

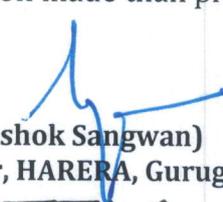


Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Ashiana Amarah Phase II	
2.	Name of the promoter	M/s Ashiana Housing Limited	
3.	Nature of the project	Group Housing colony	
4.	Location of the project	Sector 93. Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of License Holder	M/s Ashiana Housing Limited	
7.	Name of Change of Developer	M/s Ashiana Housing Limited	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ Phase	Phase	
10.	Phase no.	2	
11.	Online application ID	RERA-GRG-1249-2022	
12.	License no.	41 of 2010 dated 07.06.2010	valid up to 06.06.2026
13.	Total licensed area	22.1 Acres	Area to be Registered 3.9378 acres
14.	Projected completion date	OC – 15.10.2027 CC – 15.01.2035	
15.	RC Compliances	RC no - 65 of 2022 – Service Plan and estimates - Submitted Fire Scheme Approval- Submitted	
16.	QPR Compliances (if applicable)	Submitted	
17.	4(2)(I)(D) Compliances (if applicable)	N/A (As the phase was registered on 18.07.2022)	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	41 of 2010 dated 07.06.2010 06.06.2026
	ii)	Zoning Plan Approval	LC-716/SD(DK)/2022/2683 dated 01.02.2022
	iii)	Building Approval plan	ZP-716/SD(DK)/2022/13480 dated 17.05.2022 16.05.2027
	iv)	Environmental Clearance	EC21B039HR163364 dated 26.11.2021 25.11.2031
	v)	Airport height clearance	Palm/NORTH/B/080521/ 566395&566399 dated 02.09.2022 01.09.2027
	vi)	Fire scheme approval	FS/2022/197 dated 02.09.2022 01.09.2027
	vii)	Service plan and estimate approval	LC-1634/JE(SJ)/2022/31181 dated 13.10.2022

19.	Fee Details																																	
	Registration Fee	Resi- 28,387.728*1.83*10= Rs 5,19,495.42/-																																
	Processing Fee	28,387.728*10= Rs 2,83,877.28/-																																
	Late Fee	450% of registration fee- 5,19,495.42*4.5= Rs 23,37,729.40/-																																
	Total Fee	Rs 31,41,102/-																																
20.	DD amount	Rs 8,06,211/- Rs 23,34,891/-																																
	DD no. and date	525412 dated 28.12.2022. 525513 dated 25.01.2023.																																
	Name of the bank issuing	ICICI Bank																																
	Deficient amount	NIL																																
21.	File Status	Date																																
	File received on	30.12.2022																																
	Deficiency conveyed on	09.01.2023																																
	First hearing on	16.01.2023																																
	Second hearing on	30.01.2023																																
	Third hearing on	31.01.2023																																
	Fourth hearing on	02.02.2023																																
22.	Case History:																																	
	<p>The Promoter Ashiana Housing Limited who is a license holder applied for the registration of real estate group housing colony namely “Ashiana Amarah Phase II” located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 46604 dated 30.12.2022 and RPIN-557. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1249-2022. The project area for registration is 3.9378 acres out of the licensed area i.e., 22.1 acres vide License no –41 of 2010 dated 07.06.2010. The application for registration was scrutinized and the deficiencies were conveyed to the promoter and matter is fixed for 16.01.2023.</p> <p>The total licensed area of the colony is 22.1 acres. The group housing colony is proposed to be developed in five phases. The phasing is done by DTCP, Haryana at the time of approval of building plan vide memo no. ZP-716/SD(DK)/2022/13480 dated 17.05.2022. Details of the phases are mentioned below:</p>																																	
<table border="1"> <thead> <tr> <th>Phases</th> <th>Area</th> <th>Registration No.</th> <th>Status</th> <th>Details of Towers</th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>5.041</td> <td>65 of 2022 dated 18.07.2022</td> <td>Registered</td> <td>1, 2, 3, 4, EWS-(Phase 1A), Convenient Shopping</td> </tr> <tr> <td>Phase 2</td> <td>3.937</td> <td>Registration applied</td> <td>Applied</td> <td>5, 6, 7, 8</td> </tr> <tr> <td>Phase 3</td> <td>4.630</td> <td>To be developed in future</td> <td>To be applied</td> <td>9, 10, 11, 12, Nursery School</td> </tr> <tr> <td>Phase 4</td> <td>4.420</td> <td>To be developed in future</td> <td>To be applied</td> <td>13, 14, 15, 16, EWS-(Phase 1B)</td> </tr> <tr> <td>Phase 5</td> <td>4.079</td> <td>To be developed in future</td> <td>To be applied</td> <td>17, 18, 19, 20, 21, Primary School</td> </tr> </tbody> </table>					Phases	Area	Registration No.	Status	Details of Towers	Phase 1	5.041	65 of 2022 dated 18.07.2022	Registered	1, 2, 3, 4, EWS-(Phase 1A), Convenient Shopping	Phase 2	3.937	Registration applied	Applied	5, 6, 7, 8	Phase 3	4.630	To be developed in future	To be applied	9, 10, 11, 12, Nursery School	Phase 4	4.420	To be developed in future	To be applied	13, 14, 15, 16, EWS-(Phase 1B)	Phase 5	4.079	To be developed in future	To be applied	17, 18, 19, 20, 21, Primary School
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	<p>The promoter submitted a reply on 13.01.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 16.01.2023, the matter was adjourned and fixed for 30.01.2023.</p> <p>The promoter submitted a reply on 25.01.2023 and 27.01.2023 which were scrutinized and the status of the documents are mentioned below:</p> <p>On 30.01.2023, the matter was adjourned and fixed for 31.01.2023.</p> <p>On 31.01.2023, the matter was adjourned and fixed for 02.02.2023.</p>	
23.	<p>Present compliance status as on 02.02.2023 of the deficiencies conveyed in the last hearing dated 31.01.2023.</p>	<ol style="list-style-type: none"> 1. Deficit Fee- Rs. 23,34,891/-. Status: Submitted amount of Rs 23,34,891/- vide DD no. 525513 dated 25.01.2023. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4. Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no. 1586 dated 04.05.2022. 5. Mining permission needs to be submitted. Status: Submitted. Approved vide memo no .2250 dated 18.01.2023. 6. Pert Chart needs to be revised. Status: Submitted. 7. Draft Allotment letter needs to be revised. Status: Submitted. 8. Draft BBA needs to be revised. Status: Submitted. 9. Draft Conveyance Deed needs to be revised. Status: Submitted. 10. Draft Brochure needs to be revised. Status: Submitted. 11. Cash flow Statement needs to be revised. Status: Submitted. 12. CA certificate for non-default in payment of debt obligations needs to be revised. Status: Submitted. 13. Loan sanction letter, disbursement and repayment schedule needs to be clarified. Status: Submitted. 14. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted. 15. The board resolution for operation of bank account needs to be revised. Status: Submitted. 16. Statement of quarterly expenditure statement till end of project needs to be revised. Status: Submitted.

		17. Statement of quarterly source of funds needs to be revised. . Status: Submitted.
24.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected.
<p>Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form.</p> <p>It is recommended that the Authority may consider the grant of registration subject to the submission of above.</p>		
<p style="text-align: center;">  Asha Chartered Accountant </p> <p style="text-align: center;">  Sumeet Planning Coordinator </p> <p style="text-align: right;">  Ashish Kush Planning Executive </p>		
Day and Date of hearing		Thursday and 02.02.2023
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 02.02.2023.</p> <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.</p> <p>Sh. Abhijit Joshi (V.P), Ms. Preeti Bhandari (Legal Manager) and Sh. Jatin Kumar (Legal Executive) are present on behalf of the promoter.</p> <p>Approved as proposed subject to submission of an affidavit to the effect that all the allottees in all the phases of the licensed land have been and shall be duly informed regarding the common areas amenities and facilities to be shared as part of the complete licensed land. If any complaint in this regard is received in the Authority and facts found contrary to the submission made than promoter shall be liable for penal action under the Act of 2016.</p>		
<p style="text-align: center;">  (Sanjeev Kumar Arora) Member, HARERA, Gurugram </p> <p style="text-align: center;">  (Vijay Kumar Goyal) Member, HARERA, Gurugram </p> <p style="text-align: right;">  (Ashok Sangwan) Member, HARERA, Gurugram </p> <p style="text-align: right;">  (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram </p>		