

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	M/s Anant Raj Limited
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY
4.	Location of the project	Sector- 63A, Gurugram
5.	Legal capacity to act as a 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)(I)(D) reports status	Not submitted for 2023-2024
17.	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 (30%).
18.	4(2)(I)(C) compliance	Applied for extension



19.	Status of change of bank account	N/A		
20.	Details of proceedings pending 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.	License no.	74 of 2022 dated 17.06.2022	Valid up to 16.06.2027	
22.	Total licensed area	20.14 acres	Area for extension of registration	20.14 acres
23.	Statutory approvals either applied for or obtained prior to 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	
	iii)	Building plan Approval	N/A	
	iv)	Environmental Clearance	N/A	
	v)	Architectural Control Sheet	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plans and estimates approval	LC-4690+4691-II-JE(RK)/2024/31793 dated 18.10.2024	
24.	Reasons 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.		

		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 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	
	Registration fee	(78246.913*10) + (3260.288 *20) = Rs. 8,47,675/-
	Late Fee	N/A
	Processing fee	81507.201 * 10 = Rs 8,15,072/-
	Extension Fee (Half of Registration fee)	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/-



34.	DD amount submitted at the time of registration	Rs 17,21,900/-
	DD no. and date for registration	507713 dated 04.07.2022
	Name of the bank issuing	SBI Bank
	DD Amount submitted for extension	Rs. 12,39,000/-
	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	-
35.	File Status	Date
	File received on	30.09.2025
	First notice Sent on	17.10.2025
	First hearing on	27.10.2025 (adjourned)
	Second hearing on	17.11.2025
28.	<p>Case History:-</p> <p>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.</p> <p>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.</p> <p>On 27.10.2025, The matter is adjourned and to come up on 17.11.2025.</p> <p>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.</p> <p>The status of documents is mentioned below:</p>	

29.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> 1 Corrections in online DPI needs to be done. Status: Submitted but needs to be revised. 2 Original registration certificate needs to be submitted. Status: Submitted 3 Mutation and Aks-shajra certified on the latest date not prior to six months of application needs to be submitted. Status: Submitted 4 Sharing pattern in collaboration agreement needs to be submitted. Status: Submitted but needs to be clarified. 5 Collaboration agreement with M/s Romano Projects Pvt. Ltd. and Sh. Padam Singh needs to be submitted along with the sharing pattern. Status: Submitted the collaboration agreement with M/s Romano Projects Pvt. Ltd. and Sh. Padam Singh but sharing pattern needs to be clarified. 6 Project report needs to be revised whereas brochure of current project needs to be submitted. Status: Submitted 7 Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. Status: Not Submitted 8 Approval of Service Plan and Estimates needs to be submitted. Status: Submitted 9 Forest NOC needs to be submitted. Status: Not Submitted, the promoter has submitted the applied copy for the same. 10 HUDA Construction water NOC needs to be submitted. Status: Submitted 11 Electrical Load availability connection needs to be submitted. Status: Submitted
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	<p>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.</p> <p>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.</p> <p>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</p> <p>15 Copy of 4 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. Status: Submitted</p> <p>16 Draft brochure and draft advertisement document need to be submitted. Status: Submitted</p> <p>17 Cost of the land needs to be clarified according to the area applied for the registration. Status: Not Submitted</p> <p>18 Latest CA Certificate for non-default in debt and statutory liabilities needs to be submitted. Status: Submitted</p> <p>19 CA Certificate for net worth of promoter needs to be submitted. Status: Submitted</p> <p>20 Annual balance sheet for last 2024-25 financial year needs to be submitted. Status: Submitted</p> <p>21 CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted but needs to be revised.</p>
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	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)(l)(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

		33 Cash flow statement needs to be provided. Status: Submitted
30.	Remarks	<ol style="list-style-type: none"> 1. Corrections in online DPI needs to be done. 2. Sharing pattern in collaboration agreement needs to be submitted. Status: Submitted but needs to be clarified. 3. Collaboration agreement with M/s Romano Projects Pvt. Ltd. and Sh. Padam Singh needs to be submitted along with the sharing pattern. Status: Submitted the collaboration agreement with M/s Romano Projects Pvt. Ltd. and Sh. Padam Singh but sharing pattern needs to be clarified. 4. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. 5. Forest NOC needs to be submitted. 6. Approval/NOC from various agencies regarding the external services like drinking water, sewerage supply, storm water and roads access needs to be submitted. 7. Cost of the land needs to be clarified according to the area applied for the registration. 8. CA Certificate for expenditure incurred and to be incurred needs to be revised. 9. Updated Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. 10. Financial resources need to be met with project cost. Needs to be filled in DPI. 11. Loan sanction, disbursement schedule and repayment schedule need to be submitted. 12. CHG form needs to be submitted. 13. NOC from lender for creating 3rd party right needs to be submitted. 14. Affidavit regarding payment to landowner in accordance with the compliance of section 4(2)(I)(D) needs to be submitted along with the signed by both the parties i.e. landowner and developer.



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
(Asha)

Chartered Accountant

Nikita

(Nikita Mittal)

Planning Executive

Day and Date of hearing

Monday and 17.11.2025

Proceeding recorded by

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

(Arun Kumar)

Chairman, HARERA

