



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project  
Promoter

Aashiyara II  
M/s renuka Traders Pvt. Ltd.

**PROJECT HEARING BRIEF**

SNo.	Particulars	Details		
1.	Name of the project	Aashiyara II		
2.	Name of the promotor	M/s Renuka Traders Pvt. Ltd.		
3.	Nature of the project	Affordable Group Housing Project		
4.	Location of the project	Sector 37 C, Village Gharoli Khurd, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Renuka Traders Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Date of completion of project as per REP-II	08.12.2025		
9.	License no.	09 of 2020	Valid up to 08.03.2025	
10.	Total licensed area	2.53125 Acres	Area to be registered 2.53125 Acres	
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	09.03.2020	08.03.2025
	ii)	Zoning Plan Approval	11.03.2020	
	iii)	Building plan Approval		
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	28.07.2021	27.07.2029
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not submitted	
	viii)	Electricity load availability connection	25.03.2021	24.03.2022
12.	File Status	Date		
	Project received on	25.08.2021		
	First notice sent on	01.09.2021		
	1 <sup>st</sup> reply submitted on	06.09.2021		

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**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



	<p><b>Case history-</b></p> <p>In terms of section 4 of the Real Estate (Regulation and Development) Act 2016, an application is made by the promoter "M/s Renuka Traders Pvt. Ltd." for the registration of its affordable group housing project "Aashiyara II" located at Sector 37 C, Village Gharoli Khurd, Gurugram with the prescribed fee.</p> <p>This has been licensed vide license no. 09 of 2020 dated 09.03.2020 for 2.53125 acres in addition to license no. 15 of 2018 already registered vide RERA no. 26 of 2018.</p> <p>The proposal comprises of two residential towers ,i.e., Tower 12 &amp; 13 and commercial component.</p> <p>On scrutiny of application, it was found that there were deficiencies in the application which were conveyed to the applicant through first deficiency notice vide notice no. HARERA/GGM/RPIN/364 dated 01.09.2021. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 07.09.2021.</p> <p>A reply regarding the same is received in the authority on 06.09.2021. After scrutiny of the reply some documents are still found in deficit.</p>	
<p>13.</p>	<p><b>Deficit documents as on 07.09.2021</b></p>	<ol style="list-style-type: none"> <li>1. Online correction in REP-I needs to be done. <b>Status: not done</b></li> <li>2. Corrections in online DPI needs to be done <b>Status: not done</b></li> <li>3. Environmental clearance needs to be provided. <b>Status: not provided, applied on 19.07.2021</b></li> <li>4. Copy of approved fire scheme along with sanction letter needs to be provided. <b>Status: not submitted, applied on 17.08.2021</b></li> <li>5. Copy of approved service estimates and plans needs to be submitted along with sanction letter from DTCP, Haryana. <b>Status: not submitted, applied on 18.08.2021</b></li> <li>6. Directors report for financial year 2019-20 needs to be submitted. <b>Status: not submitted</b></li> <li>7. Balance sheet for the financial year 2019-20 needs to be provided. <b>Status: not submitted</b></li> <li>8. CA Certificate for promoter equity needs to be submitted.</li> </ol>



**HARERA**

**GURUGRAM**

Aashiya II

M/s Renuka Traders Pvt. Ltd.

Project  
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		<p><b>Status: not submitted</b></p> <p>9. Quarterly schedule of estimated expenditures needs to be corrected. <b>Status: not corrected</b></p> <p>10. Quarterly schedule of sources of funds needs to be corrected <b>Status: not corrected.</b></p> <p>11. Corrected net cash flow statement needs to be submitted. <b>Status: not submitted</b></p> <p>12. CA certificate for non-default in payment of debt obligations needs to be provided. <b>Status: not provided</b></p> <p>13. Mutation copy in legible format duly certified by revenue officer six months prior to date of application needs to be provided. <b>Status: not submitted</b></p> <p>14. Copy of information to the revenue department for entry of the project land licensed and bonded for setting up of a colony in the record of ownership needs to be submitted. <b>Status: not submitted.</b></p> <p>15. Copy of mining permission needs to be submitted. <b>Status: not submitted.</b></p> <p>16. Copy of company TAN not submitted. <b>Status: not submitted.</b></p> <p>17. KYC of CA needs to be submitted. <b>Status: not submitted.</b></p> <p>18. PERT Chart needs to be submitted. <b>Status: not submitted.</b></p>
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*Renuka*  
6/9/2021

Associate Architectural Executive

<b>Day and Date of hearing</b>	Tuesday and 07.09.2021
<b>Proceeding recorded by</b>	Sh. Ram Niwas

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**HARERA**  
**GURUGRAM**  
Aashiya II

Project  
Promoter

M/s Renuka Traders Pvt. Ltd.

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Harpreet S. Batra	MD	9810010611	harpreet@imperiastructures.in
2.	Sh. P.K.Jain	C.F.O.	8586926862	
3.	Sh. Sanjeev Khawasia	CRM Head	9643300207	sanjeev@imperiastructures.in
4.	Sh. Mandeep	Project Head	9999216952	
5.	Sh. Akash Gupta	Admin.	8377965432	akash.gupta@imperiastructures.in

**PROCEEDINGS OF THE DAY**

Proceedings Dated: 07.09.2021

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

The deficiencies need to be attended by the promoter. Matter to come up on 14.09.2021.

V.K. Goyal

V.K.Goyal  
(Member)

Samir Kumar  
(Member)

Dr. K.K. Khandelwal  
(Chairman)

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