

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

S.No	Particulars	Details		
1.	Name of the project	Vanmaya Premium Residencies		
2.	Name of the promoter	M/s Agrante Realty Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector-106, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the land owner	Sh. Arvinder, Sh. Harpal Singh and others		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-PROJ-2054-2025		
10.	License no.	106 of 2023 dated 13.05.2023 valid upto 12.05.2028		
11.	Total licensed area	6.6625 acres	Area to be registered	6.6625 acres
12.	Projected completion date	CC - 31.10.2030		
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 Plots	Residential Plots: 101 & Commercial Plots: 1		
20.	Total Project cost	Rs 174.48 Cr		
21.	Project expenditure so far	Rs 22.51 Cr		
22.	Estimated expenditure for completion so far	Rs 151.97 Cr		
23.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity upto
	i)	License Approval	106 of 2023 dated 13.05.2023	12.05.2028





	ii)	Demarcation cum zoning approval	DRG No. DTCP 10904 dated 05.03.2025	-
	iii)	Layout plan approval	DRG No. DTCP 10677 dated 09.12.2024	
	iv)	Environmental Clearance	Not applicable	
	vii)	Service plan and estimate approval	Not Submitted	
	vii)	Electrical load availability connection	Not Submitted	
24.	Fee Details			
	Registration Fee		Residential: 25,883.71 Sq.m.* 1* 10= Rs 2,58,837/- Commercial: 1078.49 Sq.m.* 1* 20 = Rs 21,570/- <b>Total: Rs 2,80,407/-</b>	
	Processing Fee		26962.20 * 10 = Rs 2,69,622/-	
	Late Fee		Not applicable	
	Total Fee		Rs 5,50,029/-	
25.	RTGS/ DD amount		Rs 5,50,054/-	
	RTGS/ DD no. and date		UTR No. INDBR32025090900894144 dated 09.09.2025	
	Name of the bank issuing		-	
	Deficient amount		Nil (Excess of Rs 25/-)	
26.	File Status		Date	
	File received on		10.09.2025	
	First notice Sent on		01.10.2025	
	1 <sup>st</sup> hearing on		06.10.2025 (Adjourned)	
	2 <sup>nd</sup> hearing on		13.10.2025 (Adjourned)	
	3 <sup>rd</sup> hearing on		27.10.2025	
	4 <sup>th</sup> hearing on		10.11.2025	
27.	Case History:			
	<p>The Promoter M/s Agrante Realty Ltd. who is a collaborator with various landowners i.e. Sh. Arvinder, Sh. Harpal Singh and others applied for the registration of real estate Affordable Residential Plotted Colony under DDJAY namely "Vanmaya Premium Residencies" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98488 dated 10.09.2025 and RPIN-955. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-2054-2025. The project area for registration is 6.6625 acres under license no. 106 of 2023 dated 13.05.2023 valid upto 12.05.2028.</p> <p>The application for registration of Residential plotted colony under DDJAY was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/955 dated 01.10.2025 was issued to the promoter with an opportunity of being heard on 06.10.2025.</p> <p><b>On 06.10.2025, the matter is adjourned and fixed for 13.10.2025.</b></p>			





**On 13.10.2025**, the matter is adjourned and fixed for 27.10.2025.

**On 27.10.2025**, Ms. Deepika, Planning Executive and Sh. Asha, Chartered Accountant briefed about the facts of the case. Sh. Devesh Sharma (AR) is present on behalf of the promoter and stated that the approved service plans & estimates, and electrical load availability connection are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to submit a Demand Drafts / Bank Guarantees amounting of Rs. 25 lakhs as a security deposit for timely submission of approved service plan and estimates. The AR of the promoter assures that the remaining deficiencies along with the DD/BG shall be submitted to the Authority prior to the next date of hearing and requests adjournment for the same. Request allowed. The AR of the promoter is directed to rectify the deficiencies mentioned above, including submission of the CA certificates. Further, the promoter shall ensure the presence of the landowners in person on the next date of hearing. The promoter is also directed to submit a BG/DD amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in favor of the Authority, as a security amount for the timely submission of the approved service plans and estimates. Furthermore, the Promoter is directed to submit proof of publication of the public notice (i.e., the newspaper copy), if already published and if not yet published, the promoter is directed to ensure its publication at the earliest. The matter is listed for the next hearing on 10.11.2025.

The promoter submitted a reply on 06.11.2025, enclosing copies of newspaper publications. It has been stated that the public notice was published in three leading newspapers—one in Hindi (Dainik Tribune) and two in English (The Indian Express and The Tribune)—on 18.09.2025. It is further submitted that no objections were received till 01.10.2025.

The status of the documents is mentioned below:

28.	<b>Present compliance status as on 10.11.2025 of deficient documents conveyed vide last hearing dated 27.10.2025.</b>	<ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Not submitted</b></li> <li>Online DPI needs to be corrected. <b>Status: Submitted, but corrections need to be done.</b></li> <li>It is noted that the layout plan approved by DTCP, Haryana vide DRG No. DTCP 10677 dated 09.12.2024 includes some plots that are mortgaged with DTCP against the bank guarantee (BG) in compliance with EDC and 10% saleable area against the IDW. Accordingly, you have to clarify the current status of these plots. <b>Status: The promoter has stated that these plots are still mortgaged with the DTCP.</b></li> <li>Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. <b>Status: The sharing model is not submitted by the promoter. However, in their reply, they stated that the sharing model is not applicable to these plots, as they are developing floors on the licensed plots applied for.</b></li> <li>Registered irrevocable GPA/ SPA needs to be submitted.</li> </ol>
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	<p><b>Status: SPA submitted.</b></p> <p>6. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 106 of 2023 dated 13.05.2023 from both the promoters (License holder &amp; Developer) along with Board Resolution of land-owning company needs to be submitted.</p> <p><b>Status: An affidavit has been submitted stating that neither the company nor the landowners have carried out any advertisement, marketing, booking, or sale in relation to the project. It further states that both the landowner and the promoter have mutually agreed to develop 101 plots in the form of floors on the said land. Moreover, it is expressly agreed that no plots shall be sold in the future in respect of the aforementioned project. However, the affidavit has not been signed by the landowners, it has been signed only by the promoter.</b></p> <p>7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p><b>Status: Not submitted, in the reply, the promoter stated that they will submit the approval within six months.</b></p> <p>8. Electrical load availability connection for the project needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>9. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted for whole licensed land.</p> <p><b>Status: Submitted</b></p> <p>10. Approval NOC from agency for connecting external service like road access needs to be submitted.</p> <p><b>Status: Not submitted, but the promoter stated that the road is already connected to a 12-meter-wide service road.</b></p> <p>11. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>12. Project report along with brochure of current project and project photos needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>13. PERT Chart specifying date of completion needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>14. Draft allottee document i.e. application form, allotment letter, builder buyer agreement conveyance deed &amp; payment receipt needs to be submitted.</p>
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	<p><b>Status: Not applicable, as the promoter has stated in their reply that they will not be selling the plots, hence, these documents are not required. In this regard, an affidavit signed by the promoter has also been submitted.</b></p> <p>15. Draft brochure and advertisement need to be submitted. <b>Status: Not applicable, as the promoter is not selling plots.</b></p> <p>16. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Not submitted</b></p> <p>17. Financial resources need to be met with project cost. Needs to be filled in DPI. <b>Status: Submitted</b></p> <p>18. Copy of paid challan of EDC and IDC needs to be submitted. <b>Status: Submitted</b></p> <p>19. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. <b>Status: Submitted</b></p> <p>20. Affidavit regarding payment to land owner as per compliance of section 4(2)(l)(D) needs to be submitted. <b>Status: Promoter stated that there is no sale by both land owners and developers and no any payment to land owners by developers.</b></p> <p>21. REP II needs to be revised. <b>Status: Submitted, but needs to be revised.</b></p> <p>22. Bank Undertaking needs to be provided along with details of authorized person i.e., Name of employee, employee code, designation and date of issue of bank undertaking. <b>Status: Submitted</b></p> <p>23. Quarterly schedule of estimated expenditure and resources needs to be provided. <b>Status: Submitted</b></p> <p>24. Cash flow statement needs to be provided. <b>Status: Submitted</b></p> <p>25. CA certificate for Non default needs to be submitted. <b>Status: Submitted</b></p> <p>26. CA certificate for REP I need to be submitted. <b>Status: Submitted</b></p> <p>27. CA certificate for net worth needs to be submitted. <b>Status: Submitted</b></p> <p>28. CA certificate for expenditure incurred and to be incurred needs to be submitted. <b>Status: Submitted</b></p> <p>29. Board resolution for operation of bank account as per RERA ACT needs to be provided along with KYC of authorized person to operate bank account. <b>Status: Submitted</b></p>
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29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected. <b>Status: Submitted, but corrections need to be done.</b></p> <p>3. It is noted that the layout plan approved by DTCP, Haryana vide DRG No. DTCP 10677 dated 09.12.2024 includes some plots that are mortgaged with DTCP against the bank guarantee (BG) in compliance with EDC and 10% saleable area against the IDW. Accordingly, you have to clarify the current status of these plots. <b>Status: The promoter has stated that these plots are still mortgaged with the DTCP.</b></p> <p>4. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. <b>Status: The sharing model is not submitted by the promoter. However, in their reply, they stated that the sharing model is not applicable to these plots, as they are developing floors on the licensed plots applied for.</b></p> <p>5. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 106 of 2023 dated 13.05.2023 from both the promoters (License holder &amp; Developer) along with Board Resolution of land-owning company needs to be submitted. <b>Status: An affidavit has been submitted stating that neither the company nor the landowners have carried out any advertisement, marketing, booking, or sale in relation to the project. It further states that both the landowner and the promoter have mutually agreed to develop 101 plots in the form of floors on the said land. Moreover, it is expressly agreed that no plots shall be sold in the future in respect of the aforementioned project. However, the affidavit has not been signed by the landowners, it has been signed only by the promoter.</b></p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



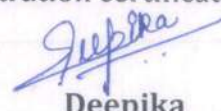


	<p><b>Status: Not submitted, in the reply, the promoter stated that they will submit the approval within six months.</b></p> <p>7. Electrical load availability connection for the project needs to be submitted.</p> <p>8. Approval NOC from agency for connecting external service like road access needs to be submitted.</p> <p><b>Status: Not submitted, but the promoter stated that the road is already connected to a 12-meter-wide service road.</b></p> <p>9. Draft allottee document i.e. application form, allotment letter, builder buyer agreement conveyance deed &amp; payment receipt needs to be submitted.</p> <p><b>Status: Not applicable, as the promoter has stated in their reply that they will not be selling the plots, hence, these documents are not required. In this regard, an affidavit signed by the promoter has also been submitted.</b></p> <p>10. Draft brochure and advertisement need to be submitted.</p> <p><b>Status: Not applicable, as the promoter is not selling plots.</b></p> <p>11. Affidavit regarding payment to land owner as per compliance of section 4(2)(I)(D) needs to be submitted.</p> <p><b>Status: Promoter stated that there is no sale by both land owners and developers and no any payment to land owners by developers.</b></p> <p>12. REP II needs to be revised.</p>
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**Recommendation:** All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved service plans & estimates, electrical load availability connection and corrections in form A-H and DPI along with other deficiencies. The Authority may consider for grant of registration upon submission of approved service plans & estimates and approved Electrification plan within six months from the issuance of registration certificate.

  
Asha

Chartered Accountant

  
Deepika

Planning Executive

Day and Date of hearing

Monday and 10.11.2025

Proceeding recorded by

Ram Niwas

### PROCEEDINGS OF THE DAY

Proceedings dated: 10.11.2025

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

Sh. Devesh Sharma (AR) is present on behalf of the promoter.

Sh. Harpal Singh & Sh. Mukul Yadav are present on behalf of the land-owners.

The Authorized Representative of the promoter submits that presently Approved service plans, estimates and Approved Electrification plan are under process and the said approvals have not yet been obtained as on date. The AR of the promoter further undertakes to obtain and submit:

- Approved Service Plans and Estimates within 6 months from the date of grant of registration; and



ii. Approved Electrification plan within 6 months from the date of grant of registration;  
Further, he undertakes to submit Demand Draft amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). 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 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 approved Service Plans and Estimates within 6 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. Further, the Promoter shall submit an undertaking that the following approvals and permissions shall be obtained and submitted within the respective timeframes specified below:

- a) Approved Service Plans and Estimates within 6 months from the date of grant of registration;
- b) Approved Electrification plan within 6 months from the date of grant of registration;

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 Approved Service Plans and Estimates within the timeframe mentioned above.



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