

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Ashiana Aaroham Phase-1 RERA-GRG-2020-2025

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details			
1.	Nama afaha and			TENERS NEW YORK	
	Name of the project	Ashiana Aaroham Phase-1			
2.	Name of the promoter	M/s Ashiana Housing Limited			
3.	Nature of the project	Group Housing Co		Emperature (198	
4.	Location of the project	Sector- 80, Gurugram			
5.	Legal capacity to act as a promoter	Third Party Right Holder/ Landowner			
6.	Name of the license holder	N/A (Allotment fr	om HSIIDC)	A North City	
7.	Status of project	New	VII		
8.	Whether registration applied for whole	Phases			
	Phase no.	1 Annual Service States States States			
9.	Online application ID	RERA-GRG-PROJ-2	2020-2025		
10.	License no.		/A	N/A	
11.	Total licensed area	10.8 acres	Area to be registered	4.66 acres	
12.	Projected completion date				
13.	QPR Compliances (if applicable)	and the second s			
14.	4(2)(l)(D) Compliances (if applicable)	N/A			25.
15.	4(2)(l)(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	C0266	First mollee Sept on	
18.	RC Conditions Compliances (if applicable)	N/A			75
19.	Total Project cost	Rs 276.28 crs	th sixty less to	reflects are markets	
20.	Project Expenditure So far	Rs 73.10 crs			
21.	Estimates expenditure for completion so far	Rs 203.18 crs			



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310	Anna - Jakathan			RERA-GRG-2020-2025	
22.	Total No. Of Units		Tower 3 (G+23) and Tower 4 (G+23), (Clubhouse, 8 Commercial	
			shops		
23.	Statutory approvals either applied for or obtained prior to registration				
05-654	S.No	Particulars	Date of approval	Validity upto	
		License Approval	Allotment from HSIIDC	N/A	
	i) ii)	Zoning Plan	HSIIDC/IPD/1681 dated 13.08.2025		
	11)	Approval	Time Legit propil at midu A a V M	27.40.2020	
	iii)	Building plan Approval	HSIIDC/IPD/IMT/M/2025/1050 dated 08.10.2025	07.10.2030	
	iv)	Environmental	HR/SEAC/2024/074 dated	12.11.2034	
		Clearance	13.11.2024	sala minus	
	v)	Airport height	AAI/RHQ/NR/ATM/NOC/2024/276	22.04.2032	
		clearance	/1057-60 dated 24.04.2024	notes to sutoff.	
	vi)	Fire scheme approval	Not Submitted	& Whether re	
	vii)	Service plan and estimate approval	N/A	Passeno.	
24.	Fee I	Details			
	Registration Fee		Resi - 28,861.024 * 1.87 * 10 = Rs 5,39,701/- Comm - 217.896 * 1.87 * 20 = Rs 8,149/- Total = Rs 5,47,850/-		
	Processing Fee		29,078.92 * 10 = Rs 2,90,789/-		
	Late Fee		N/A		
	Total Fee		Rs 8,38,639/-		
25.	DD amount		Rs 8,30,700/- Rs. 7,939/-	specificable)	
	DD no. and date		021018 dated 26.09.2025 021070 dated 30.10.2025	(4(3)(3)(3)(3) Comp. applicable)	
	Name of the bank issuing		HDFC Bank	arrein la emeril 21	
	Deficient amount		-		
26.	File Status		Date		
	File received on		10.10.2025	7.525 STATES	
	First notice Sent on		29.10.2025	199(6)(1)	
	First hearing on Second hearing on		03.11.2025 (adjourned) 17.11.2025	39 38	
27.	Case History:				
27.	The Promoter M/s Ashiana Housing Ltd. who is a third-party right holder/ Landowner applie for the registration of real estate group housing colony namely "Ashiana Aaroham Phase 1 located at Sector- 80, Gurugram under section 4 of the Real Estate (Regulations an Development) Act, 2016 vide central receipt no. 100406 dated 10.10.2025 and RPIN- 974. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2020-2025.				
	The 01.0	land admeasuring 10.08.2023 for the develop	8 acres is allotted by HSIIDC vide mer oment of group housing colony situated	no no. HSIIDC: 221 dated d in sector, 80, Gurugram	

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Further, conveyance deed has been registered vide no. 9168 dated 07.10.2024 in favour of $\rm M/s$ Ashiana Housing Ltd.

The project has to be developed in three phases which are as follows:

S.no.	Description of Phase	Area	Status
1	Phase 1	4.66 acres	Applied for registration
2	Phase 2	3.59 acres	Registration to be applied in future
3	Phase 3	2.55 acres	Registration to be applied in future
Total		10.8 acres	and the second s

Now, the promoter has applied for registration of Phase 1 having an area admeasuring 4.66 acres and total area of the project having an area admeasuring 10.8 acres.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/974 dated 29.10.2025 was issued to the promoter with an opportunity of being heard on 03.11.2025.

On 16.10.2025, the promoter has submitted the public notice in three newspapers, two English, "Hindustan Times" & "The Times of India" and one Hindi, "Dainik Jagran" dated 16.10.2025 as per the directions of Authority. Objections to be filed till 03.11.2025. No objections received till 03.11.2025.

The status of the documents is mentioned below:

28.	Present compliance status					
	as on 17.11	.2025 of				
	deficiencies	conveyed				
	through notice.					

- 1. Deficit Fee of Rs 7,939/- needs to be submitted.

 Status: Submitted vide DD No. 021070 dated 30.10.2025.
- 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: Submitted but needs to be revised.
 3. Online DPI needs to be corrected.
 Status: Submitted but needs to be revised.
- Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
 Status: Not Submitted, the promoter has applied for
 - Status: Not Submitted, the promoter has applied for the same dated 11.10.2025.
- 5. Signed copy of approved revised zoning plan needs to be submitted.
 - Status: The promoter states that zoning plan is a system generated document from HSIIDC website and does not require any signature.
- 6. Electrical load availability connection needs to be submitted.
 - Status: The promoter states that as per clause 11 of conveyance deed dated 07.10.2024, the electricity supply shall be provided by HSIIDC.
- 7. As per approved site plan, it is noted that the project is in phases as applied by the promoter (Phase-1), accordingly phasing letter along with approved phasing plan if any needs to be submitted.



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awaita	Status: The promoter stated that as the land has been allotted through e-auction and there is no objection by DTCP regarding the same. Therefore, no separate
	phasing letter is required.
200	8. Draft allotment letter and Builder Buyer Agreement needs to be revised as per prescribed format.
e differ digital fact from the first	Status: Submitted
and the language and or moissessi	9. Draft Conveyance deed needs to be revised and payment
at he applied in the	receipt needs to be submitted. Status: Submitted
	10. Draft advertisement document needs to be submitted.
Company to the September of the Company of the Comp	Status: Submitted but needs to be revised.
cres yearlefted it land sometimes of	11. Mining permission needs to be submitted. Status: Submitted
s friw pelomone and tel beuses as	12. Cost of the land amounts to Rs 7310.53 lakhs needs to be clarified according to the area applied for the registration
	is 4.66 acres.
mi subdridskista dogga er 2011.01	Status: Submitted
ne Hindi, Batelk legitur date	13. Clarification needs to be submitted as EDC, IDC, and license
2 (2) 2 (2) 2 (2) (2) (2) (2) (2	fee is missing. Details of any other cost amounts to Rs 2654.05 lakhs mentioned in DPI needs to be submitted. Status: Submitted
Sectional to be subsected.	14. CA Certificate of expenditure incurred and to be incurred dated 19.09.2025 needs to be revised.
ide DD No. 021070 dated	그리고 그녀는 사람들이 있는 사람들이 가지 않는데 되었다. 그리고 나는 사람들이 가지 않는데 하는데 그리고 있다. 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있다.
ids to be done in the online (A. i) seeds to be revised.	15. REP II dated 18.09.2025 and Affidavit of promoter dated 18.09.2025 regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be
orrected leads to be revised.	revised. Status: Submitted
eeds to be subjetted if applied ods to be subjetted.	16. Bank Undertaking dated 08.08.2025 needs to be revised. Status: Submitted
the promoter has applied to 0.25. I nevised towing plan applie to w	17. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Status: Submitted
t el milo goinde table caraté bue official WERER morte ene	Status. Submitted but Original NOC dated 29.07.2025
20 Domonico	from lender needs to be submitted.
29. Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H)
ed UV.16.2026, the plecific	approation
TO DESCRIPTION OF THE PROPERTY	
a it is corted that they was it is	5. The scheme approval needs to be submitted. If applied,
kingdrabas / Lastad I) relement	The state of the same income to be bubilities.
tot is their aniestic belonges di	
and desired wheelight of	Certificate does not match with DPI.

6. Original NOC dated 29.07.2025 from lender needs to be submitted.

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 mentioned at S. No. 29. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Ashish Dubey Chartered Accountant

Nikita Mittal Planning Executive

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Day and Date of hearing	Monday and 17.11.2025	
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated: 17.11.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Abhijit Joshi (AR), Ms. Isha Dang (AR) and Mr. Jatin (AR) are present on the behalf of the promoter.

The Authorized Representative of the promoter submits that presently fire scheme approval has not yet been obtained as on date. The AR of the promoter further undertakes to obtain and submit the Fire Scheme approval within 4 months from the date of grant of registration. Further, he undertakes to submit the bank guarantee/ demand draft amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirement. 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 approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit Bank Guarantee/Demand Draft amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of Fire scheme approval 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 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 DD of Rs. 25 lakhs for submission of Fire scheme approval within the timeframe mentioned above.

(Arun Kumar) Chairman, HARERA Project - Asimesa Associate Physical Ph

Original NEE dated 29.07.2025 from lender needs to submitted.

Recommendations: The application submitted by the promoter for registration of real extite or of call extite or of the Act of 2016 as per details given above is complete and all the requisite document: extregulated u/s a of Act of 2016 and Harvana Rules, 2017 are found to be in order except the deficiences mentioned at S. No. 29. It is recommended that the Authority may consider the grant of declaration of above deficit documents.

AShish Dubey Actored Accounts

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Monday and 17.11.2025

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Proceedings dated: 17.11.2025

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The Registration Certificate shall be issued after submission of remaining deficiencies monitored the verificate correction in A-H form, Online DPI and submission of DD of Rs. 25 takes for submission of the scheme approved within the time time monitoned above.

(Artin Kumar)

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