Sohna Greens
RERA-GRG-2087-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Sohna Greens	
2.	**Name of the promoter**	M/s Avani Ventures and Developers Limited (Formerly known as M/s V K Developers)	
3.	**Brief of the promoter**	The promoter i.e, M/s Avani Ventures and Developers Limited (Formerly known as M/s V K Developers) have incorporate dated 21.02.2025 having registered office at 56, New Anaj Mandi, Ward no 6, Sohna, Gurugram, Haryana – 122103 The company having the director Mr. Gaurav Yadav, Ms. Nimisha Jain, Mr. Amit Aggarwal, Ms. Rakhi Aggarwal and Sh. Vijay Kumar.	
4.	**Nature of the project**	Residential plotted colony under DDJAY	
5.	**Location of the project**	Sector 04, Sohna, Gurugram	
6.	**Legal capacity to act as a promoter**	License Holder	
7.	**Name of license holder**	M/s Avani Ventures and Developers Limited (Formerly known as M/s V K Developers)	
8.	**Status of project**	Ongoing	
9.	**RERA Registration No.**	113 of 2022	
10.	**Validity of Registration Certificate**	Valid From 28.11.2022	Valid up to 30.04.2025
11.	**Date of receipt of application for extension**	29.09.2025	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	29.04.2026	
14.	**Online extension ID**	RERA-GRG-2087-2025	
15.	**Registration Temp ID**	RERA-GRG-1183-2022	
16.	**QPR status**	Submitted upto June 2025	
17.	**4(2)(l)(D) reports status**	2022-23 Pending	
18.	**4(2)(l)(C) compliance**	Applied for extension on 29.09.2025.	
19.	**Compliance of RC conditions**	Approved Service plan and Estimates within 3 months i.e., 27.02.2023 - **Submitted.**	
20.	**Status of change of bank account**	N/A	
21.	**Details of proceedings pending against the project**	RERA-GRG-3660-2025- SCN for 4(2)(l)(C) compliance	
22.	**Present stage of completion (%)**	100 %	

23.	**Total Project cost**	Rs. 80.61/- Crores			
24.	**Project expenditure so far**	Rs. 74.76/- Crores			
25.	**Estimated expenditure for completion so far**	Rs. 5.85/- Crores			
26.	**Total units**	180 plots			
27.	**Sold Units**	180 plots			
28.	**Unsold Units**	0			
29.	**Total Sale Consideration**	Rs 82.1/- crores			
30.	**Total amount received from sale proceeds**	Rs 80.40/- Crores			
31.	**Total Amount to be Received**	Rs 1.7 crs			
32.	**As per QPR closing balance in RERA A/c as on 30.06.2025**	Rs 13.60 Lakhs/-			
33.	**License no.**	109 of 2022 dated 05.08.2022		Valid upto 04.08.2027	
34.	**Total licensed area**	10.04375 Acres	**Area for extension of registration**	10.04375 Acres	
35.	**Statutory approvals either applied for or obtained prior to registration**				

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	109 of 2022 dated 05.08.2022	04.08.2027
ii)	**Zoning Plan**	Not Submitted	
iii)	**Layout Plan Approval**	Memo no. 8504 dated 08.08.2022	-
iv)	**Environmental Clearance**	N/A	-
v)	**Airport height clearance**	N/A	
vi)	**Fire scheme approval**	N/A	
vii)	**Service plans and estimates approval**	LC-4718/JE(DS)/2023/5481 dated 23.02.2023	

36.	**Reasons for delay**	Not Submitted
37.	**Fee details**	
	Registration fee	**Residential-** 39,019.7277 * 1 * 10 = Rs 3,90,197/- **Commercial –** 1625.822*1*20 = Rs 32,516/- **Total = Rs 4,22,713/-**
	Processing fee	40,645.5497 * 10 = Rs 4,06,456/-
	Late Fee	N/A

	Extension Fee (Half of Registration fee) - Rejected	Not Considered (As application rejected on 31.03.2025)
	Processing fee at the time of extension - Rejected	40,645.5497 * 10 = Rs 4,06,456/- (Forfeit)
	Late fee - Rejected	N/A
	Extension Fee (Half of Registration fee)	Rs 2,11,357/-
	Processing fee	40,645.5497 * 10 = Rs 4,06,456/-
	Late fee	(250% of extension) – 5 months delay (Calculated after one month from 31.03.2025) Rs 5,28,393/-
	Total fee	**Rs 23,81,831/-**
38.	**DD amount submitted at the time of registration**	Rs 32,515/- Rs 2,27,440/- Rs 2,43,697/- Rs 1,14,161/- **Total – Rs 6,17,813/-**
	DD no. and date for registration	420569 dated 19.10.2022 420568 dated 19.10.2022 420570 dated 20.10.2022 535588 dated 31.10.2022
	Name of the bank issuing	IndusInd Bank
	DD/RTGS Amount submitted for extension - Rejected	Rs 3,50,000/-
	DD/RTGS no. and date for extension - Rejected	500052 dated 29.01.2025
	DD/RTGS Amount submitted for extension	Rs 4,50,000/- Rs 9,64,018/-
	DD/RTGS no. and date for extension	041754359321 dated 29.09.2025. 16591285 dated 05.11.2025
	Name of the bank issuing	ICICI Bank
	Total Amount Paid	**Rs 23,81,831/-**
	Deficient amount	**NIL**
39.	**File Status**	**Date**
	File received on	29.09.2025
	Notice Sent on	17.10.2025
	First hearing on	27.10.2025
	Second hearing on	17.11.2025
	Third hearing on	01.12.2025
40.	**Case History: -** The Promoter M/s Avani Ventures and Developers Limited (Formerly known as M/s V K Developers) who is a license holder applied for the extension of registration of real estate affordable plotted colony under DDJAY project namely "Sohna Greens" located at Sector-04,	

Sohna, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 99797 dated 29.09.2025 and EPIN-168. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1183-2022 and online generated for project extension temp id RERA-GRG-2087-2025. The total licensed area is 10.04375 acres and project area for the extension of registration is same. The license no – 109 of 2022 dated 05.08.2022 has been granted for development of Affordable residential plotted colony on an area admeasuring 10.04375 acres.

The Department of Town & Country Planning, Haryana has granted license no. 109 of 2022 dated 05.08.2022 valid upto 04.08.2027 measuring 10.04375 acres in favour of V K Developers for setting up of Affordable Residential Plotted Colony under DDJAY in sector 04, Sohna, Gurugram. Now, the name of the promoter i.e., M/s V K Developers has now been changed and converted to the company namely M/s Avani Ventures and Developers Limited.

The project "**Sohna Greens**" is registered with the Authority vide **RC No. 113 of 2022 dated 28.11.2022 valid upto 30.04.2025**.

The promoter has applied for extension of registration u/s 6 of the Act of 2016 on 30.01.2025 which was rejected on 31.03.2025 with a direction to apply afresh after obtaining all requisite documents alongwith compliance of QPR and 4(2)(l)(D). Further, the promoter was restrained from creating any 3rd party rights in the project.

The promoter has filed an appeal before HREAT against the order dated 31.03.2025 wherein the application for registration of project was rejected alongwith forfeiture of processing fee as the promoter has neither rectified the deficiencies conveyed including the requisite fee reuired for making a valid application nor submitted any reply despite an opportunity given on 10.03.2025 and 31.03.2025.

The application for extension of registration of affordable residential plotted colony under DDJAY project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/168 dated 17.10.2025 was issued to the promoter with an opportunity of being heard on 27.10.2025.

On 27.10.2025, the matter was adjourned and fixed for 17.11.2025.

The promoter has submitted a reply on 07.11.2025 wherein the promoter has submitted the copy of the public notice published in three newspapers i.e., The Tribune (English), Times of India (English) and Navbharat Times (Hindi) dated 22.10.2025 for objection till 05.11.2025. alongwith the reply to the deficiency notice which was scrutinized and the remaining deficiencies were conveyed to the promoter.

Further, the site of the project was visited on 12.11.2025 and it is noted that the site is presently accessible through 8 Karam wide revenue road only.

On 17.11.2025, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rishabh Jain (Advocate) along with Sh. Arun Kaushik (AR) who has recently joined the Promoter company, are present on behalf of the promoter. The AR states that they have submitted the reply to the deficiencies on 14.11.2025. The office to examine the reply dated 14.11.2025 submitted by the promoter. The promoter is directed

	to submit the letter from DTCP, Haryana for approval of change of name of the company alongwith the other remaining deficiencies. Further, the CEO/ Director of the company shall remain present on the next date of hearing. The matter to come up on 01.12.2025. The promoter has submitted a reply on 14.11.2025 and 26.11.2025 which were scrutinized and the status of the documents is mentioned below.	
41.	**Present compliance status as on 01.12.2025 of deficient documents as conveyed through notice dated 17.10.2025.**	1. Deficit Fee –Rs 9,64,018/- needs to be submitted. **Status: Submitted an amount of Rs 9,64,018 vide UTR no. 16591285 dated 05.11.2025.** 2. Original RC needs to be submitted. **Status: Submitted.** 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. License has been issued in the name of V K Developers and the registration also granted in favour of the same. Now, the extension of registration has been applied by M/s Avani Ventures and Developers Limited. It is noted that the V K Developers has changed to M/s Avani Ventures and Developers Limited. A letter from DTCP regarding the same needs to be submitted. Status: Applied to DTCP, Haryana on 30.10.2025 regarding name of change of company. Approval pending. 5. Copy of Zoning Plan needs to be submitted. **Status: Submitted. DRG. NO. DG,TCP 8770 dated 28.11.2022.** 6. Approval/NOC from various agencies for connecting external services like road access permission, Water supply, Sewerage and Storm water needs to be submitted. **Status: The promoter stated that at present road access is available. Further, Water supply, Sewerage and Storm submitted.** 7. Forest NOC from DFO needs to be submitted. **Status: Submitted. Approved vide no. G1Q-6GD-TJVL dated 23.05.2022.** 8. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. **Status: Submitted.** 9. 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.** 10. Booking list of plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., plot area, date of booking, average rate, total consideration and balance amount to be receive needs to be submitted. **Status: Submitted. All 180 plots are sold in the project.** 11. List of unsold units needs to be submitted. **Status: The promoter submitted an undertaking that there is no unsold inventory available in the project.** 12. Affidavit / NOC for NCZ, Power line shifting, Tree Cutting, Forest Land Diversion needs to be submitted. **Status: Submitted an affidavit for non-applicability of above NOC.** 13. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 14. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 15. Four copies of executed application form need to be submitted. **Status: Submitted.** 16. Four copies of executed Allotment Letter need to be submitted. **Status: Submitted.** 17. Four copies of executed BBA need to be submitted. **Status: Submitted.** 18. Four copies of executed Conveyance deed needs to be submitted. **Status: Submitted.** 19. Draft Allotment Letter need to be revised as per the prescribed format. **Status: The promoter stated that all the 180 plots are sold. Thus no requirement of draft Allotment Letter.** 20. Draft Builder Buyer Agreement need to be submitted. **Status: The promoter stated that all the 180 plots are sold. Thus no requirement of draft BBA.** 21. Draft Brochure needs to be revised. **Status: Submitted.**

		22. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 23. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted.** 24. Latest REP II needs to be submitted. **Status: Submitted.** 25. CA certificate non default needs to be revised. **Status: Submitted.** 26. CA certificate for net worth needs to be submitted. **Status: Submitted.** 27. Project report needs to be revised. **Status: Submitted.** 28. Bank undertaking needs to be submitted. Status: Submitted. However, in Bank undertaking account no. of the Master RERA and Free Account, Project name alongwith details of Authorised signatory i.e., name, designation, employee id, date of issue needs to be submitted. 29. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person to operate bank account. **Status: Submitted.** 30. COI needs to be submitted. **Status: Submitted.** 31. Details of promoter from the MCA site needs to be submitted. **Status: Submitted.** 32. TAN of the promoter needs to be submitted. **Status: Submitted.** 33. Annual balance sheet for the last 3 financial year needs to be submitted. **Status: Submitted However annual balance sheet for the financial year 2024-25 needs to be submitted.** 34. Statement of quarterly source of funds and expenditure needs to be submitted. **Status: Submitted.** 35. Cash flow statement needs to be submitted. **Status: Submitted.** 36. Original NEC not below the rank of tehsildar needs to be submitted. **Status: Submitted.**

		37. In details Ca certificate of expenditure incurred and to be incurred needs to be submitted. **Status: Submitted.** 38. CA certificate for financial details of the sold inventory needs to be submitted. **Status: Submitted.** 39. Affidavit regarding 10% auto deduct from RERA account for the EDC needs to be submitted. **Status: Submitted.** 40. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted.** 41. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted.** 42. Financial resources needs to be met with project cost. Accordingly correction in DPI needs to be done. **Status: Correction in DPI has been done.**
42.	**Remarks**	1. Online DPI needs to be revised. 2. License has been issued in the name of V K Developers and the registration also granted in favour of the same. Now, the extension of registration has been applied by M/s Avani Ventures and Developers Limited. It is noted that the V K Developers has changed to M/s Avani Ventures and Developers Limited. A letter from DTCP regarding the same needs to be submitted. Status: Applied to DTCP, Haryana on 30.10.2025 regarding name of change of company. Approval pending. 3. Approval/NOC from various agencies for connecting external services like road access permission, Water supply, Sewerage and Storm water needs to be submitted. **Status: The promoter stated that at present road access is available. Further, Water supply, Sewerage and Storm submitted.** 4. Bank undertaking needs to be submitted. Status: Submitted. However, in Bank undertaking account no. of the Master RERA and Free Account, Project name alongwith details of Authorised signatory i.e., name, designation, employee id, date of issue needs to be submitted. 5. Annual balance sheet for the 2024-25 financial year needs to be submitted.

Recommendations:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except corrections in Online DPI and documents mentioned above at S. No. 42.

No objection has been received in the Authority from any allottee in respect of public notice regarding the application of extension of registration under section 6 of the Act of 2016.

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

Asha 01/12/25

Asha
Chartered Accountant

Ashish Kush 01/12/25

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 01.12.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 01.12.2025.

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

Sh. Rahul Aggarwal (CMD), Sh. Arun Kaushik (AR), Sh. Rishabh Jain (Advocate) and Sh. Shubham (Advocate) are present on behalf of the promoter.

The AR of the promoter states that they are submitting the above-mentioned deficiencies and further assures that the letter from DTCP, Haryana recognizing the change of name from V K developers to M/s Avani Ventures and Developers Limited will be submitted with 10 days.

Approved as proposed, subject to submission of the above mentioned documents including the letter from DTCP, Haryana recognizing the change of name from V K developers to M/s Avani Ventures and Developers Limited.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned conditions.

(Arun Kumar)
Chairman, HARERA