



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Ashiana Amarah Phase 5
Promoter	M/s Ashiana Housing Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details		
1.	Name of the project	Ashiana Amarah Phase 5		
2.	Name of the promoter	M/s Ashiana Housing Ltd. (transfer of license)		
3.	Nature of the phase	Group housing		
4.	Location of the project	Sector 93, Gurugram		
5.	Legal capacity to act as a promoter	Licensee		
6.	Status of project	New		
7.	Whether registration applied for whole/Phase	Phase		
8.	Phase no. (If applicable)	5		
9.	Online application ID	RERA-GRG-1753-2024		
10.	License no.	41 of 2010 dated 07.06.2010 valid up to 06.06.2026		
11.	Total licensed area	22.344 acres	Area to be registered	2.9060 acres
12.	Project completion date as declared u/s 4(2)(I)(C)	31.01.2030		
13.	QPR Compliance (If applicable)	<u>RC no. 65 of 2022:</u> Submitted <u>RC no. 29 of 2023:</u> Submitted <u>RC no. 24 of 2024:</u> Submitted <u>RC no. 72 of 2024:</u> Submitted		
14.	4(2)(I)(c) Compliance (If applicable)	<u>RC no. 65 of 2022:</u> Valid up to 15.01.2027 <u>RC no. 29 of 2023:</u> Valid up to 15.10.2027 <u>RC no. 24 of 2024:</u> Valid up to 16.10.2028 <u>RC no. 72 of 2024:</u> Valid up to 30.04.2029		
15.	4(2)(I)(D) Compliance (If applicable)	<u>RC no. 65 of 2022:</u> Submitted <u>RC no. 29 of 2023:</u> Submitted <u>RC no. 24 of 2024:</u> Submitted <u>RC no. 72 of 2024:</u> N/A		
16.	Status of change of bank account	<u>RC no. 65 of 2022:</u> N/A <u>RC no. 29 of 2023:</u> N/A <u>RC no. 24 of 2024:</u> N/A <u>RC no. 72 of 2024:</u> N/A		

**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 अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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17.	RC compliance	RC no. 65 of 2022: Fire scheme approval within 3 months: Submitted within time Approved service plans 7 estimates within 3 months: Submitted within time RC no. 29 of 2023: N/A RC no. 24 of 2024: Revised service plans and estimates within 3 months: Submitted with delay Revised fire scheme: Submitted with delay RC no. 72 of 2024: Revised service plans and estimates within 3 months: Submitted within time		
18.	Number of Towers	4 Residential towers		
19.	Number of units	248 dwelling units		
20.	Total Project cost	Rs. 329.51 crores		
21.	Project Expenditure So far	Nil		
22.	Estimates expenditure for completion so far	Rs. 329.51 crores		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	41 of 2010 dated 07.06.2010	06.06.2026
	2.	Revised Zoning plan approval	DTCP 8136 dated 31.01.2022	
	3.	Building plan approval	ZP-716-/SD(DK)/2022/13480 dated 17.05.2022	16.05.2027
	4.	Revised building plan approval	ZP-716-/PA(DK)/2024/5030 dated 09.02.2024	08.02.2029
	5.	Environmental Clearance	EC21B039HR163364 dated 26.11.2021	25.11.2031
	6.	Airport Height Clearance	PALM/NORTH/B/080521/566395 dated 06.08.2021	
	7.	Revised fire scheme approval	FS/2024/9 dated 20.04.2024	
	8.	Revised service plan estimates approval	LC-1634-Vol-III/JE(AK)/202425651 dated 12.08.2024	
	9.	Electrical load availability connection	Ch-108/OLNC-HT/GGN-I/EP-237 dated 11.12.2023	
16.	Fee Details			
	A) Registration fee for		(34091.365 x 1.84 x 10)	



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		= Rs. 6,27,281/-												
	B) Processing Fee	(34091.365 x 10) = Rs. 3,40,914/-												
	C) Late Fee	6.5 X 627281 =Rs. 40,77,328/-												
	Total Fee (A+B+C)	Rs. 50,45,523/-												
17.	DD Details													
	DD No. and Date	Rs. 9,68,204/- Rs. 40,77,319/-												
	Fees Paid	527374 dated 03.01.2025 527408 dated 30.01.2025												
	Name of the bank issuing	ICICI Bank												
	Deficit fee	Nil												
18.	File Status	Date												
	File received on	08.01.2025												
	First notice Sent on	29.01.2025												
	1 <sup>st</sup> reply submitted on	31.01.2025												
	1 <sup>st</sup> hearing on	03.02.2025 (Adjournment)												
	2 <sup>nd</sup> hearing on	05.02.2025 (Adjournment)												
19.	Case History: -													
	<p>The promoter M/s Ashiana Housing Ltd. has applied on 08.01.2025 for registration of the Group Housing Project namely "Ashiana Amarah Phase 5" under section 4 of Real Estate (Regulation and Development), Act 2016.</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. Now, the promoter has applied for the Phase 5 of the Project. Details of the phases are mentioned below:</p>													
	<table><tr><th>Name of the Phase</th><th>Area</th><th>Details of Towers</th><th>Status of registration</th></tr><tr><td>Phase 1</td><td>4.821 acres</td><td>1, 2, 3, 4 and EWS</td><td>65 of 2022 dated 18.07.2022</td></tr><tr><td>Phase 2</td><td>3.549 acres</td><td>5, 6, 7, 8</td><td>29 of 2023 dated 02.02.2023</td></tr></table>	Name of the Phase	Area	Details of Towers	Status of registration	Phase 1	4.821 acres	1, 2, 3, 4 and EWS	65 of 2022 dated 18.07.2022	Phase 2	3.549 acres	5, 6, 7, 8	29 of 2023 dated 02.02.2023	
Name of the Phase	Area	Details of Towers	Status of registration											
Phase 1	4.821 acres	1, 2, 3, 4 and EWS	65 of 2022 dated 18.07.2022											
Phase 2	3.549 acres	5, 6, 7, 8	29 of 2023 dated 02.02.2023											

Phase 3	4.514 acres	9, 10, 11, 12 and EWS	24 of 2024 dated 14.03.2024
Phase 4	4.349 acres	13, 14, 15, 16 & 17	72 of 2024 dated 01.07.2024
Phase 5	2.906 acres	18, 19, 20 & 21	Applied for registration
Phase 6	0.739 acres	Nursery School and Primary School	Not registered

The building plans of the project were revised vide memo dated 09.02.2024. The promoter had submitted the consent of 2/3 allottees of the phase 1 and phase 2 at the time of registration of Phase 3 of the project with respect to the revision in building plans of the project.

The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 29.01.2025 and date of hearing was fixed for 03.02.2025. On 03.02.2025, the matter was adjourned to 05.02.2025.

The reply dated 31.01.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.



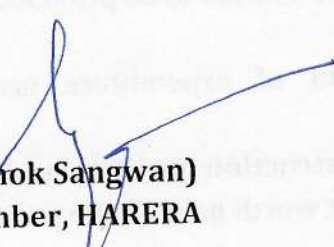

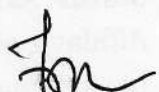
20.	<b>Present compliance status as on 04.02.2025 of deficient documents as conveyed in the notice dated 17.01.2025</b>	<ol style="list-style-type: none"> <li>Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. <b>Status: Not submitted</b></li> <li>Corrections in the online DPI need to be made. <b>Status: Corrected copy needs to be submitted.</b></li> <li>Deficit fee of Rs. 40,77,319/- needs to be paid. <b>Status: Deposited vide DD no 527408 dated 30.01.2025 of ICICI Bank</b></li> <li>Original affidavit regarding non applicability of tree cutting permission, forest land diversion NOC and powerline shifting NOC needs to be submitted. <b>Status: Submitted</b></li> <li>Road access permission needs to be submitted. <b>Status: Provisional road access permission dated 18.02.2023 is granted by GMDA</b></li> <li>Site plan submitted by the promoter is not legible. Therefore, a clear copy of the same needs to be submitted. <b>Status: Submitted</b></li> <li>Details of carpet area of each apartment type needs to be submitted on letterhead of the company.</li> </ol>
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		<p><b>Status: Submitted</b></p> <p>8. Draft payment plan needs to be revised. <b>Status: Submitted</b></p> <p>9. Draft payment receipt needs to be revised. <b>Status: Submitted</b></p> <p>10. Draft brochure needs to be revised. RERA no. and website of the Authority needs to be mentioned in prominent letter on the brochure. In the draft brochure, space for RERA no. shall be marked. <b>Status: Submitted</b></p> <p>11. Land cost needs to be clarified according to area apply for registration. <b>Status: Submitted</b></p> <p>12. CA certificate regarding expenditure incurred and to be incurred needs to be provided. <b>Status: Submitted</b></p> <p>13. REP II needs to be provided. <b>Status: Submitted</b></p> <p>14. CA certificate for non-default needs to be revised. <b>Status: Submitted</b></p> <p>15. KYC of authorized person (Ashish Bansal, Sunil Sinha, Manish Kumar Aggarwal, Ganesh Mittal) to operate bank account needs to be provided. <b>Status: Submitted</b></p> <p>16. Cash flow statement needs to be revised. <b>Status: Submitted</b></p> <p>17. CA certificate for REP I needs to be provided. <b>Status: Submitted</b></p> <p>18. Quarterly statement of expenditure needs to be provided. <b>Status: Cost of construction needs to be provided.</b></p> <p>19. CA certificate for net worth needs to be provided. <b>Status: Submitted</b></p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. <b>Status: Submitted</b></p>
21.	Remarks	<p>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. <b>Status: Not submitted</b></p>



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		2. Corrections in the online DPI need to be made. <b>Status: Corrected copy needs to be submitted.</b> 3. Quarterly statement of expenditure needs to be provided. <b>Status: Cost of construction needs to be provided.</b>
<b>Recommendation:</b> the application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections in form REP-I and DPI; and revised quarterly statement of expenditure. It is recommended the Authority may consider for grant of registration certificate subject to the submission of corrected copies of form REP-I and DPI; and revised quarterly statement of expenditure before issuance of registration certificate.		
 <b>(Asha)</b> <b>Chartered Accountant</b>		 <b>(Neeraj Gautam)</b> <b>Associate Architectural Executive</b>
<b>Day and Date of hearing</b>		Wednesday and 05.02.2025
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Abhijit Joshi (VP), Ms. Samiksha Bansal (AR) and Sh. Jatin Kumar (AR) are present on behalf of the promoter. Approved as proposed subject to compliance of the deficiencies and an undertaking that the registration application in respect of last portion of phase-VI of the project shall also be applied within three months. The registration certificate shall be issued after the rectification in form REP-I, DPI, estimated quarterly statement of expenditure and submission of undertaking as above.		
 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>		 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>		