



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

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details
1.	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 Colony
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 from HSIIDC)
7.	Status of project	New
8.	Whether registration applied for whole	Phases
	Phase no.	1
9.	Online application ID	RERA-GRG-PROJ-2020-2025
10.	License no.	N/A
11.	Total licensed area	10.8 acres
		Area to be registered
		4.66 acres
12.	Projected completion date	OC – 31.07.2030 CC – 31.10.2033
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.	Total Project cost	Rs 276.28 crs
20.	Project Expenditure So far	Rs 73.10 crs
21.	Estimates expenditure for completion so far	Rs 203.18 crs





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			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	Allotment from HSIIDC	N/A
	ii)	Zoning Plan Approval	HSIIDC/IPD/1681 dated 13.08.2025	
	iii)	Building plan Approval	HSIIDC/IPD/IMT/M/2025/1050 dated 08.10.2025	07.10.2030
	iv)	Environmental Clearance	HR/SEAC/2024/074 dated 13.11.2024	12.11.2034
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/276 /1057-60 dated 24.04.2024	22.04.2032
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	N/A	
24.	Fee 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/-	
	DD no. and date		021018 dated 26.09.2025 021070 dated 30.10.2025	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		-	
26.	File Status		Date	
	File received on		10.10.2025	
	First notice Sent on		29.10.2025	
	First hearing on		03.11.2025 (adjourned)	
	Second hearing on		17.11.2025	
27.	Case History: The Promoter M/s Ashiana Housing Ltd. who is a third-party right holder/ Landowner applied 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 and 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 land admeasuring 10.8 acres is allotted by HSIIDC vide memo no. HSIIDC: 221 dated 01.08.2023 for the development of group housing colony situated in sector, 80, Gurugram.			





Further, conveyance deed has been registered vide no. 9168 dated 07.10.2024 in favour of 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
<b>Total</b>		<b>10.8 acres</b>	

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 1<sup>st</sup> 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.	<b>Present compliance status as on 17.11.2025 of deficiencies conveyed through notice.</b>	<ol style="list-style-type: none"> <li>Deficit Fee of Rs 7,939/- needs to be submitted. <b>Status: Submitted vide DD No. 021070 dated 30.10.2025.</b></li> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised.</b></li> <li>Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Not Submitted, the promoter has applied for the same dated 11.10.2025.</b></li> <li>Signed copy of approved revised zoning plan needs to be submitted. <b>Status: The promoter states that zoning plan is a system generated document from HSIIDC website and does not require any signature.</b></li> <li>Electrical load availability connection needs to be submitted. <b>Status: The promoter states that as per clause 11 of conveyance deed dated 07.10.2024, the electricity supply shall be provided by HSIIDC.</b></li> <li>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.</li> </ol>
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		<p><b>Status:</b> 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.</p> <p>8. Draft allotment letter and Builder Buyer Agreement needs to be revised as per prescribed format. <b>Status: Submitted</b></p> <p>9. Draft Conveyance deed needs to be revised and payment receipt needs to be submitted. <b>Status: Submitted</b></p> <p>10. Draft advertisement document needs to be submitted. <b>Status: Submitted but needs to be revised.</b></p> <p>11. Mining permission needs to be submitted. <b>Status: Submitted</b></p> <p>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. <b>Status: Submitted</b></p> <p>13. Clarification needs to be submitted as EDC, IDC, and license fee is missing. Details of any other cost amounts to Rs 2654.05 lakhs mentioned in DPI needs to be submitted. <b>Status: Submitted</b></p> <p>14. CA Certificate of expenditure incurred and to be incurred dated 19.09.2025 needs to be revised. <b>Status: Submitted but DPI needs to be revised as incurred cost mentioned in CA Certificate does not match with DPI.</b></p> <p>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)(I)(D) needs to be revised. <b>Status: Submitted</b></p> <p>16. Bank Undertaking dated 08.08.2025 needs to be revised. <b>Status: Submitted</b></p> <p>17. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. <b>Status: Submitted</b></p> <p>18. Original NOC from lender needs to be submitted. <b>Status: Submitted but Original NOC dated 29.07.2025 from lender needs to be submitted.</b></p>
29.	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. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>4. Draft advertisement document needs to be revised.</p> <p>5. DPI needs to be revised as incurred cost mentioned in CA Certificate does not match with DPI.</p>





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*

**Ashish Dubey**  
**Chartered Accountant**

*Nikita*

**Nikita Mittal**  
**Planning Executive**

**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*

**(Arun Kumar)**  
**Chairman, HARERA**



