

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	
13.	Case history			
	i. An application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s AAR Housing Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram vide RC no. 98 of 2025 dated 16.10.2025.			
	ii. The details pertaining to the project are as follows:			
	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	
	3.	Name of promoter	M/s AAR Housing Pvt. Ltd.	
	4.	Name of the landowners	AAR Housing Pvt. Ltd. Adishwar Real Estate Pvt. Ltd.	

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

		Vishwas 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

- iii. At the time of registration of the project, the promoter submitted three DDs of 25 lakhs each as security amounts for submission of Environmental Clearance, Approved Fire Scheme and Approved Service Plans & Estimates within the prescribed time period as specified in the conditions of the registration certificate, details of which are provided above at S. No. 11.
- iv. It was clearly mentioned in the registration certificate of the project 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".
- v. As per the records of the Authority, the promoter obtained the fire scheme approval within the stipulated time period mentioned in the registration certificate. However, the mining permission, environmental clearance, service plans & estimates approval and road access permission have still not been obtained by the promoter.
- vi. The promoter submitted an application dated 13.02.2026 for surrender of the RERA registration certificate and refund of entire security amount deposited by the promoter (Rs. 75 lakhs). The promoter has stated in the application dated 13.02.2026 that due to unforeseen circumstances, the promoter has no other option but to surrender the registration certificate. The promoter has further stated that no third- party rights have been created over the said project and associated RERA registration.

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HARERA
GURUGRAM

Suo- motu complain no.

RERA-GRG-2876-2026

- vii. In view of the non- compliance of the conditions mentioned in the registration certificate of the project, a show cause notice dated 23.06.2026 was issued to the promoter for forfeiture of security amount submitted in lieu of timely compliance of conditions mentioned in the registration certificate with an opportunity of hearing on 30.06.2026.

(Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

Tuesday and 30.06.2026

Ms. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Pankaj Sharma (AR) and Ms. Tanya (Advocate) appeared on behalf of the promoter and states that as per the conditions laid down in the registration certificate of the project, the promoter has obtained the fire scheme approval dated 13.02.2026 within the prescribed time, however, due to certain unforeseen circumstances, the promoter wishes to the surrender the RERA registration of the project. The AR further states that no third- party rights of any kind have been created over the said project and associated RERA registration.

The AR of the promoter, present in person, requests the Authority to allow the surrender of RERA registration and refund the security amounts deposited by the promoter at the time of obtaining the registration certificate on account of timely submission of environmental clearance, approved fire scheme and approved service plans & estimates.

The Authority observes that the license no. 25 of 2025 dated 12.03.2025 has been issued to AAR Housing Pvt. Ltd., Adishwar Real Estate Pvt. Ltd. and Vishwas Propbuild Pvt. Ltd. in collaboration with AAR Housing Pvt. Ltd. for development of group housing colony measuring 4.75 acres out of which 3.91 acres has been registered by the Authority as "GLS AUREVA" vide registration certificate no. 98 of 2025 dated 16.10.2025. At the time of registration of the Project, the promoter deposited three DDs of 25 lakhs each (DD nos. 142160, 142158 and 142157) as security amounts for submission of Environmental Clearance, Approved Fire Scheme and Approved Service Plans & Estimates within the prescribed time period as specified in the conditions of the registration certificate. The promoter obtained the fire scheme approval within the stipulated time period mentioned in the registration certificate. However, the mining permission, environmental clearance, service plans & estimates approval and road access permission have still not been obtained by the promoter.

In view of the aforesaid submissions made on behalf of the Promoter, the AR of the promoter is directed to submit the following details in the Authority before the next date of hearing:

- (i) Current status of license no. 25 of 2025 dated 12.03.2025;
- (ii) Current status of building plan approval of the project.

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

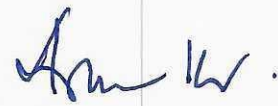
- (iii) A road map for the development of the site pertaining to license no. 25 of 2025 to be undertaken by the promoter.
- (iv) Alternate plan (if any) regarding the land falling under license no. 25 of 2025 shall be submitted bringing out the clarity regarding the development of project land/ status 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.
- (vi) Statements of the bank accounts associated with the project.

The Director/Managing Director of the promoter company as well as the landowners are directed to appear before the Authority on the next date of hearing along with the aforesaid details. Further, a two-week public notice regarding the promoter's claim of no creation of third-party rights on the said project and application for surrender of RERA registration shall be published in One Hindi and Two English prominent newspapers of wide circulation.

The office is directed to visit the site of the project and apprise the Authority about status of development of the project.

The Authority observes that, at the time of grant of registration certificate bearing No. 98 of 2025 dated 16.10.2025, the promoter had furnished a refundable security amount of Rs. 25,00,000/- towards compliance with the condition requiring submission of the approved Fire Scheme within four months from the date of grant of registration, failing which the said security amount was liable to be forfeited. The record establishes that the promoter obtained the Fire Scheme approval on 13.02.2026, well within the stipulated timeline ending on 16.02.2026. Since the promoter has duly complied with the said condition of the registration certificate within the prescribed period, the purpose of furnishing the security stands fulfilled. Accordingly, the refundable security amount of Rs. 25,00,000/- deposited towards submission of the approved Fire Scheme is ordered to be released in favour of the promoter.

The matter to come up on 20.07.2026 for further proceedings.



(Arun Kumar)
Chairman, HARERA

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16