

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Aum Green Residency
2.	Name of the promoter	Consulate Reality LLP
3.	Nature of the project	Affordable Plotted Colony under DDJAY
4.	Location of the project	Sector- 4, Pataudi, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	Sh. Ajit Pal Singh. Sh. Tarun Rana, Sh. Avneesh Shoukeen
7.	Status of project	New
8.	Whether registration applied for whole	Whole
	Phase no.	N/A
9.	Online application ID	RERA-GRG-PROJ-2081-2025
10.	License no.	122 of 2025 dated 17.07.2025
11.	Total licensed area	5.04375 acres
	Area to be registered	Valid up to 16.07.2030
12.	Projected completion date	31.05.2031
13.	QPR Compliances (if applicable)	N/A
14.	4(2)(I)(D) Compliances (if applicable)	N/A
15.	4(2)(I)(C) Compliances (if applicable)	N/A
16.	Status of change of bank account	N/A
17.	Details of proceedings pending against the project	N/A
18.	RC Conditions Compliances (if applicable)	N/A
19.	Number of Plots	79 residential plots + 1 commercial block
20.	Total Project cost	Rs 59.50/- crores
21.	Project Expenditure So far	Rs 7.75/- crores
22.	Estimates expenditure for completion so far	Rs 51.75/- crores
23.	Statutory approvals either applied for or obtained prior to registration	



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	122 of 2025 dated 17.07.2025	16.07.2030
ii)	Zoning Plan Approval	DTCP 11520 dated 09.10.2025	-
iii)	Layout plan Approval	DRG. NO. DGTCP 11266 dated 17.07.2025	-
iv)	Environmental Clearance	N/A	-
v)	Airport height clearance	N/A	-
vi)	Fire scheme approval	N/A	-
vii)	Service plan and estimate approval	Applied on 04.11.2025	
24.	Fee Details		
	Registration Fee	Resi – 19,594.9 * 5 * 1 = Rs 97,975/- Comm – 816.45 * 10 * 1 = Rs 8165/- Total – Rs 1,06,140/-	
	Processing Fee	20,411.35 * 10 = Rs 2,04,114/-	
	Late Fee	N/A	
	Total Fee	Rs 3,10,254/-	
	DD/RTGS Details (Submitted at the time of earlier application)- Rejected		
	DD/RTGS amount	Rs. 2,28,560/-	
	DD/RTGS no. and date	002701 dated 08.09.2025	
	Processing Fee	Rs 2,04,114/- (Forfeit)	
	Fee to be adjusted	Rs 24,446/-	
	DD/RTGS Details		
	DD amount	Rs. 98,022/- Rs 1,87,786/-	
	DD no. and date	002721 dated 14.10.2025 002740 dated 06.11.2025	
	Total fee paid	Rs 3,10,254/-	
	Deficient amount	NIL	
25.	File Status	Date	
	File received on	15.10.2025	
	First notice Sent on	29.10.2025	
	First hearing on	10.11.2025	
26.	Case History: The Promoter Consulate Reality LLP who is a Collaborator applied for the registration of real estate affordable plotted colony under DDJAY namely “Aum Green Residency” located at Sector- 4, Pataudi, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 100674 dated 15.10.2025 and RPIN- 977. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2081-2025. The project area for registration is 5.04375 acres as that of the licensed area i.e., 5.04375 acres granted under License no – 122 of 2025 dated 17.07.2025 which is valid upto 16.07.2030.		

Earlier, the promoter has applied for the registration of project namely “Pataudi Greens” under section 4 of the Act on 11.09.2025 which was scrutinized and hearing was fixed for 29.09.2025. On 29.09.2025, the Authority decided to return the application as the promoter applied for registration without obtaining the Zoning Plan approval. Further, decided to forfeit the processing fee of Rs 2,04,114/- and registration fee deposited by the promoter shall be adjusted as and when the fresh application is received in the Authority for registration of the project. The promoter had submitted an amount of Rs 2,28,560/- vide DD no. 002701 dated 08.09.2025.

Accordingly, as per the directions of the Authority out of total paid amount i.e., Rs 2,28,560/-, the processing fee of Rs 2,04,114/- is forfeited and an amount of Rs 24,446/- is adjusted in the present application for registration of project.

The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/977 dated 29.10.2025 was issued to the promoter with an opportunity of being heard on 10.11.2025.

The Promoter has submitted a reply on 23.10.2025 wherein the copy of the public notice published in three newspapers i.e., Times of India (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 18.10.2025 for objection till 03.11.2025.

Further, the site of the project was visited on 07.11.2025 and it is noted that the site is presently accessible through 9 Karam wide revenue road only and as per the layout/zoning plan of the project, the project will also have access through 24m wide proposed road which is yet to be developed.

Further, the promoter has submitted a reply on 06.11.2025 which was scrutinized and the status of documents is mentioned below.

<p>27. Present compliance status as on 10.11.2025 of deficiencies conveyed through notice dated 29.10.2025.</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 1,87,786/- needs to be submitted. Status: Submitted. DD no. 002740 dated 06.11.2025 amounting to Rs 1,87,786/-. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. 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. Status: Submitted. 5. The khasra no's mentioned in the license are different from the khasra no's mentioned in the collaboration agreement which needs to be clarified. Status: Submitted. Copy of Addendum to Collaboration agreement dated 24.12.2024 and Addendum to GPA dated 24.12.2024 are attached. 6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
--	--



		<p>Status: Applied on 04.11.2025, receipt attached. The promoter submitted an affidavit to submit the approval within 4 months from the registration certificate.</p> <p>7. Jamabandi, Mutation duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted as the khasra numbers also not matching in the Jamabandi. Status: Submitted.</p> <p>8. Latest Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be submitted. Status: Submitted.</p> <p>9. Pert chart needs to be submitted. Status: Submitted.</p> <p>10. Allottee related documents like Draft Application form needs to be revised. Status: Submitted.</p> <p>11. Allottee related documents like Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>12. Allottee related documents like Draft BBA needs to be revised. Status: Submitted but needs to be revised.</p> <p>13. Allottee related documents like Draft Conveyance deed needs to be revised. Status: Submitted.</p> <p>14. Draft Brochure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>15. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted, but needs to be revised.</p> <p>16. TAN of promoter needs to be submitted. Status: Submitted.</p> <p>17. LLP agreement needs to be provided Status: Supplementary LLP agreement submitted, however main LLP agreement needs to be submitted.</p> <p>18. Project report needs to be provided. Status: Submitted.</p> <p>19. CA certificate for REP I needs to be submitted. Status: Submitted.</p> <p>20. Original Non encumbrance certificate not below the rank the tehsildar needs to be submitted. Status: Submitted.</p> <p>21. Board resolution for operation of bank account needs to be submitted. Status: Submitted.</p> <p>22. KYC of authorized person to operate bank account needs to be provided. Status: Submitted.</p>
--	--	--



		<p>23. Quarterly schedule of estimated expenditure and resources needs to be provided. Status: Not Submitted.</p> <p>24. Cash flow statement needs to be provided. Status: Submitted.</p> <p>25. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p> <p>26. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. Status: Submitted.</p> <p>27. Complete details of promoter from MCA site needs to be submitted. Status: Submitted.</p> <p>28. Annual balance sheet for the financial year 2024-25 (as LLP incorporation on 06.09.2024) needs to be submitted. Status: Submitted.</p>
28.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 04.11.2025, receipt attached. The promoter submitted an affidavit to submit the approval within 4 months from the registration certificate.</p> <p>4. Allottee related documents like Draft Allotment letter needs to be revised.</p> <p>5. Allottee related documents like Draft BBA needs to be revised.</p> <p>6. Draft Brochure needs to be revised.</p> <p>7. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>8. LLP agreement needs to be provided Status: Supplementary LLP agreement submitted, however main LLP agreement needs to be submitted.</p> <p>9. Quarterly schedule of estimated expenditure and resources needs to be provided.</p>

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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Service plan and Estimates and the documents mentioned above.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Service plan and Estimates within 4 months from the grant of registration.

No objections have been received w.r.t. the public notice dated 18.10.2025 published in three newspapers.



It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asha
Asha

Chartered Accountant

Ashish Kush
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 10.11.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Ajit Pal Singh (Partner and Land Owner) and Sh. Rishi (AR) are present on behalf of the promoter.

Sh. Ajit Pal Singh (Landowner), Sh. Tarun Rana (Landowner), Sh. Avneesh Shoukeen (Landowner) are also present alongwith the promoter.

The Authorized Representative of the promoter states that the site is accessible from 9 Karam wide road which is existing and is further connected to Pataudi Bypass Road. Since, the DTCP has issued the license bearing no. 122 of 2025 on the basis of licensing policy parameters of the Department, the site shall have access from 9 karam revenue rasta. Further, the Authorized Representative of the promoter submits that presently, Approved service plans are under process and the said approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Approved Service Plans and Estimates within 4 months from the date of grant of registration. Further, he undertakes to submit the Demand Draft/ Bank Guarantee amounting to Rs. 25 lakhs 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 approval within the stipulated time frame, the said security amount 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 the Demand Draft / Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the Approved Service Plans and Estimates within 4 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the said security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act, 2016, Rules and Regulations made thereunder. Further, the promoter is directed to disclose in the advertisement and brochure at the time of publication that presently the site has access through 9 karam revenue rasta.

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 the BG/DD of Rs. 25 lakhs for submission of Approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)

(Arun Kumar)
Chairman, HARERA