

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details	
1.	Registration certificate no.	GGM/995/727/2025/98	
2.	Date of Registration	16.10.2025	
3.	Date of expiry of validity of registration	31.03.2033	
4.	Name of promoter	M/s AAR Housing Pvt. Ltd.	
5.	Name of project	GLS AUREVA	
6.	Area of project	3.91 acres	
7.	Nature of project	Group Housing Colony	
8.	Location of project	Sector- 04, Sohna, Gurugram	
9.	Suo-motu complaint no.	RERA-GRG-2876-2026	
10.	Status of compliance done by the promoter		
	Conditions	Compliance due date	Date of approval obtained on Whether compliance done within time frame
	The promoter shall submit mining permission before commencement of construction	-	- Not submitted
	The promoter shall submit the environmental clearance within 6 months from the date of grant of registration	16.04.2026	- Not submitted
	The promoter shall submit the fire scheme approval within 4 months from the date of grant of registration	16.02.2026	13.02.2026 Within time
	The promoter shall submit the approved service plans & estimates within 4 months	16.02.2026	- Not submitted



HARERA
GURUGRAM

Suo- motu complain no.

RERA-GRG-2876-2026

	from the date of grant of registration			
	The promoter shall submit the road access permission within 4 months from the date of grant of registration	16.02.2026	-	Not submitted
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date of refundable security	Amount	Submitted for
	PNB	142160 dated 14.10.2025	25 lakhs	EC
	PNB	142158 dated 14.10.2025	25 lakhs	Fire scheme
	PNB	142157 dated 14.10.2025	25 lakhs	Service plans & estimates
12.	File status		Date	
	1 st show cause notice sent on		23.06.2026	
	1 st hearing on		30.06.2026	
	2 nd hearing on		20.07.2026 (adjourned)	
	3 rd hearing on		10.08.2026	
13.	Case history			
	1. The Director, Town and Country Planning, Haryana granted license no. 25 of 2025 dated 12.03.2025 to M/s AAR Housing Pvt. Ltd., Adishwar Real Estate Pvt. Ltd., Vishwas Propbuild Pvt. Ltd., Coral Buildhome Pvt. Ltd. and Success Propbuild Pvt. Ltd. in collaboration with M/s AAR Housing Pvt. Ltd. for setting up of a Group Housing Colony over an area measuring 4.75 acres in the revenue estate of Village Khaika, Sector- 04, Gurugram. 2. Pursuant thereto, the promoter, namely M/s AAR Housing Pvt. Ltd., obtained registration of the aforesaid licensed Group Housing Colony under Section 4 of the Real Estate (Regulation and Development) Act, 2016 with this Authority vide Registration Certificate No. 98 of 2025 dated 16.10.2025, valid up to 31.03.2033. The particulars of the registered project are reproduced below:			
	S. No.	Particulars	Details	
	1.	Registration certificate no. and date	98 of 2025 dated 16.10.2025 and valid up to 31.03.2033	
	2.	Name of the project	GLS Aureva	

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

3.	Name of promoter	M/s AAR Housing Pvt. Ltd.
4.	Name of the landowners	AAR Housing Pvt. Ltd., Adishwar Real Estate Pvt. Ltd., Vishwas Propbuild Pvt. Ltd., Coral Buildhome Pvt. Ltd. and Success Propbuild Pvt. Ltd.
5.	Total licensed area	4.75 acres
6.	Area of phase registered	3.91 acres
7.	Nature of the project	Group Housing Colony
8.	Number of towers	1 residential Tower (G+17), EWS Tower (G+6) and Commercial
9.	Number of units	Residential: 102 EWS: 56 Commercial: 6
10.	Total project cost	318.73 Crores

- At the time of grant of registration, the promoter furnished three Demand Drafts of Rs. 25 lakhs each as refundable security towards timely submission of the Environmental Clearance, Approved Fire Scheme and Approved Service Plans & Estimates respectively, in compliance with the conditions stipulated in the Registration Certificate, details of which are provided above at S. No. 11.
- The Registration Certificate specifically stipulated that in the event of failure to submit the Environmental Clearance, Approved Fire Scheme or Approved Service Plans & Estimates within the prescribed period, the corresponding Demand Draft furnished as security for the respective compliance would be liable to forfeiture. It was clearly mentioned in the registration certificate no. 98 of 2025 that
"In case of failure to submit environment clearance, fire scheme approval & approved service plans & estimates within stipulated time, the respective DDs submitted for submission of environment clearance, fire scheme approval & approved service plans & estimates shall be forfeited".
- The records maintained by the Authority reveal that the promoter obtained the Approved Fire Scheme within the period stipulated in the Registration Certificate. However, the promoter failed to obtain the Environmental Clearance, Mining Permission, Approved Service Plans & Estimates, and Road Access Permission within the prescribed timelines.

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6. Instead of ensuring compliance with the outstanding statutory approvals, the promoter submitted an application dated 13.12.2025 seeking **surrender of the Registration Certificate** and **refund of the entire security amount** of Rs. 75,00,000/- deposited at the time of registration. The promoter stated that owing to unforeseen circumstances it was no longer in a position to proceed with the project and had, therefore, decided to surrender the registration.
7. The promoter further represented that no bookings had been made in the project and that no third-party rights or interests had been created in respect of the project or the registration granted by this Authority.
8. Upon examination of the matter, the Authority observed that the Authority that with regard to the securities furnished against environmental clearance and approved service plans and estimates, stipulated compliances have not been achieved. However, before taking any action, compliance with the principles of natural justice is required. Accordingly, the matter was fixed for hearing on 30.06.2026.
9. Consequently, a Show Cause Notice dated 23.06.2026 was issued to the promoter calling upon it to explain as to why the security amount furnished in lieu of timely compliance with the conditions of the Registration Certificate should not be forfeited. The promoter was also afforded an opportunity of personal hearing on 30.06.2026.
10. During the proceedings held on 30.06.2026, Shri Pankaj Sharma, Authorized Representative, along with Ms. Tanya, Advocate, appeared on behalf of the promoter. It was submitted that the promoter had obtained the Fire Scheme approval dated 13.02.2026 within the stipulated period prescribed under the Registration Certificate. It was further submitted that owing to unforeseen circumstances, the promoter intended to surrender the RERA registration of the project and that no third-party rights of any nature had been created.
11. The promoter requested the Authority to permit surrender of the Registration Certificate and to refund the security amounts deposited at the time of registration towards timely submission of the Environmental Clearance, Approved Fire Scheme and Approved Service Plans & Estimates.
12. After considering the submissions, the Authority directed the promoter to place on record:
 - (i) the current status of License No. 25 of 2025 dated 12.03.2025;
 - (ii) the current status of the approved building plans;
 - (iii) a road map for the development of the site pertaining to license no. 25 of 2025 to be undertaken by the promoter;
 - (iv) the alternate development proposal, if any, regarding the land falling under license no. 25 of 2025 shall be submitted bringing out the clarity regarding the development of project land/ status of license granted by the DTCP;
 - (v) current status of sale and development of the project site in form of notarized

affidavit through Managing Director of the promoter company; and
(vi) the statements of all bank accounts associated with the project.

13. The Director/Managing Director of the promoter company as well as the landowners were also directed to remain present before the Authority on the next date of hearing.
14. The Authority further directed publication of a public notice in one Hindi and two English newspapers of wide circulation inviting objections, if any, to the promoter's claim that no third-party rights had been created and to the application seeking surrender of the Registration Certificate. The office of the Authority was also directed to conduct a site inspection to check the status of development on site.
15. The Authority further recorded that the promoter had complied with the condition relating to submission of the Approved Fire Scheme by obtaining approval dated 13.02.2026 within the stipulated period ending on 16.02.2026. Consequently, the security amount of Rs. 25 lakhs deposited towards compliance of the said condition was ordered to be released in favour of the promoter. The matter was thereafter adjourned to 20.07.2026 for further proceedings.
16. On 20.07.2026, the matter was adjourned to 10.08.2026.
17. As per the direction of the Authority, the security amount of Rs. 25 lakhs deposited by the promoter in lieu of fire scheme approval is refunded to the promoter vide DD no. 000035 dated 17.07.2026.
18. In compliance with the directions of the Authority, a public notice dated 12.07.2026 was published in *The Tribune* (English), *Hindustan Times* (English) and *The Tribune* (Hindi), inviting objections to the promoter's application for surrender of the Registration Certificate and its assertion that no third-party rights had been created. No objection pursuant to the said public notice was received by the Authority.
19. Further, the site of the project was visited and it is noted that the site is located at Sector 04, Sohna, Gurugram. The site is presently accessible through existing 11 karam Sohna- Damdama road which shall further connect to 24 m proposed road in future. It is noted that the project site is demarcated and a temporary boundary is erected on the site. No development works with respect to the project have commenced on the site.
20. The promoter has submitted a reply dated 24.07.2026 in the Authority. Upon consideration thereof, it is noted that:
 - (i) the promoter has submitted an application before the Department of Town and Country Planning, Haryana seeking conversion/migration of License No. 25 of 2025 from a Group Housing Colony to an Affordable Group Housing Colony. A copy of the said application dated 13.07.2026, acknowledged by the Department on 15.07.2026, has been placed on record;

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	(ii) the building plans approved in respect of Phase-I and the EWS component of the Group Housing Project continue to remain valid up to 05.08.2030; and (iii) the statement of associated bank accounts of the project.  (Neeraj Gautam) Associate Architectural Executive
Day and date of hearing	Monday and 10.08.2026
Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the project. Sh. Ashish Drall (Vice President, AR) and Sh. Pankaj Sharma (Legal Manager, AR) are present on behalf of the promoter. The Authorized Representative (AR) appearing on behalf of the promoter submits that the promoter has filed an application dated 13.07.2026 before the Department of Town and Country Planning, Haryana (DTCP) seeking migration/conversion of License No. 25 of 2025 from a Group Housing Colony to an Affordable Group Housing Colony. A copy of the said application has been placed on record. The AR further submits that owing to unforeseen circumstances, the promoter is no longer in a position to proceed with the Group Housing Project as originally conceptualized under the aforesaid licence. The promoter has, therefore, proposed to undertake the project as an Affordable Group Housing Project, subject to approval of the competent authority for migration/conversion of the licence. In view thereof, the AR requests that the promoter be permitted to surrender the existing Registration Certificate No. 98 of 2025 dated 16.10.2025 and that the balance refundable security amount of Rs. 50.00 lakh, furnished towards compliance with the conditions relating to timely submission of the Environmental Clearance an approved Service Plans and Estimates, be refunded. The Authority has considered the submissions made by the AR and perused the material available on record. It is noted that License No. 25 of 2025, pertaining to the project in question, was registered with the Authority vide Registration Certificate No. 98 of 2025 dated 16.10.2025. The said registration was granted subject to compliance with the conditions stipulated therein. At the time of grant of registration, the promoter had furnished three Demand Drafts of Rs. 25.00 lakh each as refundable security towards timely submission of the Environmental Clearance, Approved Fire Scheme and Approved Service Plans & Estimates, respectively. It is further noted that, upon submission of the approved Fire Scheme, the security amount of Rs. 25.00 lakh furnished towards the said approval was refunded to the promoter vide DD No. 000035 dated 17.07.2026. Accordingly, a balance amount of Rs. 50.00 lakh remains with the Authority	

towards the refundable security furnished for timely submission of the Environmental Clearance and Approved Service Plans & Estimates.

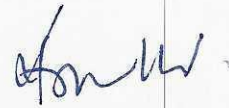
The Authority further takes note of the fact that the promoter has approached the DTCP for migration/conversion of License No. 25 of 2025 from a Group Housing Colony to an Affordable Group Housing Colony. The proposed change in the nature of the project is, however, subject to consideration and approval by the competent authority in accordance with the applicable statutory provisions, policies, rules and regulations. The Authority, therefore, does not express any opinion on the merits or maintainability of the promoter's application pending before the DTCP.

In view of the aforesaid facts and circumstances, the Authority is of the considered view that the project, in the form in which it was originally registered under Registration Certificate No. 98 of 2025 dated 16.10.2025, is not intended to be proceeded with by the promoter. The promoter has, instead, proposed to undertake the project as an Affordable Group Housing Project pursuant to the proposed migration/conversion of the aforesaid licence.

The office is accordingly directed to refund the balance refundable security amount of Rs. 50.00 lakh to the promoter.

The promoter shall, upon approval of the proposed migration/conversion of the licence by the competent authority and upon obtaining the requisite statutory approvals/permissions, approach the Authority for appropriate amendment of the registration certificate no. 98 of 2025.

The case is disposed of accordingly and the file be consigned to the record.



(Arun Kumar)
Chairman, HARERA