

No.	HARERA/GGM/RPIN/318	Date:	26.03.2021
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Ashiana Housing Ltd 304 & 305, 3 rd floor, Southern Park, Saket District Centre, Saket, New Delhi

Sub: Registration of the real estate Group Housing Colony "Ashiana Anmol Phase II" at sector 33, Sohna, Gurgaon- removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the group housing Colony project "Ashiana Anmol Phase II", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. it is intimated that on scrutiny of your application, there were deficiencies in the application which are as follows:

Online Submission:

The promoter applied online for registration of the project on 23.03.2021 on the official website of HRERA Gurugram with Temp Project ID: **RERA-GRG-PROJ-841-2021**. The deficiencies as observed are as under: -

Uploaded documents -

- Copy of license along with renewals need to be uploaded.
- Copy of zoning plan, demarcation plan not uploaded.
- Demarcation plan uploaded needs to incorporate khasra numbers overlaid on the layout plan.
- Set of revised approved service plans has not been uploaded.
- Copy of BIP permission not uploaded.
- Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant not uploaded.
- Cash flow statement of the proposed project not uploaded.
- Non-default certificate from a chartered accountant needs to be revised.
- Copy of floor, elevation, section, structural plan not uploaded.

Part C

- Quarterly schedule of development of the project for apartments and infrastructure not provided.
- Cost figures in online application are not in line with figures mentioned in DPI. Same needs to be corrected.



Major Deficiencies/Observations

1. Online corrections in REP-I (Part A-H) needs to be done.
2. Corrections in detailed project information needs to be done.
3. After scrutiny of this file, it was found that total licensed area of the whole project is 13.3375 acres out of which 3.80083 acres is registered in HARERA, Panchkula vide RC No. 26 of 2017 dated 28.07.2017 and 0.34 acres is registered in HARERA, Gurugram vide RC no. 57 of 2019 dated 03.10.2019. The left-over portion of land to be registered is 6.781 acres but you had applied for registration of 2.40928 acres which is not justified because the authority cannot register the project in phases. Therefore, you are directed to apply for the registration of the remaining area.

Part-B-Statutory Approvals and land/license related documents

4. Copy of LC-IV not submitted.
5. Copy of approved beneficiary interest permission not submitted.
6. Copy of approved electrical load availability NOC not submitted.
7. Jamabandi, Mutation, Akshjra duly certified by revenue officer six months prior to date of application not submitted.
8. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
9. Land title search report on the recent date not submitted.
10. Non encumbrance certificate certified on the recent date of Jamabandi needs to be submitted.
11. Copy of HUDA construction water NOC not submitted.
12. Copy of natural conservation zone NOC and tree cutting permission not submitted.
13. Copy of affidavit for forest land diversion not submitted.
14. Details of sold and unsold inventory unit wise along with total consideration needs to be submitted.
15. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.
16. Copy of revised approval of service estimates and plans not submitted.
17. Copy of fire scheme approval not submitted.
18. Approvals for sewage disposal, storm water drainage from competent authority needs to be submitted.
19. Copy of mining permission not submitted.
20. Deficit fee of ₹ 8,14,761/-not paid.
21. REP-II not submitted.

Part-E-Project Cost/sale Proceeds

22. Cost of Land needs to be clarified and annexure of land cost allocation needs to be provided.

23. As per MCA Record, there are various assets under charge and status of these charges are open which needs to be clarified.
24. Financial resources of the project need to be clarified. CA Certificate for the Promoter equity invested in the project needs to be provided.
25. Saleable area of the project needs to be corrected.
26. Director's report for the last three years not provided.

Part-H- Separate bank account details

27. In Affidavit from the financial institution undertaking to abide by the provision of RERA, area of land and estimated total cost of the project needs to be revised.
28. Bank undertaking needs to be revised which shall include all three account nos.
29. Board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules not submitted.

Part-I-Quarterly schedule of physical and financial progress

30. Quarterly schedule of physical progress of group housing colony needs to be clarified and corrected.
31. Quarterly schedule of physical progress of infrastructure and services needs to be clarified and corrected.
32. Quarterly schedule of estimated expenditure needs to be clarified and corrected.
33. Quarterly schedule of sources of funds needs to be clarified and corrected.
34. Net cash flow statement needs to be corrected.
35. CA certificate for non-default in payment of debt obligations needs to be revised because CA is certifying the non-default payment as on date and not for the last 5 years.

Part J- Additional documents in case of ongoing projects

36. Copy of occupation certificates not submitted.
37. CA Certificate for financial and inventory details not provided for the whole project.
38. Details of Part-J needs to be revised.

Allottee related draft documents

39. Revised Allotment letter, BBA, payment plan needs to be submitted.
40. Payment receipt not submitted.
41. Application form needs to be revised.

Folder B- Project proponents

42. Corrections in the project proponent form needs to be done.
43. Details of real estate agents needs to be provided.

Folder C- Various plans to be annexed.

44. Copy of superimposed demarcation plan on approved building plan on A1 sheet not submitted.

45. Copy of approved floor plan, X-section plan and structural plan of all towers not submitted.
46. PERT Chart not submitted.
47. Brochure of "Ashiana Anmol Phase II" needs to be submitted.

Folder D-Allottee related draft documents

48. Builder buyer agreement as per prescribed format needs to be submitted. Terms and conditions of the submitted BBA is not matching with the prescribed format. BBA with the buyer by the promoter shall be entered into with the concurrence and signatures of licensee.
49. Revised Allotment letter, payment plan needs to be submitted.
50. Application form, allotment letter, BBA, conveyance deed, payment plan and payment receipt of the existing allottees not submitted.

Additional documents in case of ongoing projects

51. Copy of occupation certificates not submitted.
52. CA Certificate for financial and inventory details not provided for the whole project.

Part-D Financial documents

53. Balance sheet for the financial year 2019-20 has not been filled with Registrar of company.
54. PAN and Aadhar of Mayank Goyal needs to be provided.
55. KYC of authorized signatory needs to be provided.

In view of above you are directed to remove the above deficiencies/ observations immediately failing which the application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (regulation and Development) Rules, 2017. You are also given an opportunity of hearing on 12.04.2021 at 2.00 p.m. in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana.

o/c
Planning Coordinator
For: Haryana Real Estate
Regulatory Authority, Gurugram

