

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	GLS Aureva		
2.	Name of the promoter	M/s AAR Housing Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-4, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Adishwar Real Estate Pvt. Ltd., M/s Vishwas Propbuild Pvt. Ltd. & others		
7.	Status of project	New		
8.	Whether registration applied for whole/ Phase	Phase		
	Phase no.	Phase 1 + No phase (EWS)		
9.	Online application ID	RERA-GRG-PROJ-1977-2025		
10.	License no.	25 of 2025 dated 12.03.2025		valid upto 11.03.2030
11.	Total licensed area	4.75 acres	Area to be registered	3.91 acres
12.	Projected completion date	31.03.2033		
13.	QPR Compliances (if applicable)	Not applicable		
14.	4(2)(I)(D) Compliances (if applicable)	Not applicable		
15.	4(2)(I)(C) Compliances (if applicable)	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances (if applicable)	Not applicable		
19.	Number of towers	1 tower + 1 EWS tower + Commercial		
20.	Number of units	Residential: 102 + EWS Units: 56 + Commercial units: 6		
21.	Total Project cost	Rs 318.73 Cr.		
22.	Project expenditure so far	Rs 13.46 Cr.		
23.	Estimated expenditure for completion so far	Rs 305.27 Cr		
24.	Statutory approvals either applied for or obtained prior to registration			



	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	25 of 2025 dated 12.03.2025	11.03.2030
	ii)	Demarcation-cum-zoning plan approval	Drg No. DTCP 10926 dated 13.03.2025	-
	iii)	Building plan Approval	Memo no. ZP-2149/JD(RA)/2025/30420 dated 06.08.2025	05.08.2030
	iv)	Phasing Plan approval	Memo no. ZP-2149/JD(RA)/2025/27199 dated 17.07.2025	
	v)	Environmental Clearance	Not submitted	
	vi)	Airport height clearance	AAH/RHQ/NR/ATM/NOC/2025/128/431-34 dated 06.02.2025	05.02.2033
	vii)	Fire scheme approval	Not submitted	-
	Viii)	Service plan and estimate approval	Not submitted	
	25.	Fee Details		
	Registration Fee	Residential 17361.09 x 1.87 x 10= Rs 3,24,652/- Commercial 96.10 x 1.87 x 20= Rs 3,594/- Total - Rs 3,28,246/-		
	Processing Fee	17457.19 x 10= Rs 1,74,572/-		
	Late fee	Not applicable		
	Total Fee	Rs 5,02,818/-		
26.	DD amount	Rs 3,50,000/- Rs 1,52,818/-		
	DD no. and date	142117 dated 07.08.2025 142128 dated 28.08.2025		
	Name of the bank issuing	PNB		
	Deficient amount	Nil		
	27.	File Status	Date	
	File received on	13.08.2025		
	First notice Sent on	27.08.2025		
	First hearing on	08.09.2025 (Adjourned)		
	Second hearing on	29.09.2025		
28.	Case History:			
	The Promoter M/s AAR Housing Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "GLS Aureva Phase- 1" located at Sector-4, Sohna, Gurugram under section 4 of the Act, 2016 on 13.08.2025and RPIN-945. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1977-2025. The project area for registration is 3.91 acres			



	but the licensed area i.e., 4.75 acres granted under License no – 25 of 2025 dated 12.03.2025 valid upto 11.03.2030. The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 22.08.2025 namely Dainik Bhaskar, Hindustan Times & The Tribune. Whereas, no objection has been received till 02.09.2025. On 08.09.2025, the matter is adjourned and to come up on 29.09.2025. In the reply dated 04.09.2025, the promoter submitted an application stating that they want to change the name of the project from 'GLS Aureva Phase-1' to 'GLS Aureva'." The promoter has submitted a reply on 04.09.2025 which was scrutinized and the status of the documents is mentioned below:
29.	Present compliance status as on 29.09.2025 of deficient documents conveyed in deficiency notice dated 27.08.2025. - Deficit Fee- Rs 1,52,818/- needs to be submitted. Status: Submitted vide DD no. 142128 dated 28.08.2025. - The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted, but corrections need to be done. - Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. - The executed GPA/SPA, if any, needs to be submitted. Status: Submitted - It has been observed that the collaboration agreement includes a revenue-sharing arrangement between the collaborator and the landowners. Accordingly, an affidavit must be submitted, clearly outlining the revenue-sharing terms. This affidavit should be duly signed and stamped by all the landowners and the collaborator. Status: Submitted - It is noted that the collaboration agreement dated 06.12.2023 was executed between the landowners and a collaborator. However, it has also been observed that a third party, namely M/s Faith Buildtech Pvt. Ltd., is involved in the agreement. Accordingly, the promoter is required to clarify the same. Status: In the reply promoter submitted that prior to the grant of license no. 25 of 2025 dated 12.03.2025, the landowners and M/s Faith Buildtech Pvt. Ltd. had jointly availed a license for the collaboration land measuring 1.5 acres, along with other adjoining land, wherein M/s Faith Buildtech Pvt. Ltd. was the developer. However, the earlier license no. 45 of 2014 dated 16.06.2014 was duly surrendered dated 31.12.2021. - Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Submitted

		8. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, whereas undertaking submitted by the promoter stating that the approved service plans and estimates will be submitted within 4 months. The approved service plans and estimates were applied on 18.08.2025. 9. Fire Scheme approval needs to be submitted. Status: Not submitted, whereas undertaking submitted by the promoter stating that the fire scheme approval will be submitted within 4 months. The approved fire scheme approval was applied on 10.08.2025. 10. Environmental clearance approval needs to be submitted. Status: Not submitted, whereas undertaking submitted by the promoter stating that the environment clearance will be submitted within 4 months from the constitution of the committee for approval of the EC or from the grant of registration, whichever is later. The approved EC was applied on 01.08.2025. 11. Approval NOC from concerned agency for connecting external services like road access needs to be submitted. Status: NOC not submitted, whereas undertaking submitted stating that the application for grant NOC/ permission from concerned agency for connecting external services for road access has been submitted on 04.09.2025. The promoter further undertakes to submit the approval within 3 months from grant of registration. 12. NCZ, tree cutting permission, Forest land diversion and powerline shifting NOC if applicable, needs to be submitted. Status: Undertaking submitted for non- applicability. 13. Mining permission needs to be submitted. Status: Not submitted, an undertaking has been submitted stating that the promoter will obtain it from the concerned department before starting construction and will submit it to the authority. 14. Project report along with brochure of current project needs to be revised and project photos needs to be submitted. Status: Submitted 15. PERT Chart specifying date of completion needs to be submitted. Status: Submitted 16. Allottee related documents like draft application, allotment letter, builder buyer agreement, conveyance deed and payment plan need to be revised. Status: Submitted 17. Advertisement for the project needs to be submitted.
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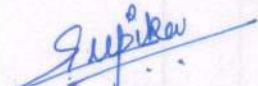
		Status: Submitted 18. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 19. COI needs to be provided. Status: Submitted 20. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted 21. CA certificate for net worth needs to be submitted. Status: Submitted 22. REP II needs to be revised. Status: Submitted 23. Quarterly schedule of estimated expenditure and resources needs to be provided. Status: Submitted 24. Cash flow statement needs to be provided. Status: Submitted 25. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted 26. Board resolution for operation of bank account as per RERA ACT needs to be revised. Status: Submitted 27. Affidavit regarding revenue sharing between land owner and developer in accordance with the compliance of section 4(2)(I)(D) of RERA act 2016 needs to be submitted. Status: Submitted 28. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted
30.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). 2. Online DPI needs to be corrected. 3. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, whereas undertaking submitted by the promoter stating that the approved service plans and estimates will be submitted within 4 months. The approved service plans and estimates were applied on 18.08.2025. 4. Fire Scheme approval needs to be submitted. Status: Not submitted, whereas undertaking submitted by the promoter stating that the fire scheme approval will be submitted within 4 months. The approved fire scheme approval was applied on 10.08.2025. 5. Environmental clearance approval needs to be submitted.

	Status: Not submitted, whereas undertaking submitted by the promoter stating that the environment clearance will be submitted within 4 months from the constitution of the committee for approval of the EC or from the grant of registration, whichever is later. The approved EC was applied on 01.08.2025.
	6. Approval NOC from concerned agency for connecting external services like road access needs to be submitted. Status: NOC not submitted, whereas undertaking submitted stating that the application for grant NOC/permission from concerned agency for connecting external services for road access has been submitted on 04.09.2025. The promoter further undertakes to submit the approval within 3 months from grant of registration.
	7. Mining permission needs to be submitted. Status: Not submitted, an undertaking has been submitted stating that the promoter will obtain it from the concerned department before starting construction and will submit it to the authority.

Recommendation: All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved service plans and estimates, fire scheme approval & environment clearance, corrections in form A-H and DPI along with other deficiencies. The Authority may consider for grant of registration upon submission of DD's/BG's of Rs 25 lakhs each for the submission of approved service plans and estimates and fire scheme approval within four months and environment clearance within six months along with deficiencies pending at S.no. 30 before the issuance of registration certificate.


Asha

Chartered Accountant


Deepika

Planning Executive

Day and Date of hearing	Monday and 29.09.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.09.2025

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

Sh. Ashish Drall (AR) & Sh. Pankaj Sharma (Advocate) are present on behalf of the promoter and states that the application for approval of service plans and estimates, fire scheme approval, environment clearance and road access permission have been applied in the competent authorities and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. The Approved Environmental Clearance within 6 months from the date of grant of registration, and
- ii. The Fire Scheme Approval, road access permission and Approved Service Plans and Estimates within 4 months from the date of grant of registration.

Further, he undertakes to submit three 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.

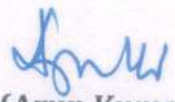
The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three separate 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:

- Environmental Clearance: within 6 months from the date of grant of registration;
- Fire Scheme Approval: within 4 months from the date of grant of registration; and
- Approved Service Plans and Estimates: within 4 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 including correction in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.


(Arun Kumar)
Chairman, HARERA

