Promoter Name: M/s Avarna Projects LLP.
Project Name: Birla Navya Anaika.

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
S.No	Particulars	Details		
1.	Name of the project	Birla Navya Anaika		
2.	Name of the promotor	M/s Avarna Projects LLP.		
3.	Nature of the project	Independent Residential Floors.		
4.	Location of the project	Sector-63A, Gurugram		
5.	Legal capacity to act as a promoter	Conveyance deed holder		
6.	Name of the license holder	N/A		
7.	Name of the Collaborator	N/A		
8.	Whether extension of registration applied for whole	Whole		
9.	Status of project	Ongoing		
10.	Online Application ID	RERA-GRG-2091-2025.		
11.	Date of completion of project as per REP-II/4(2)(l)(c)	31.12.2026.		
12.	QPR Compliance (If applicable)	Submitted – Dec 22 to Sep 25.		
13.	4(2)(l)(d) Compliance (If applicable)	Submitted – All reports.		
14.	Compliance of RC Conditions	N/A		
15.	4(2)(l)(c) compliance	N/A		
16.	Details of proceedings pending against the project	N/A		
17.	Status of change of bank accounts	No Change.		
18.	License no.	N/A (Promoter is conveyance deed holder through sale deed no 11491 dated 11.10.2019)		
19.	Total licensed area	110.20575 Acres	**Area to be registered**	2.0588Acres (8331.85sqmtr)
20.	RERA Registration Number	71 of 2022 dated 27.07.2022		Valid up to 31.12.2025
21.	Percentage of completion of work	53.29% (As per QPR for quarter ending Sep 25)		

22.	**No. of towers and units**	120 floors on 30 plots.
23.	**Total Project Cost**	Rs. 176.83 Cr (As per QPR for quarter ending Sep 25)
24.	**Expenditure Incurred**	Rs. 144.88 cr. (As per QPR for quarter ending Sep 25)
25.	**Expenditure to be incurred**	Rs. 31.95 cr. (As per QPR for quarter ending Sep 25)
26.	**Closing balance of RERA Account as per latest QPR**	Rs. 1.16cr (As per QPR for quarter ending Sep 25)
27.	**Total units**	Total – 120 Sold-120 Unsold - 0
28.	**Amount received from sold units**	Rs. 209.40cr/-
29.	**Balance amount to be received from allottees**	Rs. 227.62 cr/-
30.	**Fee Details**	
	Registration fee	Residential 19,996.44 x 2.4 x 10 = Rs. 4,79,915/-
	Processing fee	19,996.44 x 10 = Rs. 1,99,964/-
	Late fee	N/A
	Total registration fee	4,79,915 + 1,99,964 = Rs. 6,79,879/-
	Extension Fee (Half of Registration fee)	= 4,79,915/2 = Rs. 2,39,958/-
	Processing fee for extension	19,996.44 x 10 = Rs. 1,99,964/-
	Late fee (Delay of 2 days as the promoter has applied on 03.10.2025 and RC is valid up to 31.12.2025.)	7741/- (for 2 days)
	Total extension fee	2,39,958 + 1,99,964+ 7741 = Rs. 4,47,663/-
	Total fees	6,79,879 + 4,47,663 = Rs. 11,27,542/-
	DD amount	Rs. 4,04,856/- Rs. 1,83,661/- Rs. 91,347/- Rs. 4,30,000/- Rs. 17,678/- Total = Rs. 11,27,542/-
	DD no. and date	289657 dated 19.01.2022. 289658 dated 19.01.2022. 701313 dated 23.02.2022.

		510761 dated 02.09.2025 RERA-GRGP1761210507 dated 23.10.2025	
	Name of the bank issuing	Kotak Mahindra Bank ICICI Bank	
	Deficient amount	11,27,542 - 11,27,542 = Rs 0/- (NIL)	
31.	**Statutory approvals either applied for or obtained prior to registration**		
	S.No.	**Particulars**	**Date of approval** / **Validity up to**
	i)	**License Approval**	N/A (Promoter is conveyance deed holder through sale deed no 11491 dated 11.10.2019)
	ii)	**Zoning plan approval**	DRG No. DTCP 7210 dated 04.10.2019
	iii)	**Building plan approval**	BR/GFA/2021/G2-01 TO 31 dated 17.01.2022 / 16.01.2026 (The promoter has paid the revalidation fee to DTCP, Haryana dated 10.01.2024 of all the floors on 30 plots which is applied for extension of registration.)
	iv)	**Environmental Clearance**	N/A
	vi)	**Fire scheme approval**	N/A
	vii)	**Service plan estimates approval**	N/A
	viii)	**Electricity load availability connection**	N/A
32.	**File Status**	**Date**	
	Project received on	03.10.2025	
	First notice sent on	17.10.2025	
	Documents Submitted on	23.10.2025	
	First hearing on	27.10.2025	
33.	**Case History:** The promoter i.e., M/s Avarna Projects LLP who is a conveyance deed holder has applied (online and manual) on dated 03.10.2025 for extension of their Independent Residential Floors namely "Birla Navya Anaika" in Sector-63A, Gurugram u/s 6 of the Act of 2016. This application for extension of registration got registered by the authority vide RC no. 71 of 2022 dated 27.07.2022 valid up to 31.12.2025. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 13.10.2025.		

	The promoter has published the public notice in three newspapers i.e., Hindustan times, Times of India and Dainik Bhaskar dated 10.10.2025 against which no objections has been received in the Authority. The site of the project was visited physically on 23.10.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project consists of 120 floors on 30 no. of plots. Structure work of all the floors has been completed and further finishing work has been started at the site.	
34.	**Present 27.10.2025 of deficient documents as conveyed in the deficiency notice dated 17.10.2025.**	1. Correction in online DPI need to be done. Status- Submitted but need to be revised. 2. Deficit fees of Rs 17,678/-need to be submitted. Status- Submitted online payment of Rs. 17,678/- vide reference no RERA-GRGP1761210507 dated 23.10.2025. 3. REP-V form needs to be submitted. Status- Submitted. 4. REP-II needs to be revised. Status- Submitted. 5. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. Status- Submitted. 6. Details of unsold flats need to be provided. Status- Submitted. 7. Copy of original RC need to be submitted. Status- Submitted. 8. Non encumbrance certificate from the advocate having bar roll no on latest dates needs to be submitted. Status- Submitted. 9. 5 copies of executed BBA, executed allotment letter, executed application form along with payment receipts & executed conveyance deed needs to be submitted. Status- Submitted. 10. Reason for delays along with supporting documents needs to be submitted. Status- Submitted. 11. Draft allotment letter, draft BBA, draft application form and draft conveyance deed needs to be submitted. Status- Promoter states that there are no unsold units left in the said project. 12. Huda construction water NOC need to be submitted. Status- Submitted and further promoter states that they are taking the STP treated water tanker for construction purpose. 13. Cost of the plots to be clarified according to the area applied for the registration.

		Status- Not Submitted. 14. Others in financial resources needs to be clarified. Status- Not Submitted. 15. Loan sanction, disbursement schedule and repayment schedule needs to be submitted. Status- The promoter stated that they have not availed any credit facility from any financial institution. Accordingly, as per MCA data there is no record found on index on charges. 16. NOC from lender for creating 3rd party right needs to be submitted. Status- The promoter stated that they have not availed any credit facility from any financial institution. Accordingly, as per MCA data there is no record found on index on charges. 17. CHG form needs to be submitted. Status- The promoter stated that they have not availed any credit facility from any financial institution. Accordingly, as per MCA data there is no record found on index on charges. 18. Complete details of promoter from the MCA site needs to be submitted. Status- Submitted. 19. Project report needs to be revised. Status- Submitted. 20. CA Certificate for net worth of promoter needs to be submitted. Status- Submitted. 21. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status- Submitted. 22. CA certificate for financial details of sold inventory needs to be provided. Status- Submitted. 23. CA certificate for non-default needs to be submitted. Status- Submitted. 24. Statement of quarterly source of funds and expenditure needs to be submitted. Status- Not Submitted. 25. Cash flow statement needs to be provided. Status- Not Submitted. 26. KYC of the authorized person to operate bank account needs to be submitted. Status- Submitted. 27. Annual balance sheet for the financial year 2024-25 needs to be submitted. Status- Submitted.

HARERA
GURUGRAM

Promoter Name M/s Avarna Projects LLP.
Project Name Birla Navya Anaika.

		28. KYC of project consultant (Architect, MEP Consultant and structural engineer) needs to be submitted. Status- Submitted.
35.	**Remarks**	1. Correction in online DPI need to be done. 2. Cost of the plots to be clarified according to the area applied for the registration. 3. Others in financial resources needs to be clarified. 4. Statement of quarterly source of funds and expenditure needs to be submitted. 5. Cash flow statement needs to be provided.

Recommendation - All the required documents for extension of registration under section 6 of the Act, 2016 have been submitted except the deficiencies pending in S. No. 35. It is recommended that the Authority may consider for extension of registration subject to the submission of above deficiencies.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 27.10.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 27.10.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, CA briefed about the facts of the project.

Sh. Nitin Sharma (AR), Sh. Aman Sharma (AR) and Sh. Harshit Garg are present on behalf of the promoter and submits that structure work of the all the floors has been completed and finishing work is going on at the site. The AR submits that OC will be obtained within next 8-10 months and further undertakes to submit the remaining requisite deficiencies within a period of 3 days in the Authority.

Approved as proposed, subject to submission of above-mentioned deficit documents mentioned at S.No. 35.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned documents.

(Arun Kumar)
Chairman, HARERA