

Hearing brief for registration of Project u/s 4

S.No	Particulars	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	License Holder	
6.	Name of the license holder	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.	41 of 2010 dated 07.06.2010	
11.	Total licensed area	22.344 acres	valid up to 06.06.2026
		Area to be registered	4.395 Acres
12.	Projected completion date	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)(I)(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)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions (if applicable)	RC no - 65 of 2022 - Service Plan and estimates - Submitted Fire Scheme Approval- Submitted RC no - 29 of 2023 - No conditions RC no - 24 of 2024 -	



		Revised Service Plan and Estimates- Due date of submission is 13.06.2024
		Revised Fire Scheme- Due date of submission is 13.06.2024
19.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity upto
	i)	License Approval
		41 of 2010 dated 07.06.2010
	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
		Revised Building plan Approval
		ZP-716/PA(DK)/2024/5030 dated 09.02.2024
	iv)	Environmental Clearance
		EC21B039HR163364 dated 26.11.2021
	v)	Airport height clearance
		Palm/NORTH/B/080521/566395&566399 dated 06.08.2021
	vi)	Fire scheme approval
		FS/2022/197 dated 02.09.2022
		Revised Fire scheme approval
		FS/2024/9 dated 20.04.2024
	vii)	Service plan and estimate approval
		LC-1634/JE(SJ)/2022/31181 dated 13.10.2022
		Revised Service plan and estimate approval
		Not Submitted
20.	Fee Details	
	Registration Fee	Resi- 36,155.425 * 1.84 * 10 = Rs 6,65,260/-
	Processing Fee	36,155.425 * 10 = Rs 3,61,554/-
	Late Fee	600 % of registration fee- 6,65,260/- * 6 = Rs 39,91,560/-
	Total Fee	Rs 50,18,374/-
21.	DD amount	Rs 10,26,814/- Rs.39,91,560/- Total-Rs. 50,18,374/-
	DD no. and date	516757 dated 05.03.2024 179819 dated 07.06.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	20.05.2024
	First notice Sent on	13.06.2024

**HARERA****GURUGRAM****Project - Ashiana Amarah Phase 4
RERA-GRG-1594-2024****First hearing on** 10.06.2024

23.

Case History:

The Promoter M/s Ashiana Housing Limited who is a license holder applied for the registration of real estate group housing colony namely "Ashiana Amarah Phase 4" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 71797 dated 20.05.2024 and RPIN-749. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1594-2024. The project area for registration is 4.395 acres out of the licensed area i.e., 22.344 acres vide License no -41 of 2010 dated 07.06.2010.

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 2/3rd 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.

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.

Now, the promoter has applied for the Phase 4 of the Project. Details of the phases are mentioned below:

Phases	Area	Registration No.	Status	Details of Towers
Phase 1	4.821 acres	65 of 2022 dated 18.07.2022	Registered	1, 2, 3, 4, EWS-(Phase 1A), Convenient Shop (Phase 1A)
Phase 2	3.549 acres	29 of 2023 dated 02.02.2023	Registered	5, 6, 7, 8
Phase 3	4.514 acres	24 of 2024 dated 14.03.2024	Registered	9, 10, 11, 12, Part Convenient Shop (Phase 3A), Part EWS (Phase 3A)
Phase 4	4.349 acres	Applied for registration	Applied	13, 14, 15, 16 & 17
Phase 5	2.906 acres	To be developed in future	To be applied	18, 19, 20 & 21
Phase 6	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 1st deficiency notice vide notice no. HARERA/GGM/RPIN/749 dated 13.06.2024 was issued to the promoter with an opportunity of being heard on 10.06.2024.

Proceedings dated 10.06.2024

The matter was adjourned to 01.07.2024.

24.

Present compliance status as on 01.07.2024 of deficient documents

1. Deficit Fee- Rs. 39,91,560/-
Status:- Submitted vide DD no. 179849 dated 07.06.2024



	<p>conveyed through last hearing dated 10.06.2024</p>	<p>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:- Not done</p> <p>3. Online DPI needs to be corrected. Status:- Not done</p> <p>4. Revised Service plan and Estimates needs to be submitted. Status:- Not submitted</p> <p>5. Copy of TAN needs to be submitted. Status:- Submitted</p> <p>6. Loan sanction letter as well as the NOC from the ICICI bank needs to be submitted as there is loan on the project. Status:- Submitted</p> <p>7. CA certificate for REP I is needs to be submitted. Status:- Submitted</p> <p>8. Signed Balance sheet with Independent Auditor report needs to be provided for last three years. Status:- Submitted</p> <p>9. Original copy of bank undertaking needs to be submitted as well as bank undertaking needs to be revised as project name, employee code and date of sign is missing. Status:- Submitted</p> <p>10. 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</p> <p>11. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status:- Submitted</p> <p>12. REP II and other financial documents contradicts related to encumbrance which needs to be clarified. Status:- Submitted</p> <p>13. Statement for Quarterly source of funds needs to be submitted. Status:- Submitted</p> <p>Quarterly expenditure statement needs to be submitted. Status:- Submitted</p> <p>14. Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status:- Submitted</p>
25.	Remarks	<p>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.</p>

2. Online DPI needs to be corrected.
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.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Prachi Singh

Prachi Singh
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).

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

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

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

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

