

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM हरियाणा भूविनियामक प्राधिकरण गुरुग्राम संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Ashiana Amarah Phase 4 RERA-GRG-1594-2024

S.No	Particulars	ng brief for registration of Project u/s 4
		Details
1.	Name of the project	Ashiana Amarah Phase 4
.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	a License Holder
6.	Name of the license holder	r M/s Ashiana Housing Limited
7.	Status of project	Ongoing
8.	Whether registration applied for whole	Phase
	Phase no.	4
9.	Online application ID	RERA-GRG-PROJ-1594-2024
10.	License no.	11 of 2010 day 107 01 00
11.	Total licensed area	22.344 acresArea to be4.395 Acres
12.	Projected completion date	registered OC - 30.04.2029 CC - 15.01.2035
13.	QPR Compliances (if applicable)	RC no - 65 of 2022 – Submitted RC no – 29 of 2023 – Submitted RC no – 24 of 2024 – N/A
14.	4(2)(l)(D) Compliances (if applicable)	RC no - 65 of 2022 - Submitted RC no - 29 of 2023 - Submitted RC no - 24 of 2024 - N/A
15.	4(2)(l)(C) Compliances (if applicable)	N/A
16.	Status of change of bank account	N/A
.7.	Details of proceedings pending against the project	N/A
8.	compliances (if applicable)	RC no - 65 of 2022 – Service Plan and estimates - Submitted Fire Scheme Approval- Submitted RC no – 29 of 2023 –
	and the second	No conditions RC no – 24 of 2024 –

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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Project - Ashiana Amarah Phase 4 RERA-GRG-1594-2024

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		State of the second sec	Revised Service Plan and Estimates- D 13.06.2024	
prist d		selding training	Revised Fire Scheme- Due date of submi	ission is 13.06.2024
9.	Statut	ory approvals either a	pplied for or obtained prior to regist	
-	S.No	Particulars	Date of approval	· · · · · · · · · · · · · · · · · · ·
		License Approval	41 of 2010 dated 07.06.2010	06.06.2026
	i) ii)	Zoning Plan	Drg. No. DTCP 8136 dated 31.01.2022	Long and the prime of the prime
	iii)	Approval Building plan	ZP-716/SD(DK)/2022/13480 dated 17.05.2022	16.05.2027
		Approval Revised Building	12024/E020 datad	08.02.2029
	iv)	plan Approval Environmental	EC21B039HR163364 dated 26.11.2021	25.11.2031
	v)	Clearance Airport height	- 1 (NODTH /D /000521 /	Witcher reg
	vi)	clearance Fire scheme approval		01.09.2027
	16.40	Revised Fire scheme approval		
	vii)	Service plan and estimate approval	1910-1910-1911-1912-1910-1912-1910-1919-1919	
		Revised Servic plan and estimat approval		Serie Series Sapelicates)
20.	Fee	Details	ALV - LEISTOIS - MICHAE	
20.	and the second second	gistration Fee	Resi - 36,155.425 *1.84 * 10 = Rs 6,65,260,	/-
	Der	ocessing Fee	36,155.425 * 10 = Rs 3,61,554/-	
	Late Fee		600 % of registration fee- 6,65,260/- * 6 = Rs 39,91,560/-	
-	To	tal Fee	Rs 50,18,374/-	
21	Total Fee DD amount DD no. and date Name of the bank issuing Deficient amount		Rs 10,26,814/- Rs.39,91,560/- Total-Rs. 50,18,374/-	Eccred Details of ecce bendung againet
			516757 dated 05.03.2024 179819 dated 07.06.2024	2. project 86
			ig ICICI Bank	Li Loginflances
			Nil	Sideninger
22		ile Status	Date	
44	File received on		20.05.2024	
	H			

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	First he	aring or	1	10.06.2024		t – Ashiana Amarah Pha RERA-GRG-1594-2			
23.	Case His			10.06.2024	with a next the	ie int barren al			
	The Promoter M/s Ashiana Housing Limited when the								
	The Promoter M/s Ashiana Housing Limited who is a license holder applied for the registration of real estate group housing colony namely "Achiana America Participation of the second participation of								
	The total licensed area of the colony is 22.344 acres. The group housing colony is proposed to l developed in six phases. The phasing is done by DTCP. Here, and the second secon								
	developed in six phases. The phasing is done by DTCP, Haryana. The Building plan of the proje has been revised vide no. ZP-716/PA(DK)/2024/5030 dated 09.02.2024. The promoter has submitted the 2/3 rd consent of the allottees of Phase 1 and 10								
	After that the Phase 3 of the project was registered vide RC no. 24 of 2024 dated 14.03.2024 which was valid upto 16.10.2028.								
90 ir						the phases are mentione			
	below:				le Project. Details of	the phases are mentione			
	Phases	Area	Registra	tion No.	Status	Det 11 det			
eta	Phase 1	4.821		022 dated 18.07.2022	Registered	Details of Towers			
ED, 35	iong sa be	acres	et titten ge	Distance we get to the	Registereu	1, 2, 3, 4, EWS-(Phase			
		1 Alexan	1 agesta a			1A), Convenient Shop (Phase 1A)			
	Phase 2	3.549	29 of 202	3 dated 02.02.2023	Registered				
	PARATA ST	acres	L H. Iosigit (internet in hereitering	Registereu	5, 6, 7, 8			
	Phase 3	4.514	24 of 202	4 dated 14.03.2024	Registered	0 10 11 10 5			
		acres	i la degra	to astrony many or	Registereu	9, 10, 11, 12, Part			
						Convenient Shop			
Sec. 1		niger de	1111111111111111			(Phase 3A), Part EWS			
barl	Phase 4 4.349		Annlied f	or registration	Applied	(Phase 3A)			
bor /	Phase 4	4.349	I upplieu li	0	Applied	13 14 15 16 9 17			
		acres			Applied	13, 14, 15, 16 & 17			
	Phase 4 Phase 5	acres 2.906		eloped in future					
	Phase 5	acres 2.906 acres	To be dev	eloped in future	Applied To be applied	13, 14, 15, 16 & 17 18, 19, 20 & 21			
		acres 2.906 acres 0.739	To be dev		To be applied	18, 19, 20 & 21			
	Phase 5	acres 2.906 acres	To be dev	eloped in future		18, 19, 20 & 21 Nursery School and			
	Phase 5 Phase 6	acres 2.906 acres 0.739 acres	To be dev To be dev	eloped in future eloped in future	To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
	Phase 5 Phase 6 The applica	acres 2.906 acres 0.739 acres ation for	To be dev To be dev	eloped in future eloped in future	To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
	Phase 5 Phase 6 The applica	acres 2.906 acres 0.739 acres ation for no. HAR	To be dev To be dev registration RERA/GGM	eloped in future eloped in future n of group housing col (RPIN/749 dated 13 (To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
	Phase 5 Phase 6 The applica	acres 2.906 acres 0.739 acres ation for no. HAR	To be dev To be dev registration RERA/GGM	eloped in future eloped in future	To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
0	Phase 5 Phase 6 The application vide notice	acres 2.906 acres 0.739 acres ation for no. HAR y of bein	To be dev To be dev registration RERA/GGM, g heard on	eloped in future eloped in future n of group housing col /RPIN/749 dated 13.0 10.06.2024.	To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
I I	Phase 5 Phase 6 The application vide notice opportunit Proceeding	acres 2.906 acres 0.739 acres ation for no. HAR y of bein gs dated	To be dev To be dev registration RERA/GGM, g heard on 10.06.202	eloped in future eloped in future n of group housing col /RPIN/749 dated 13.0 10.06.2024.	To be applied To be applied	18, 19, 20 & 21 Nursery School and Primary School			
C F T	Phase 5 Phase 6 The application vide notice opportunit Proceeding The matter	acres 2.906 acres 0.739 acres ation for no. HAR y of bein gs dated was adjo	To be dev To be dev registration RERA/GGM, g heard on 10.06.202 Durned to 0	eloped in future eloped in future n of group housing col /RPIN/749 dated 13.0 10.06.2024.	To be applied To be applied	18, 19, 20 & 21 Nursery School and			
C F T P	Phase 5 Phase 6 The application vide notice opportunit Proceeding The matter Present co	acres 2.906 acres 0.739 acres ation for no. HAR y of bein gs dated was adjo	To be dev To be dev registration RERA/GGM/ g heard on 10.06.202 Durned to 0	eloped in future eloped in future n of group housing col /RPIN/749 dated 13.0 10.06.2024. 4 1.07.2024.	To be applied To be applied ony was scrutinized 06.2024 was issued to 091,560/-	18, 19, 20 & 21 Nursery School and Primary School			

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JRUGRAM Project - Ashiana Amarah Phase 4 RERA-GRG-1594-2024

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	ng dated 10.06.3	2024 we ap st 3. 0 st 3. 0 st 3. 0 st 3. 0 st 4. R s 5. 0 st 5	 annexures in the online application are not uploaded as sell as the correction needs to be done in the online (A-H) plication. atus:- Not done hine DPI needs to be corrected. catus:- Not submitted opy of TAN needs to be submitted. tatus:- Submitted oon sanction letter as well as the NOC from the ICICI bank leeds to be submitted as there is loan on the project. Status:- Submitted Signed Balance sheet with Independent Auditor report needs to be provided for last three years. Status:- Submitted Original copy of bank undertaking needs to be submitted as well as be revised as project name, employee code and date of sign is missing. Status:- Submitted Cost of land as per sale deed is 17510 lakhs whereas per DPI 1675 lakh. Cost of the land needs to be clarified according to the area applied for the registration. Status:- Submitted CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status:- Submitted A Certificate for expenditure to be incurred and expenditure incurred till date needs to be clarified. Status:- Submitted
		Ballack	Status:- SubmittedCA Certificate for expenditure to be incurred and expenditureincurred till date needs to be submitted.Status:- SubmittedREP II and other financial documents contradicts related to
a landa landa an ioni an i asi		13	Cuture Submitted
		1	 Status:- Submitted Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status:- Submitted
25. F	temarks	Gardered 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.

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- Online DPI needs to be corrected. 2.
- 3. Revised Service plan and Estimates needs to be submitted.

Recommendation: - The application submitted by the promoter under section 4 of the Act of 2016 as per details given above is complete and all requisite documents as requires u/s 4 of the Act, 2016 and Haryana Rules, 2017 have been found to be in order except corrections in online DPI, corrections in online (A-H) form and revised service plans and estimates. The Authority may consider for the grant of registration subject to

the submission of above.

Sno

Ashish Dubev

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Chartered Accountant	Planning Executive
Day and Date of hearing	Monday and 01.07.2024
Proceeding recorded by	Ram Niwas
	PROCEEDINGS OF THE DAY

Proceedings dated: 01.07.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Shri Abhijit Joshi (VP), Manish Sharma (Legal) and Jatin (Legal) promoter is present on behalf of the promoter.

The AR of the promoter states that the approval of service plan & estimates vide memo no. LC-1634/JE(SJ)/2022/31181 dated 13.10.2022 dated already stands obtained in respect of earlier plans and revisions was necessitated due to minor changes in size of columns for better structural safety. The requisite consent for such changes have already been obtained and submitted at the time of registration of phase-3 of said project. In pursuance to such revision, revised Service plan and estimates is also under approval of DTCP for which BG amounting to Rs. 45, 09,375 dated 04.05.2024 is already submitted by the promoter. Further, the promoter has already submitted the BG vide no.0037NDDG00065324 dated 23.02.2024 amounting to 25 lakhs as a security amount for submission of revised approval of service plans and estimates at the time of registration of phase 3 of the project.

Approved as proposed subject to submission of revised service plans and estimates within three months from issuance of the registration certificate and rectification of DPI and REP-I (A-H).

(Vijay Kumar Goval) (Ashok Sangwan) (Sanjeev Kumar Arora) Member, HARERA Member, HARERA Member, HARERA (Arun Kumar) Chairman, HARERA

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