

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	The Estate One
Promoter	Anant Raj Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	The Estate One
2.	Name of the license holders	M/s Four Construction Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Destination Properties Pvt. Ltd. and M/s Rose Realty Pvt. Ltd.
3.	Name of collaborator/ change of developer	M/s Anant Raj Ltd.
4.	Name of the promoter	M/s Anant Raj Ltd.
5.	About the promoter	M/s Anant Raj Limited has been incorporated dated 30-07-1985 vide registered address at Plot No. Cp-1, Sector-8 IMT Manesar, Gurgaon, Gurgaon, Haryana, India, 122051. Mr. Rajesh Tuteja, Mr. Kulpreet Sond, Mr. Veerayya Chowdary Kosaraju and Mr. Rajendra Prasad Sharma are the director of the promoter company. Mr. Ashim Sarin, Mr. Aman Sarin and Mr. Anish Sarin are the Whole-time director. Mr. Aman Sarin is the CEO and Mr. Pankaj Kumar Gupta is the CFO of the promoter company. Mr. Amit Sarin is the Managing director and Mr. Neeraj Kumar is the Company Secretary.
6.	Nature of the project	Residential Group Housing Colony
7.	Location of the project	Sector- 63A Gurugram
8.	Legal capacity to act as a promoter	Collaborator
9.	Status of project	New
10.	Whether registration applied for whole/Phase	Whole
11.	Phase no. (If applicable)	N/A
12.	Online application ID	RERA-GRG-2197-2026
13.	License no.	259 of 2025 dated 23.12.2025
14.	Total licensed area	5.0875 acres
		Area applied for registration
		259 of 2025 dated 23.12.2025
15.	Project completion date as declared u/s 4(2)(I)(C)	21.07.2033
16.	QPR Compliance (If applicable)	N/A
17.	4(2)(I)(C) Compliance (If applicable)	N/A
18.	4(2)(I)(D) Compliance (If applicable)	N/A

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	Late fee	N/A																			
	Processing fee	64235.638 x 10 =Rs. 6,42,356/-																			
	Total fee	Rs. 26,50,105/-																			
29.	DD/RTGS Details																				
	DD/RTGS amount	Rs. 26,44,300/-																			
	DD/RTGS no. and date	699362 dated 12.06.2026																			
	Name of the bank issuing	State Bank of India																			
	Total fee paid	Rs. 26,44,300/-																			
	Deficient amount	Rs. 5,805/-																			
30.	File Status	Date																			
	File received on	23.06.2026 (additional documents submitted on 06.07.2026)																			
	First notice Sent on	14.07.2026																			
	1 st reply submitted on	15.07.2026																			
	1 st hearing on	20.07.2026																			
31.	Case History: -																				
	(i) The promoter M/s Anant Raj Ltd. Who is collaborator applied for registration of project real estate residential group housing colony namely "The Estate One" located at Sector 63A, Gurugram under Section 4 of the real estate (Regulation and Development) Act, 2016 vide central receipt no. 113321 dated 23.06.2026 and RPIN-1072. The Temp I.D of Rep-I (Part A-H) is RERA-GRG-PROJ-2197-2026. The total licensed area is 5.0875 acres and project area for registration is same as licensed area.																				
	(ii) The Director, Town & Country Planning Department, Haryana granted license no. 259 of 2025 dated 23.12.2025 valid up to 22.12.2030 in favour of M/s Four Construction Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Destination Properties Pvt. Ltd. and M/s Rose Realty Pvt. Ltd. in collaboration with M/s Anant Raj Ltd. to set up a Residential Group Housing over an area measuring 5.0875 acres (after migration of license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023) in revenue estate of village Kadarpur, Sector- 63A, Gurugram.																				
	(iii) It is noted that the license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 pertain to the projects already being developed by the promoter registered in the Authority vide registration no. 142 of 2017 and 106 of 2025.																				
	(iv) The promoter is already undertaking the development of a Residential Plotted Colony situated at Sector-63A, Gurugram, pursuant to the licenses granted by the DTCP. The details of licenses are as under:																				
	<table><tr><th>S. No.</th><th>Lic. Nos.</th><th>Area (Acres)</th></tr><tr><td>a)</td><td>119 of 2011</td><td>100.162</td></tr><tr><td>b)</td><td>71 of 2014</td><td>6.9875</td></tr><tr><td>c)</td><td>104 of 2019</td><td>2.08125</td></tr><tr><td>d)</td><td>211 of 2023</td><td>11.8375</td></tr><tr><td colspan="2">Total</td><td>121.0683</td></tr></table>		S. No.	Lic. Nos.	Area (Acres)	a)	119 of 2011	100.162	b)	71 of 2014	6.9875	c)	104 of 2019	2.08125	d)	211 of 2023	11.8375	Total		121.0683	
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c)	104 of 2019	2.08125																			
d)	211 of 2023	11.8375																			
Total		121.0683																			
	(v) The details of the migrated area are as under:																				
	License no.	License holder	Area migrated																		
			Purpose of license																		



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	(viii) The promoter has further obtained the building plan approval of group housing colony on the above land measuring 5.0875 acres vide Memo No. ZP-2303/PA(DK)/2026/23400 dated 03.07.2026. (ix) A public notice dated 07.07.2026 with respect to the application of registration and above declaration on affidavit regarding non creation of third-party rights in the migrated area was published in The Hindustan Times (English), The Tribune (English) and Dainik Tribune (Hindi). No objection with respect to the same as been received in the Authority yet. (x) Further, the promoter has submitted consents of 26 out of 38 unique allottees with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 vide Dak ID 114346 dated 15.07.2026 (xi) The project comprises of 4 Residential Towers consisting of 352 units of carpet area varying from 1377.03 sqft. to 1594.99 sqft., 62 EWS units having carpet areas of 180.94 and 182.99 sqft. and 5 commercial units having carpet area of 216.03 sqft. (xii) The reply dated 15.07.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:	
32.	Present compliance status as on 20.07.2026 of deficient documents as conveyed vide notice dated 14.07.2026	- Deficit fee of Rs. 5,805/- needs to be paid. Status: Not submitted - Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted - Corrections in online DPI need to be done. Status: Not submitted - The details of ongoing litigations in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Not submitted - It is noted that the license no. 259 of 2025 dated 23.12.2025 measuring 5.0875 acres has been granted after migration of part area from license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023, therefore, status of RERA registration, development, advertisement, marketing, booking, sale or offer for sale, or inviting persons to purchase in any manner based on license nos. 119 of 2011 and 211 of 2023 in form of affidavit from the Managing Director of the promoter company needs to be submitted. Status: Not submitted through Managing Director - Details of areas falling under license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 clearly depicting the areas registered with the Authority, areas for which the OC/ part CC has been obtained and the areas

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		Status: Needs to be revised as the site plan shown in the brochure is not similar to the approved site plan obtained by the promoter. 20. Land cost needs to be clarified according to area apply for registration. Status: Not submitted 21. A fresh certificate of incorporation consequent upon change of name needs to be provided. Status: Submitted 22. Affidavit regarding 10% auto deduction of EDC/ IDC needs to be submitted. Status: Needs to be submitted in form of notarized affidavit. 23. Original bank undertaking needs to be submitted. Status: Submitted 24. REP II needs to be revised. Status: Needs to be re- submitted in prescribed format 25. CA certificate for non-default needs to be revised. Status: Needs to be revised 26. KYC of authorized person to operate bank account needs to be provided. Status: Submitted 27. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted 28. Details Cash flow statement (including details of inflow of sources and outflow of expenditure) need to be provided. Status: Not submitted 29. CA certificate for REP I needs to be provided. Status: Not submitted 30. KYC of the project consultant needs to be provided. Status: Not submitted 31. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. Status: Not submitted 32. CA certificate for net worth needs to be provided. Status: Submitted 33. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be provided. Status: Not submitted 34. Background of the promoter needs to be submitted. Status: Submitted 35. Affidavit regarding no registered agent needs to be provided.
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		8. Consents of at least 2/3rd allottees of the project/ phase falling under license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 need to be submitted. Status: The promoter has submitted consents of 26 out of 38 unique allottees with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 9. Land title search report needs to be revised. Status: Needs to be revised 10. Environmental clearance of the project needs to be submitted. Status: Not submitted 11. Approved fire scheme of the project needs to be submitted. Status: Not submitted 12. Approved service plans and estimates need to be submitted. Status: Not submitted 13. Approved electrification plan needs to be submitted. Status: Not submitted 14. Road access permission needs to be submitted. Status: Not submitted 15. Mining permission needs to be submitted. Status: Not submitted 16. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised. Status: Need to be revised 17. Draft brochure of the project needs to be revised. Status: Needs to be revised as the site plan shown in the brochure is not similar to the approved site plan obtained by the promoter. 18. Land cost needs to be clarified according to area apply for registration. Status: Not submitted 19. Affidavit regarding 10% auto deduction of EDC/ IDC needs to be submitted. Status: Needs to be submitted in form of notarized affidavit. 20. REP II needs to be revised. Status: Needs to be re- submitted in prescribed format 21. CA certificate for non-default needs to be revised. Status: Needs to be revised 22. Details Cash flow statement (including details of inflow of sources and outflow of expenditure) need to be provided. Status: Not submitted 23. CA certificate for REP I needs to be provided.
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the plotted colony registered vide RC no. 142 of 2017 with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017.

The AR of the promoter further undertakes to apply for amendment in registration of project registered vide RC no. 142 of 2017 as part area measuring 1.68125 acres of the license no. 119 of 2011 stands migrated to another license and now forms part of the license no. 259 of 2025 applied herein for registration of the project.

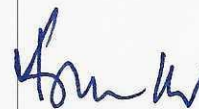
In view of the above, a public notice for ten days inviting objections be published in the three newspapers (two English and One Hindi) of wide circulation with respect to the consents of 2/3 allottees of the project/ phase falling under licenses from which the part area has been migrated into license no. 259 of 2025 dated 23.12.2025.

The promoter is directed to submit the complete details of the land to be registered along with khasra numbers/license details etc. and the portion which is already registered may be clearly delineated and shown on the map/layout plan. Further the promoter must bring one of the Director of the company familiar with the details of the case in the next meeting before the Authority.

The Authority noted that the agenda of the case lacked certain important details which must be avoided at all costs in future. The concerned AAE may take note

The AR of the promoter is also directed to submit all the pending deficiencies in the Authority before the next date of hearing.

The matter to come up on 03.08.2026.



(Arun Kumar)
Chairman, HARERA