

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

S.No	Particulars	Details		
1.	Name of the project	Avani Signature Floors		
2.	Name of the promoter	M/s N.S Buildtech Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-2, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	N/A		
7.	Name of the landowner (if any)	1. Sh. Surjeet Kumar Arora. (Plot no. 58 to 71, 77 to 81, 102 to 107,109) 2. M/s Kanha Primeland LLP. (Plot no 13 to 20)		
8.	Name of the Collaborator	M/s N.S Buildtech Pvt. Ltd.		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
11.	Online application ID	RERA-GRG-1940-2025		
12.	License no.	N/A		
13.	Total licensed area	11.95 Acres	Area applied	1.1158 Acres (4515.76 sqmtr)
14.	Projected completion date	30.04.2030.		
15.	QPR Compliances (if applicable)	RC no 105 of 2023 {Anand Niketan} Submitted – March 24 to March 25.		
16.	4(2)(I)(D) Compliances (if applicable)	RC no 105 of 2023 {Anand Niketan} Submitted – 2023-2024.		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project Cost	Rs 185.08 cr		
22.	Expenditure Incurred	Rs 13.55 cr		
23.	Expenditure to be incurred	Rs 171.53 cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A	
	ii)	Zoning Plan Approval	DGTCP 9784 dated 18.10.2023.	



	iii)	Building approval plan	TCP-HOBPAS/7450/2024 dated 31.12.2024 and 01.04.2025	30.12.2026 30.03.2027
	iv)	Environmental Clearance	N/A.	
	v)	Airport height clearance	N/A.	
	vi)	Fire approval scheme for commercial	N/A.	
	vii)	Service plan and estimate approval	LC-4696-B/JE(SK)/2023/29535 dated 06.09.2023.	
25.	<b>Fee Details</b>			
		Registration fee	Residential 4515.76 x 2.64 x 2.64 x 10 = 11,921.6064 x 2.64 10 = Rs. 3,14,730/-	
		Late fee	N/A	
		Processing fee	11,921.6064 x 10 = Rs. 1,19,216/-	
		Total fee	3,14,730 + 1,19,216 = Rs. 4,33,946/-	
26.		DD details	Rs. 1,00,000/- Rs. 3,33,946/-	
		DD details	610251 dated 01.05.2025. DD no 511005 dated 31.05.2025.	
		Name of the bank issuing	Indian Overseas Bank ICICI Bank	
		Deficient amount	4,33,946 - 1,00,000 - 3,33,946 = 0/- (NIL)	
27.		<b>File Status</b>	<b>Date</b>	
		File received on	08.05.2025	
		First notice Sent on	28.05.2025	
		First hearing on	02.06.2025	
		Documents submitted on	05.06.2025	
		Second hearing on	09.06.2025	
		Third hearing on	23.06.2025	
		Documents submitted on	24.06.2025, 27.06.2025, 02.07.2025	
		Fourth hearing on	07.07.2025	
28.	<b>Case History:</b>			
	<p>The Promoter i.e., M/s N.S Buildtech Pvt. Ltd. (collaborator) has applied for the registration of real estate Independent Residential Floors namely "Avani Signature Floors" located at Sector -2, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 1.1158 Acres (4515.76 sqmtr).</p> <p>The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/910 dated 28.05.2025 was issued to the promoter.</p> <p><b>On 02.06.2025, the matter has been adjourned to 09.06.2025.</b></p>			





	<p>The promoter has published the public notice in 3 newspapers i.e., The Times of India, The Tribune and Dainik Bhaskar dated 23.05.2025 with regard to the registration of project u/s 4 of the Act of 2016 against which no objections has been received in the Authority.</p> <p><b>Proceedings dated 09.06.2025.</b></p> <p>Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ajit Arora (Director) and Sh. Ajit Kumar (AR) are present on behalf of promoter and states that reply to the deficiencies will be submitted.</p> <p>The Authority observes that, promoter i.e., M/s N.S Buildtech Pvt. Ltd. has applied for Independent residential floors on the 35 plots through unregistered MOU/agreement. The promoter shall register the collaboration agreement for the same. Further, promoter is directed to submit the remaining deficiencies along with the building plan approval from the competent authority for all the floors applied for registration.</p> <p>The matter to come up on 23.06.2025.</p> <p><b>On 23.06.2025, the matter has been adjourned to 07.07.2025.</b></p>		
<p>29.</p>	<table border="1"> <tr> <td data-bbox="229 853 612 1984"> <p><b>Present compliance status as on 07.07.2025 of deficient documents as observed during the last hearing dated 23.06.2025.</b></p> </td><td data-bbox="612 853 1506 1984"> <ol style="list-style-type: none"> <li>Deficit fees of Rs. 3,33,946/- needs to be submitted. Status – Submitted Rs 3,33,946/- vide DD no 511005 dated 31.05.2025 of ICICI bank.</li> <li>Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted.</li> <li>Corrections in online DPI need to be done. Status – Not Submitted.</li> <li>MOU/Agreement dated 06.05.2025 between the Landowner Sh. Surjeet Kumar Arora and M/s N.S Buildtech Pvt. Ltd., M/s Kanha Primeland LLP and M/s N.S Buildtech Pvt. Ltd. needs to be registered with the concerned authority. Status – Submitted.</li> <li>Registered collaboration agreement/ sale deed regarding the allocation of all the plots to the landowners i.e., Sh. Surjeet Kumar Arora &amp; M/s Kanha Primeland LLP along with revenue sharing model needs to be submitted. Status – Submitted.</li> <li>The status of plots, regarding the sale if any along with an affidavit regarding the same from both the parties need to be submitted. Status – Submitted.</li> <li>Building plan approval from DTCP for plots no 102 to 107 &amp; 109 needs to be submitted. Status – Submitted.</li> <li>Plot no 76 to 81 on which independent residential floors are applied for registration is falling under the ROW of 11KV HT line which needs to be shifted and the same plots cannot be sold as per the approved layout plan dated 03.06.2023, same needs to be clarified.</li> </ol> </td></tr> </table>	<p><b>Present compliance status as on 07.07.2025 of deficient documents as observed during the last hearing dated 23.06.2025.</b></p>	<ol style="list-style-type: none"> <li>Deficit fees of Rs. 3,33,946/- needs to be submitted. Status – Submitted Rs 3,33,946/- vide DD no 511005 dated 31.05.2025 of ICICI bank.</li> <li>Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted.</li> <li>Corrections in online DPI need to be done. Status – Not Submitted.</li> <li>MOU/Agreement dated 06.05.2025 between the Landowner Sh. Surjeet Kumar Arora and M/s N.S Buildtech Pvt. Ltd., M/s Kanha Primeland LLP and M/s N.S Buildtech Pvt. Ltd. needs to be registered with the concerned authority. Status – Submitted.</li> <li>Registered collaboration agreement/ sale deed regarding the allocation of all the plots to the landowners i.e., Sh. Surjeet Kumar Arora &amp; M/s Kanha Primeland LLP along with revenue sharing model needs to be submitted. Status – Submitted.</li> <li>The status of plots, regarding the sale if any along with an affidavit regarding the same from both the parties need to be submitted. Status – Submitted.</li> <li>Building plan approval from DTCP for plots no 102 to 107 &amp; 109 needs to be submitted. Status – Submitted.</li> <li>Plot no 76 to 81 on which independent residential floors are applied for registration is falling under the ROW of 11KV HT line which needs to be shifted and the same plots cannot be sold as per the approved layout plan dated 03.06.2023, same needs to be clarified.</li> </ol>
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	<p>Status – The promoter has undergrounded the HT line now. 11KV HT line along the side of existing Mohmmndpur-Sohna has been shifted/removed/underground and the same has been acknowledged in the DTP report dated 19.09.2023 also.</p> <p>9. Original Non-encumbrance certificate not below the rank of tehsildar &amp; certified on the latest date needs to be submitted. Status – Submitted.</p> <p>10. Mutation, jamabandi, aksjra certified duly certified by revenue officer six months prior to date of application needs to be submitted. Status – Submitted.</p> <p>11. Land title search report from the advocate having bar roll no of all the plots applied for registration needs to be submitted. Status – Submitted.</p> <p>12. Draft allotment letter, builder buyer agreement and conveyance deed need to be revised. Status – Submitted but needs to be revised.</p> <p>13. PERT Chart needs to be submitted. Status – Submitted.</p> <p>14. Huda construction water NOC and road access permission needs to be submitted. Status – Submitted, regarding road access promoter stated that the said project is directly accessible through the Sohna-Alwar Highway, a major road connecting Gurugram with Sohna and Alwar.</p> <p>15. Documents regarding the relation with the N.S Arcus needs to be submitted. Status- Promoter stated that NS Arcus is a brand name of the N.S Group of companies and the company i.e., N.S Buildtech Pvt. Ltd. is under the common promotership. The promoter of the N.S Buildtech Pvt. Ltd. are the real owner of Brand N.S Arcus.</p> <p>16. Draft brochure and advertisement document needs to be revised. Status – Submitted.</p> <p>17. Cost of the land i.e., Rs 9580.43 lakhs needs to be clarified according to the area applied for the registration is 1.1158 acres. Additionally, an affidavit for revenue sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status – Submitted.</p> <p>18. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of any other cost and financial resources mentioned in DPI amounts to Rs 4015 lakhs from equity needs to be submitted. Status – Submitted.</p> <p>19. Costing details in project report and DPI needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p>
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		<p>Status - Submitted.</p> <p>20. Original bank undertaking dated 03.05.2025 needs to be revised as employee designation is missing. Status - Submitted.</p> <p>21. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date. CA Certificate of expenditure incurred and to be incurred needs to be submitted, CA Certificate of non-default needs to be revised as details of payment of debt liabilities is missing. Status - Submitted.</p> <p>22. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status - Submitted.</p>
30.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2. Corrections in online DPI need to be done.</p>

**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except the corrections in form A-H and DPI. The Authority may consider for grant of registration upon submission of corrections in form A-H and DPI.

*Ashish Dubey*

**Ashish Dubey**

**Chartered Accountant**

*Shashank Sharma*

**Shashank Sharma**

**Associate Engineer Executive**

**Day and Date of hearing**

Monday and 07.07.2025

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 07.07.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Ajit Arora (Director) and Sh. Ajit Kumar (AR) are present on behalf of promoter.

The site of the project was visited physically on 04.06.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project namely "Avani Signature Floors" is a part of the project namely "Anand Niketan" which is registered with the Authority vide RC no. 105 of 2023 dated 04.12.2023 and connected to the Mohammadpur-Sohna road. The 11KV HT line passing along the side of existing Mohammadpur-Sohna road has been shifted/removed/underground at the site and the same has been acknowledged in the DTP report dated 19.09.2023 also. The services such as water supply, sewer line, electrical and storm line are being carried out at the site.

Approved as proposed. The RC shall be issued after submission of corrections in form A-H and DPI.

*Arun Kumar*

**(Arun Kumar)**

**Chairman, HARERA**

