

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - M/s Ashiana Housing Ltd.
RERA-GRG-1909-2025
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Ashiana Amarah Phase-6		
2.	Name of the promoter	M/s Ashiyana Housing Ltd.		
3.	Nature of the project	Group Housing		
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 Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase 6		
9.	Online application ID	RERA-GRG-PROJ-1909-2025		
10.	License no.	41 of 2010 dated 07.06.2010		Valid upto 06.06.2026
11.	Total licensed area	22.344 acres	Area to be registered	0.7390 acres
12.	Projected completion date	30.04.2029		
13.	QPR Compliances (if applicable)	RC no. 65 of 2022: Submitted RC no. 29 of 2023: Submitted RC no. 24 of 2024: Submitted RC no. 72 of 2024: Submitted RC no. 15 of 2025: 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: Submitted RC no. 72 of 2024: N/A RC no. 15 of 2025: N/A		
15.	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	06.06.2026
	ii)	Zoning Plan Approval	DRG No. DGTCP-8136 dated 31.01.2022	
	iii)	Building plan Approval	ZP-716-/PA(DK)/2024/5030 dated 09.02.2024	08.02.2029
	iv)	Environmental Clearance	SEIAA/HR/2021/373 dated 26.11.2021	25.11.2031
	v)	Airport height clearance	PALM/NORTH/B/080521/566395 dated 06.08.2021	

Project – M/s Ashiana Housing Ltd.
RERA-GRG-1909-2025

	vi)	Fire scheme approval	FS/2024/9 dated 20.04.2024
	vii)	Revised Service plan and estimate approval	LC-1634-Vol-III/JE(AK)/2024/25651 dated 12.08.2024
16.	Fee Details		
	Registration Fee	Residential – $2990.629 * 1 * 10 = \text{Rs. } 29,906/-$	
	Processing Fee	$2990.629 * 10 = \text{Rs. } 29,906/-$	
	Late Fee	$700\% * \text{Rs. } 29,906/-$ $= \text{Rs. } 2,09,342/-$	
	Total Fee	$\text{Rs. } 2,69,154/-$	
17.	DD amount	$\text{Rs. } 30,000/-$ $\text{Rs. } 2,39,154/-$	
	DD no. and date	Transaction No. M3304696 dated 07.05.2025 517619 dated 05.06.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	-	
18.	Total Project cost	$\text{Rs } 5.02 \text{ crs.}$	
19.	Expenditure incurred	Nil	
20.	Expenditure to be Incurred	$\text{Rs } 5.02 \text{ crs.}$	
21.	File Status	Date	
	File received on	07.05.2025	
	First notice Sent on	28.05.2025	
	First hearing on	02.06.2025 (adjourned)	
	Second hearing on	16.06.2025 (adjourned)	
	Third hearing on	30.06.2025	
22.	Case History: The promoter M/s Ashiana Housing Limited had applied for the registration of real estate project namely "Ashiana Amarah Phase-6" located at Sector-93, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91080 dated 07.05.2025 and RPIN-909. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1909-2025. The project area for registration is 0.7390 acres and the licensed area is 22.344 acres granted under License no – 41 of 2010 dated 07.06.2010 which is valid upto 06.06.2026 for setting up of Group Housing Colony over an measuring 22.344 acres in Sector-93, Gurugram.		

Project – M/s Ashiana Housing Ltd.
RERA-GRG-1909-2025

The group housing is proposed to be developed in six phases. The phasing is done by DTCP, Haryana. Now, the promoter has applied for the Phase-6 of the project. Details of the phases are mentioned below:

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 14.03.2023
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	15 of 2025 dated 13.02.2025
Phase 6	0.739 acres	Nursery School and Primary School	Applied for registration

The application for registration of Ashiana Amarah Phase 6 which comprises of Nursery and Primary school which was scrutinized, and 1st deficiency notice was issued on 28.05.2025 to the promoter. An opportunity of being heard is scheduled on 02.06.2025.

On 02.06.2025, The matter is adjourned and to come up on 16.06.2025.

On 04.06.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Dainik Jagran" dated 28.05.2025 as per the directions of Authority. Objections to be filed till 11.06.2025.

No objections received till 16.06.2025.

On 16.06.2025, The matter is adjourned and to come up on 30.06.2025.

The status of the documents is mentioned below:

23. Present compliance status as on 30.06.2025 deficient documents as observed on scrutiny	- The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. - DPI needs to be corrected. Status: Submitted but needs to be revised. - Deficit Fee of Rs. 2,39,154/- needs to be submitted. Status: Submitted vide DD No. 517619 dated 05.06.2025. - Project report along with the brochure of current project needs to be submitted. Status: Submitted - Land title search report by the Advocate certified on the latest date needs to be submitted. Status: Submitted - Allottee related draft documents i.e. Application Form, Allotment letter, Builder Buyer Agreement, Conveyance deed and payment receipt needs to be submitted.
---	---



**Project – M/s Ashiana Housing Ltd.
RERA-GRG-1909-2025**

		Status: The promoter states that the phase applied for registration comprises of nursery and primary school only, it does not have any residential and commercial unit which would be sold. Therefore, declaration for the same needs to be submitted. 7. Draft brochure and draft advertisement need to be submitted. Status: Submitted 8. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified. 9. REP II needs to be revised. Status: Submitted 10. Cost of construction for Nursery school and primary school needs to be clarified. Status: Filled in DPI. Accordingly, correction in DPI has been made. 11. Noc from lender needs to be submitted. Status: Submitted 12. Loan sanction, disbursement schedule and repayment schedule need to be submitted. Status: Submitted 13. Original bank undertaking needs to be submitted along with the details of authorized signatory i.e., Name of employee, code of employee and designation and date of issuance of undertaking. Status: Submitted but needs to be revised. 14. KYC of authorized person (Vikash Dugar, Ashish Bansal, Sunil Sinha, Manish Kumar Agarwal, Nitin Sharma, Harpreet Kaur and Ganesh Mittal) to operate bank account needs to be provided. Status: Submitted 15. Latest CA certificate for net worth needs to be provided. Status: Submitted 16. Legible copy of annual balance for financial year 2021-22 and 2022-23 needs to be submitted. Status: Submitted 17. Quarterly details of cost of construction and IDW expenditure needs to be submitted. Status: Submitted 18. Complete details of promoter form the MCA site needs to be submitted. Status: Submitted
24.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. DPI needs to be corrected.

Project - M/s Ashiana Housing Ltd.
RERA-GRG-1909-2025

	3. Allottee related draft documents i.e. Application Form, Allotment letter, Builder Buyer Agreement, Conveyance deed and payment receipt needs to be submitted. Status: The promoter states that the phase applied for registration comprises of nursery and primary school only, it does not have any residential and commercial unit which would be sold. Therefore, declaration for the same needs to be submitted. 4. Land cost needs to be clarified according to area apply for registration. 5. Original bank undertaking needs to be submitted along with the details of authorized signatory i.e., Name of employee, code of employee and designation and date of issuance of undertaking.
--	--

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies pending in S. No. 24. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.


Asha

Chartered Accountant



Nikita Mittal
Planning Executive

Day and Date of hearing Monday and 30.06.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

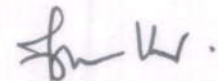
Proceeding dated: 30.06.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Jatin (AR) and Ms. Samiksha (AR) are present on behalf of the promoter.

Approved as proposed subject to rectification of remaining deficiencies.

The registration certificate shall be issued after corrections in A to H and DPI.



(Arun Kumar)
Chairman, HARERA

