HCBS Auroville
RERA-GRG-1992-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details
1.	Name of the project	HCBS Auroville
2.	Name of the promoter	M/s HCBS Developments Ltd.
3.	Nature of the project	Affordable Group housing Colony
4.	Location of the project	Sector- 103, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	Care Realtech Pvt. Ltd. and HCBS Developments Ltd.
7.	Status of project	Ongoing
8.	RERA Registration No.	67 of 2021
9.	Validity of Registration Certificate	Valid From 12.10.2021 Valid up to 31.08.2025
10.	Date of receipt of application for extension	20.06.2025
11.	Whether extension of registration applied for whole/phase	Whole Project
12.	Extension applied till	31.08.2026
13.	Online extension ID	RERA-GRG-1992-2025
14.	Registration Temp ID	RERA-GRG-913-2021
15.	QPR status	Submitted upto March 2025.
16.	4(2)(l)(D) reports status	Submitted.
17.	4(2)(l)(C) compliance	Applied for extension on 20.06.2025.
18.	Compliance of RC conditions	Environment Clearance within 1 year i.e., 11.10.2022 - **Submitted.** Approved Fire Scheme approval within 3 months i.e., 11.01.2022- **Submitted.** Approved Service plan and estimates within 3 months i.e., 11.01.2022- **Submitted.**
19.	Status of change of bank account	N/A
20.	Details of proceedings pending against the project	RERA-GRG-4364-2022 – for RC compliance RERA-GRG-3675-2022 - for QPR compliance
21.	Present stage of completion (%)	46.12%
22.	Total Project cost	Rs 334.76/- crores

23.	Project expenditure so far	Rs 216.77/- crores			
24.	Estimated expenditure for completion so far	Rs 117.99/- crores			
25.	License no.	02 of 2021 dated 21.01.2021		Valid up to 20.01.2026	
26.	Total licensed area	8.75 Acres	Area for extension of registration	8.75 Acres	
27.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval	Validity up to	
	i)	License Approval	02 of 2021 dated 21.01.2021	20.01.2026	
	ii)	Building Plan Approval	ZP-1460/SD(DK)/2021/17720 dated 23.07.2021	22.07.2026	
	iii)	Environmental Clearance	SEIAA/HR/2021/489 dated 30.07.2022	29.07.2032	
	iv)	Airport height clearance	PALM/NORTH/B/081921/571694 dated 23.08.2021	-	
	v)	Fire scheme approval	FS/2021/130 dated 06.12.2021		
	vi)	Service plans and estimates approval	LC-4182-JE(DS)-2022/25011 dated 23.08.2022		
28.	Reasons for delay	Not provided			
29.	Fee details				
	Registration fee	Resi- 77,207.8277 * 2.37 * 10 = Rs 18,29,826/- Comm- 5297.3267 * 1.87 * 20 = Rs 1,98,120/- **Total - Rs 20,27,946/-**			
	Processing fee	82,505.1544 * 10 = Rs 8,25,052/-			
	Late Fee	N/A			
	Extension Fee (Half of Registration fee)	Rs 10,13,973/-			
	Processing fee	82,505.1544 * 10 = Rs 8,25,052/-			
	Late fee	10,13,973/ 2 * 1 = Rs 5,06,987/-			
	Total fee	**Rs 51,99,010/-**			
30.	DD amount submitted at the time of registration	Rs 5,00,000/- Rs 23,52,996/-			
	DD no. and date for registration	023237 dated 17.08.2021 023394 dated 14.09.2021			
	Name of the bank issuing	HDFC Bank			
	DD/RTGS Amount submitted for extension	Rs 3,00,000/- Rs 20,46,014/-			

	DD/RTGS no. and date for extension	000723 dated 19.06.2025 000158 dated 11.07.2025
	Name of the bank issuing	AU Small Finance Bank
	Deficient amount	NIL
31.	**File Status**	**Date**
	File received on	20.06.2025
	Notice Sent on	08.07.2025
	First hearing on	14.07.2025
	Second hearing on	28.07.2025
	Third hearing on	04.08.2025

30. Case History: -

The Promoter M/s HCBS Developments Ltd. who is a Collaborator applied for the extension of registration of real estate Affordable Group housing Colony namely "HCBS Auroville" located at Sector-103, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 93214 dated 20.06.2025 and EPIN-157. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-913-2021 and online generated for project extension temp id RERA-GRG-1992-2025. The total licensed area is 8.75 acres and project area for the extension of registration is same. The license no – 02 of 2021 dated 21.01.2021 has been granted for development of Affordable Group housing Colony on an area admeasuring 8.75 acres.

The application for extension of registration of Affordable Group housing Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/157 dated 08.07.2025 was issued to the promoter with an opportunity of being heard on 14.07.2025.

On 14.07.2025, the matter is adjourned and fixed for 28.07.2025.

The promoter has submitted a reply on 10.07.2025, 11.07.2025, 22.07.2025 and 24..07.2025 wherein the copy of the public notice published in three newspapers i.e., Hindustan Times (English), The Tribune (English) and Dainik Bhaskar (Hindi) dated 01.07.2025 for objection till 11.07.2025 alongwith the reply to deficiencies which were scrutinized and the remaining deficiencies were conveyed to the promoter.

No objections has been received in respect of public notice.

On 28.07.2025, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Praveen (AR) is present on behalf of the promoter. The AR of the promoter stated that the reply has been submitted on 25.07.2025 and also requests for one week time for submission of other deficit documents. The request is allowed. The office is directed to examine the reply. The matter to come up on 04.08.2025.

The promoter has submitted a reply on 25.07.2025 and 30.07.2025 which were scrutinized and the status of the documents is mentioned below.

31.	**Present compliance status as on 04.08.2025 of deficient documents as**	1. Deficit Fee - 20,46,014/- needs to be submitted. **Status: Submitted. DD vide no. 000158 dated 11.07.2025 amounting to Rs 20,46,014/-.** 2. Original RC needs to be submitted. **Status: Submitted.**

	conveyed in hearing dated 28.07.2025.	3. Online DPI needs to be corrected. Status: Not Submitted. 4. Approval/NOC from various agencies for connecting external services like road access permission, Sewerage and Storm water needs to be submitted. **Status: Water, Sewerage and Storm water submitted. The promoter stated that the project is already connected with a revenue road.** 5. Forest NOC needs to be submitted. **Status: Submitted. Vide no. WG7-NCB-J97R dated 17.09.2021.** 6. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. **Status: Submitted.** 7. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: Submitted.** 8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: Submitted.** 9. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted.** 10. List of unsold units needs to be submitted. **Status: The promoter stated that all the units are sold.** 11. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted.** 12. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 13. Approval / NOC for Natural Conservation Zone needs to be submitted. **Status: Affidavit for non-applicability submitted.** 14. Approval / NOC for Power line shifting needs to be submitted. **Status: Affidavit for non-applicability submitted.** 15. Approval / NOC for Tree Cutting needs to be submitted. **Status: Affidavit for non-applicability submitted.** 16. Approval / NOC for Forest Land Diversion needs to be submitted. **Status: Affidavit for non-applicability submitted.** 17. PERT Chart specifying date of completion needs to be submitted. Status: Not Submitted.

		18. Five copies of executed application form need to be submitted. **Status: Not Applicable.** 19. Five copies of executed Allotment Letter need to be submitted. **Status: Submitted.** 20. Five copies of executed BBA need to be submitted. **Status: Submitted.** 21. Five copies of executed Conveyance deed needs to be submitted. **Status: The promoter stated that no conveyance deed has been executed till date.** 22. Copy of draft Application form need to be submitted. **Status: The promoter stated that the draft allottee documents are not required as there are no unsold inventories in the project.** 23. Copy of draft Allotment Letter as per prescribed format needs to be submitted. **Status: The promoter stated that the draft allottee documents are not required as there are no unsold inventories in the project.** 24. Copy of draft BBA as per prescribed format needs to be submitted. **Status: The promoter stated that the draft allottee documents are not required as there are no unsold inventories in the project.** 25. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.** 26. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 27. REP-II needs to be submitted. **Status: Submitted.** 28. Land cost needs to be clarified according to area apply for registration. **Status: Submitted.** 29. TAN of promoter needs to be submitted. **Status: Submitted.** 30. Bank undertaking needs to be submitted along with the details of authorized signatory i.e., Name of employee, designation, and employee code. **Status: Submitted.** 31. Project report needs to be submitted. Status: Not Submitted. 32. KYC of project consultant needs to be submitted. Status: Submitted, but not match with DPI. 33. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not Submitted.

		34. Annual balance sheet of last 3 financial year needs to be submitted. **Status: Submitted.** 35. Final approval of change in bank account needs to be submitted. **Status: Submitted.** 36. Complete details of promoter from MCA site needs to be submitted. **Status: Submitted.** 37. Affidavit regarding arrangement from separate bank account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 38. CA certificate for net worth needs to be submitted. **Status: Submitted.** 39. CA certificate for non-default needs to be submitted. **Status: Submitted.** 40. Latest CA certificate for financial inventory (Sold /Unsold) needs to be submitted. Status: Submitted, but needs to be revised. 41. Financial resources need to be met with project cost. Status: Not submitted. 42. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. Status: Submitted, but needs to be revised. 43. Cash flow statement needs to be submitted. Status: Not submitted. 44. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted.** 45. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. **Status: Submitted.** 46. CA certificate regarding cost incurred and to be incurred needs to be submitted. **Status: Submitted.** 47. Affidavit regarding no loan on project land needs to be submitted. Status: Promoter stated that there is encumbrance on the project land and the loan sanction letters have been submitted. However NOC from lender needs to be submitted. 48. Affidavit regarding payment to land owner as per RERA regulation needs to be submitted. **Status: Submitted.**
	Remarks	1. Online DPI needs to be corrected. 2. PERT Chart specifying date of completion needs to be submitted. 3. Project report needs to be submitted. 4. KYC of project consultant needs to be submitted.

		5. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. 6. Latest CA certificate for financial inventory (Sold /Unsold) needs to be revised. 7. Financial resources need to be met with project cost. 8. Statement of quarterly source of funds and quarterly expenditure needs to be revised. 9. Cash flow statement needs to be submitted. 10. Affidavit regarding no loan on project land needs to be submitted. Status: Promoter stated that there is encumbrance on the project land and the loan sanction letters have been submitted. However NOC from lender needs to be submitted.

Asha 4/8/25
Asha
Chartered Accountant

04/8/25
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 04.08.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 04.08.2025.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Ms. Tanya, Advocate is present on behalf of the promoter.

The AR of the promoter stated that we are in process of obtaining the deficit documents.

The Project Manager /Director of the promoter company along with the person having project knowledge shall remain present on the next date of hearing to present the case before the Authority

The matter to come up on 18.08.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA