

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Ashiana Mulberry Phase IV
Promoter	M/s Ashiana Dwellings Pvt. Ltd.

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

S.No	Particulars	Details	
1.	Name of the project	Ashiana Mulberry Phase IV	
2.	Name of the license holders	M/s Ashiana Dwellings Pvt. Ltd. (COD)	
3.	Name of the promoter (Change of developer)	M/s Ashiana Dwellings Pvt. Ltd.	
4.	Nature of the phase	Group Housing	
5.	Location of the project	Sector 02, Sohna, Gurugram	
6.	Legal capacity to act as a promoter	Change of Developer	
7.	Status of project	New	
8.	Whether registration applied for whole/Phase	Phase	
9.	Phase no. (If applicable)	4	
10.	Online application ID	RERA-GRG-2030-2025	
11.	License no.	16 of 2014 dated 10.06.2014	Valid up to 09.06.2026
12.	Total licensed area	10.25 Acres	<b>Area to be registered</b> 1.67 Acres
13.	Phase completion date as declared u/s 4(2)(I)(C)	31.08.2030	
14.	QPR Compliance (If applicable)	N/A	
15.	4(2)(I)(C) Compliance (If applicable)	N/A	
16.	4(2)(I)(D) Compliance (If applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	RC compliance	N/A	
19.	Number of units	138 residential units	
20.	Total Project cost	Rs. 150.98 crores	
21.	Project Expenditure So far	Rs. 49.14 crores	
22.	Expenditure to be incurred	Rs. 101.84 crores	

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23.	Total Collection from Phase I and II of the project	Rs. 115.43 crs + Rs. 119.18 crs =Rs. 234.61 crs		
24.	Total Collection to be received from Phase I and II of the project	Rs. .59 crs + Rs. 85.73 crs = Rs. 86.32 crs		
25.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.N</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	1.	License Approval	16 of 2014 dated 10.06.2014	09.06.2026
	2.	Zoning Plan Approval	09.06.2026 dated 10.06.2014	
	3.	Phasing plan approval	ZP-1062-Vol-II/JD/(RA)/2025/19227 dated 22.05.2025	
	4.	Revised building plan approval	ZP-1062-Vo.-II/JD(RA)/2025/32004 dated 18.08.2025	17.08.2030
	5.	Environmental Clearance	EC24C3801R5181580N dated 18.02.2025	17.02.2035
	6.	Airport height clearance	PALM/NORTH/B/081723/776963 dated 31.08.2023	30.08.2031
	7.	Fire scheme approval	DSF/F.A./2016/519/73528 dated 06.10.2016	
	8.	Revised fire scheme approval	Not submitted	
	9.	Service plan and estimate approval	LC-2817/PA(SN)-2017/18756 dated 02.08.2017	
	10.	Revised service plan and estimate approval	Not submitted	
	11.	Electrical load	Ch-26/SE/R-APDRP/OLNC-HT/GGM-II/SOL-665 dated 20.03.2019	
16.	<b>Fee Details</b>			
	Registration fee	(20233.184 x 1.87 x 10) = Rs. 3,78,361/-		
	Late fee	(14203.02*1.75*10)*700% =Rs. 17,39,870/-		
	Processing fee	20233.184 x 10 = Rs. 2,02,332/-		
	Total fee	<b>Rs. 23,20,563/-</b>		
17.	<b>DD Details</b>			
	DD amount	Rs. 2,00,000/- Rs. 21,20,563/-		
	DD no. and date	025816 dated 18.08.2025		



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		025948 dated 29.09.2025																																								
	<b>Name of the bank issuing</b>	HDFC Bank																																								
	<b>Total fee paid</b>	<b>Rs. 23,20,563/-</b>																																								
	<b>Deficient amount</b>	Nil																																								
<b>18.</b>	<b>File Status</b>	<b>Date</b>																																								
	<b>File received on</b>	19.08.2025																																								
	<b>First notice Sent on</b>	10.09.2025																																								
	<b>1<sup>st</sup> reply submitted on</b>	29.09.2025																																								
	<b>1<sup>st</sup> hearing on</b>	15.09.2025 (Adjourned)																																								
	<b>2<sup>nd</sup> hearing on</b>	06.10.2025																																								
<b>19.</b>	<b>Case History: -</b>																																									
	<ol style="list-style-type: none"> <li>1. The applicant M/s Ashiana Dwellings Pvt. Ltd. has applied on 19.08.2025 for registration of group housing colony namely "Ashiana Mulberry Phase IV" under section 4 of Real Estate (Regulation and Development), Act 2016 vide temp ID RERA-GRG-2030-2025.</li> <li>2. The project pertains to 1.67 Acres area of Phase 4 falling under license no. 16 of 2014 dated 10.06.2014 measuring 10.25 Acres in sector 02, Sohna, Gurugram granted by DTCP to PSL Infratech Pvt. Ltd.</li> <li>3. Thereafter, a permission for change in developer dated 08.06.2015 is granted by DTCP in favour of M/s Ashiana Dwellings Pvt. Ltd.</li> <li>4. The promoter obtained the approval of phasing plan of the project vide DTCP memo no. ZO-1062-Vol-II/JD(RA)/2025/19227 and approval of revised building plans for Phase IV (Tower- T7), Nursery School Site and Part Basement vide DTCP memo no. ZP-1062-Vo.-II/JD(RA)/2025/32004 dated 18.08.2025.</li> <li>5. The entire project is divided into following phases as per the phasing plan dated 22.05.2025:</li> </ol>																																									
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6. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/946 dated 10.09.2025.
7. Further, a public notice dated 01.07.2025 with respect to the application dated 19.06.2025 for registration of the project submitted by the promoter was issued in The Indian Express (English), The Business Standard (English), and Dainik Jagran (Hindi). No objection is received in the Authority till date.
8. The reply dated 29.09.2025 and 01.10.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below.

**20. Present compliance status as on 06.10.2025 of deficient documents as conveyed on 10.09.2025**

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.  
**Status: Corrected copy needs to be submitted**
2. Corrections in online DPI need to be done.  
**Status: Submitted**
3. It is noted that the promoter has obtained the revised building plans of the project approved vide memo no. ZP-1062-Vo.-II/JD(RA)/2025/32004 dated 18.08.2025. Therefore, the status of advertisement, marketing, booking, sale and offer to sale made in any manner with respect to the earlier building plans of the project need to be clarified.  
**Status: An affidavit through authorized signatory stating that no unit in the area applied for registration has been sold, marketed or advertised.**
4. The phasing plan dated 22.05.2025 and revised building plans dated 18.08.2025 have been obtained for the project, therefore, consent from 2/3rd unique allottees of the whole project along with contact details need to be submitted.  
**Status: Consents of 129 out of 180 allottees of Phase 1 of the project is submitted.**
5. Details of revisions in the building plan in a tabular form and marked on the site plan of the project need to be submitted.  
**Status: Submitted**
6. Details of sold units in the area applied for registration, if any, along with the name of allottee, tower no. floor no, unit no., carpet area, total consideration, amount realised and amount to be realised from the allottees need to be submitted.



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	<p><b>Status: An affidavit through authorized signatory stating that no unit in the area applied for registration has been sold, marketed or advertised.</b></p> <p>7. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. <b>Status: Submitted</b></p> <p>8. Deficit fee of Rs. 21,20,563/- needs to be paid. <b>Status: Paid vide DD no. 025948 dated 29.09.2025</b></p> <p>9. Revised fire scheme approval needs to be submitted. <b>Status: An affidavit through authorized signatory stating to submit the same within 3 months is submitted.</b></p> <p>10. Revised service plans and estimates need to be submitted. <b>Status: An affidavit through authorized signatory stating to submit the same within 3 months is submitted.</b></p> <p>11. Revised electrical load availability needs to be submitted. <b>Status: Revised assurance/ approval nor required as the earlier sanctioned load was 3774 KVA and how now been reduced to 2970 KVA</b></p> <p>12. NOCs for drinking water supply, sewerage connection and storm water drainage from the concerned authorities need to be submitted. <b>Status: Assurances for above services from concerned departments need to be submitted.</b></p> <p>13. Draft allotment letter, payment plan and BBA need to be revised. <b>Status: Submitted. BBA needs to be revised.</b></p> <p>14. PERT chart of the project needs to be submitted. <b>Status: Submitted</b></p> <p>15. Draft brochure and advertisement material need to be submitted. <b>Status: Submitted</b></p> <p>16. Cost of the land amounts to Rs 1817.82 lakhs needs to be clarified according to the area applied for the registration is 1.67 acres. <b>Status: Submitted</b></p>
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		<p>17. Details of financial resources from equity amounts to Rs 158.50 lakhs and loan from other sources amounts to Rs 4992.28 lakhs mentioned in DPI needs to be submitted. <b>Status: Submitted</b></p> <p>18. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted as previously dated was 03.08.2023 needs to be submitted. <b>Status: Submitted</b></p> <p>19. Original CA Certificate of non-default dated 05.08.2025 needs to be revised. <b>Status: Submitted</b></p> <p>20. Original CA Certificate of net worth on latest date and CA Certificate of REP-1 (A-H) needs to be submitted. <b>Status: Submitted</b></p> <p>21. Original CA certificate for inventory and financial details of the whole project needs to be submitted. <b>Status: Submitted</b></p> <p>22. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. <b>Status: Submitted</b></p> <p>23. Original Bank Undertaking dated 02.06.2025 needs to be revised as it is not as per prescribed format. <b>Status: Submitted</b></p> <p>24. Repayment Schedule and NOC from lender needs to be submitted <b>Status: Submitted but Original NOC dated 19.09.2025 from lender needs to be submitted.</b></p> <p>25. Challan and schedule of IDC paid for the project needs to be submitted. <b>Status: Submitted</b></p> <p>26. REP II dated 03.06.2025, needs to be revised as OC &amp; CC date is missing. <b>Status: Submitted</b></p>
21.	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. <b>Status: Corrected copy needs to be submitted</b></p> <p>2. Revised fire scheme approval needs to be submitted. <b>Status: An affidavit through authorized signatory stating to submit the same within 3 months is submitted.</b></p> <p>3. Revised service plans and estimates need to be submitted.</p>



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	<p><b>Status: An affidavit through authorized signatory stating to submit the same within 3 months is submitted.</b></p> <p>4. NOCs for drinking water supply, sewerage connection and storm water drainage from the concerned authorities need to be submitted.</p> <p><b>Status: Assurances for above services from concerned departments need to be submitted.</b></p> <p>5. Draft allotment letter, payment plan and BBA need to be revised.</p> <p><b>Status: Submitted. BBA needs to be revised.</b></p> <p>6. Repayment Schedule and NOC from lender needs to be submitted</p> <p><b>Status: Submitted but Original NOC dated 19.09.2025 from lender needs to be submitted.</b></p>
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22.	<p><b>Recommendation:</b> The application of registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections in REP-I, revised fire scheme, revised service plans &amp; estimates, NOCs of drinking water supply, sewerage connection and storm water drainage from the concerned authorities, revised BBA and original NOC from lender.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the deposition of security amount of Rs. 25 lakhs each on account of submission of revised fire scheme and revised service plans &amp; estimates in the Authority within three months as per the undertaking submitted by the promoter. Further, the promoter may be directed to submit the corrected REP-I, NOCs of drinking water supply, sewerage connection and storm water drainage from the concerned authorities, revised BBA, original NOC from lender and the above security amounts before the issuance of registration certificate.</p>
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*Ashish*

(Ashish Dubey)

Chartered Accountant

*Neeraj*

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 06.10.2025
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Gaurav Agrawal (AR), Sh. Kunal Jain (AR), Sh. Rohit Raj Modi (AR) and Sh. Ramphal Yadav (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, the revised Fire Scheme Approval and Approved service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Fire Scheme Approval and Approved Service Plans and Estimates within 3 months from the

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date of grant of registration. Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Revised Fire Scheme Approval: within 3 months from the date of grant of registration; and
- Approved Service Plans and Estimates: within 3 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 21 and submission of two BG/DD of Rs. 25 lakhs each for submission of revised Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.



(Arun Kumar)

Chairman, HARERA