



**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Ashiana Amarah Phase 3 & 3A		
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 the 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 no.	3		
10.	Online application ID	RERA-GRG-PROJ-1440-2024		
11.	License no.	41 of 2010 dated 07.06.2010		valid up to 06.06.2026
12.	Total licensed area	22.344 acres	Area to be registered	4.5143 Acres
13.	Projected completion date	OC - 16.10.2028 CC - 15.01.2035		
14.	QPR Compliances (if applicable)	RC no - 65 of 2022 - <b>Submitted.</b> RC no - 29 of 2023 - <b>Submitted.</b>		
15.	4(2)(I)(D) Compliances (if applicable)	<b>Submitted.</b>		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	RC no - 65 of 2022 - Service Plan and estimates - Submitted Fire Scheme Approval- Submitted RC no - 29 of 2023 - No conditions		
20.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	41 of 2010 dated 07.06.2010	06.06.2026
	ii)	Zoning Plan Approval	Drg. No. DTCP 8136 dated 31.01.2022	
	iii)	Building plan Approval	ZP-716/SD(DK)/2022/13480 dated 17.05.2022	16.05.2027



	<b>Revised Building plan Approval</b>	ZP-716/PA(DK)/2024/5030 dated 09.02.2024	08.02.2029		
iv)	<b>Environmental Clearance</b>	EC21B039HR163364 dated 26.11.2021	25.11.2031		
v)	<b>Airport height clearance</b>	Palm/NORTH/B/080521/566395&566399 dated 06.08.2021	-		
vi)	<b>Fire scheme approval</b>	FS/2022/197 dated 02.09.2022	01.09.2027		
	<b>Revised Fire scheme approval</b>	Not Submitted			
vii)	<b>Service plan and estimate approval</b>	LC-1634/JE(SJ)/2022/31181 dated 13.10.2022			
	<b>Revised Service plan and estimate approval</b>	Not Submitted			
<b>21.</b>	<b>Fee Details</b>				
	<b>Registration Fee</b>	<b>Resi-</b> 30,913.59 * 1.84 * 10 = Rs 5,68,810/- <b>Comm -</b> 191.294 * 1.84 * 20 = Rs 7,040/- Total - 5,75,850/-			
	<b>Processing Fee</b>	31,104.89 * 10 = Rs 3,11,049/-			
	<b>Late Fee</b>	550% of registration fee- 5,75,850/- * 5.5 = Rs 31,67,175/-			
	<b>Total Fee</b>	<b>Rs 40,54,074/-</b>			
<b>22.</b>	<b>DD amount</b>	Rs 8,83,685/-			
	<b>DD no. and date</b>	500051 dated 19.12.2023			
	<b>Name of the bank issuing</b>	ICICI Bank			
	<b>Deficient amount</b>	Rs 31,70,389/-			
<b>23.</b>	<b>File Status</b>	<b>Date</b>			
	<b>File received on</b>	05.02.2024			
	<b>First notice Sent on</b>	23.02.2024			
	<b>First hearing on</b>	26.02.2024			
<b>24.</b>	<b>Case History:</b>				
	<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 3 &amp; 3A" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65827 dated 02.02.2024 and RPIN-708. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1440-2023. The project area for registration is 4.5143 acres out of the licensed area i.e., 22.344 acres vide License no -41 of 2010 dated 07.06.2010.</p> <p>The total licensed area of the colony is 22.344 acres. The group housing colony is proposed to be developed in six phases. The phasing is done by DTCP, Haryana. The Building plan of the project has been revised vide no. ZP-716/PA(DK)/2024/5030 dated 09.02.2024. The promoter has submitted the 2/3<sup>rd</sup> consent of the allottees of Phase 1 and Phase 2. The promoter has submitted the consent of 190 out of 214 allottees from Phase 1 and 194 out of 224 from Phase 2.</p> <p>Now, the promoter has applied for the Phase 3 &amp; 3A of the Project. Details of the phases are mentioned below:</p>				
	<b>Phases</b>	<b>Area</b>	<b>Registration No.</b>	<b>Status</b>	<b>Details of Towers</b>
	<b>Phase 1</b>	4.821 acres	65 of 2022 dated 18.07.2022	Registered	1, 2, 3, 4, EWS-(Phase 1A), Convenient Shop (Phase 1A)



<b>Phase 2</b>	3.549 acres	29 of 2023 dated 02.02.2023	Registered	5, 6, 7, 8
<b>Phase 3</b>	4.514 acres	To be developed in future	To be applied	9, 10, 11, 12, Part Convenient Shop (Phase 3A), Part EWS (Phase 3A)
<b>Phase 4</b>	4.349 acres	To be developed in future	To be applied	13, 14, 15, 16 & 17
<b>Phase 5</b>	2.906 acres	To be developed in future	To be applied	18, 19, 20 & 21
<b>Phase 6</b>	0.739 acres	To be developed in future	To be applied	Nursery School and Primary School

The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/708 dated 23.02.2024 was issued to the promoter with an opportunity of being heard on 26.02.2024.

The status of the documents is mentioned below.

<p><b>25. Present compliance status as on 26.02.2024 of deficient documents conveyed through notice dated 23.02.2024.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee- Rs. 31,70,389/-</li> <li>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.</li> <li>3. Online DPI needs to be corrected.</li> <li>4. Revised Fire scheme approval needs to be submitted.</li> <li>5. Revised Service plan and Estimates needs to be submitted.</li> <li>6. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>7. Draft Allotment letter needs to be revised.</li> <li>8. Draft BBA needs to be revised.</li> <li>9. Draft Brochure needs to be revised.</li> <li>10. Mining permission needs to be submitted.</li> <li>11. Copy of TAN needs to be submitted.</li> <li>12. Copy of updated GST Certificate needs to be submitted.</li> <li>13. KYC of Directors (address proof) needs to be updated/clarified.</li> <li>14. Form CHG-1 needs to be submitted.</li> <li>15. Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>16. Supporting documents for land cost needs to be submitted.</li> <li>17. Financial resources mentioned in DPI needs to be revised.</li> <li>18. Details of Financial Assistance &amp; other sources needs to be submitted.</li> <li>19. Cost of the project in REP-I needs to be revised.</li> <li>20. CA certificate for net worth needs to be submitted.</li> <li>21. REP-II needs to be revised (OC date not mentioned).</li> <li>22. Project report needs to be revised. (Costing details mismatched with DPI).</li> <li>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</li> <li>24. Challan copy of paid IDC, EDC needs to be submitted.</li> </ol>
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**HARERA  
GURUGRAM**
**Project - Ashiana Amarah Phase 3 & 3A  
RERA-GRG-1440-2023**

		25. CA certificate for cost incurred & to be incurred needs to be revised (mismatched with DPI). 26. Statement needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds. 27. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.
26.	Remarks	Deficiency dispatched on 23.02.2024.

**Ashish Dubey  
Chartered Accountant**
**Ashish Kush  
Planning Executive**
**Day and Date of hearing**

Monday and 26.02.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Abhijit Joshi (AR), Ms. Preeti Bhandari (AR) and Sh. Hardesh Bedi (AR) are present on behalf of the promoter.

The AR of the promoter states that the requisite deficiencies have been rectified and detailed reply along with documents submitted on 26.02.2024 and are to be scrutinized by the office. The promoter further clarifies that the project is being developed in separate and distinct phases and OC in respect of phase-III applied for registration shall be obtained before 16.10.2028 and CC after developing all six phases shall be obtained up to 15.01.2035 as DTCP does not grant part CC for integrated multi storied complexes.

The matter to come up on 04.03.2024.

**(Sanjeev Kumar Arora)  
Member, HARERA**

**(Ashok Sangwan)  
Member, HARERA**

**(Vijay Kumar Goyal)  
Member, HARERA**

**(Arun Kumar)  
Chairman, HARERA**