connection needs to be
12 SE. 7	as because challenges and small		submitted. Status: Submitted
	. POLITICAL 2 SALAR SALAR		status: submitted

12 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.

Status: Submitted but needs to be stamp and signed.

13 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided.

Status: Submitted but needs to be stamp and signed.

14 Approval/NOC from various agencies regarding the external services like drinking water, sewerage supply, storm water and roads access needs to be submitted.

Status: Not Submitted

15 Copy of 4 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted.

Status: Submitted

16 Draft brochure and draft advertisement document need to be submitted.

Status: Submitted

17 Cost of the land needs to be clarified according to the area applied for the registration.

Status: Not Submitted

18 Latest CA Certificate for non-default in debt and statutory liabilities needs to be submitted.

Status: Submitted

19 CA Certificate for net worth of promoter needs to be submitted.

Status: Submitted

20 Annual balance sheet for last 2024-25 financial year needs to be submitted.

Status: Submitted

21 CA Certificate for expenditure incurred and to be incurred needs to be submitted.

Status: Submitted but needs to be revised.



22 Latest CA Certificate for financial and inventory details of the project needs to be submitted.

Status: Submitted

23 Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted.

Status: Submitted

24 Bank undertaking needs to be submitted with details of all three account and details of authorized signatory i.e, name of employee, employee code, designation.

Status: Submitted

25 Updated Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be submitted.

Status: Not Submitted

26 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.

Status: Submitted

27 Financial resources need to be met with project cost. Needs to be filled in DPI.

Status: Not Submitted

28 Loan sanction, disbursement schedule and repayment schedule needs to be submitted.

Status: Not Submitted

29 CHG form needs to be submitted.

Status: Not Submitted

30 NOC from lender for creating 3rd party right needs to be submitted.

Status: Not Submitted

31 Affidavit regarding payment to landowner in accordance with the compliance of section 4(2)(l)(D) needs to be submitted along with the signed by both the parties i.e. landowner and developer.

Status: Not Submitted

32 Statement of quarterly source of funds and quarterly expenditure needs to be submitted.

Status: Not Submitted



			M/s Anant Raj Limited
	to the terminal not standard Ab	33	Cash flow statement needs to be provided.
	arithme project needs to be seen arithme		Status: Submitted
30.	Remarks	1.	Corrections in online DPI needs to be done.
	has encontinuous established and be	2.	Sharing pattern in collaboration agreement needs
	Debridas neads to de submitted ()		to be submitted.
	bottimdiff of		Status: Submitted but needs to be clarified.
	describing mode in he interprete	3.	Collaboration agreement with M/s Romano
	s of all three Louist and det		Projects Pvt. Ltd. and Sh. Padam Singh needs to be
	ng la same al vedenga bete		submitted along with the sharing pattern.
	protestation designation.		Status: Submitted the collaboration agreement
	Destinated a		with M/s Romano Projects Pvt. Ltd. and Sh. Padam
	en l'estimony le leveliffé es	inbe	Singh but sharing pattern needs to be clarified.
	spent with the and of bearing	4.	
	relations of (2) (1) (1) consists for the student		submitted six months prior to the date of
	buildeduz lok s		application needs to be submitted.
	Milds sneggroup to studential beautiful	5.	Forest NOC needs to be submitted.
	all not been rest not read for the	6.	Approval/NOC from various agencies regarding
	buttlender no et		the external services like drinking water, sewerage
	Submitted		supply, storm water and roads access needs to be
	mile also ad at been aborders for		submitted.
	e da to be filled in DPL	7.	Cost of the land needs to be clarified according to
	suntion, dishovernose emerius	8.	CA Certificate for expenditure incurred and to be
	nertherhorse to be submitted		incurred needs to be revised.
	locSibnetted	9.	Updated Affidavit of promoter regarding
	harmonius ad or elasion no		arrangement with the bank of master account
	boutedector:		under section 4(2)(l)(D) needs to be submitted.
	displaying and secure and rabbillion	10	. Financial resources need to be met with project
	barrimen		cost. Needs to be filled in DPI.
	bettimmiz tol	11	. Loan sanction, disbursement schedule and
	nothing of increased pullbridges. The		
6	e le emisliones ser drive dans	12	
n.l. 199	(I) deeds to be pullimited admir (II)	13	. NOC from lender for creating 3rd party right needs
	1	14	Affidavit regarding payment to landowner in
	for Subject of		accordance with the compliance of section
s in d			4(2)(l)(D) needs to be submitted along with the
			signed by both the parties i.e. landowner and
	beinmin2 following		



15. Statement of quarterly source of funds and quarterly expenditure needs to be submitted.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 30. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

(Asha)

(Nikita Mittal)
Planning Executive

Chartered Accountant

Monday and 17.11.2025

Proceeding recorded by

Day and Date of hearing

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.11.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sudhir Solanki (AR) and Sh. Sonu Kumar (AR) are present on behalf of the promoter and states that all the minor pending documents have been filed with the Authority on Friday i.e., 14.11.2025. Further, states that the development works around 90% have been done on the site and remaining works are being carried out at site. In view of the same, the AR of the promoter requests the Authority to grant the extension so that the remaining development works may be carried out at the site and units be handed over to the allottees after completion of the project.

Approved as proposed subject to rectification of the remaining deficiencies and examination of the documents submitted on 14.11.2025.

The extension of registration shall be issued after compliance of balance deficiencies and corrections in DPI.

(Arun Kumar) Chairman, HARERA