

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project	Antares by ROF
Promoter	ROF Infratech & Housing Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	Antares by ROF	
2.	Name of the license holders	ROF Infratech & Housing Pvt. Ltd.	
3.	Name of collaborator	N/A	
4.	Name of the promoter	ROF Infratech & Housing Pvt. Ltd.	
5.	About the promoter	ROF Infratech and Housing Private Limited is a private real estate development company incorporated on 26 July 2012 and based in New Delhi. The company is engaged in real estate and housing development activities. Its authorised share capital is ₹15.20 crore, with a paid-up capital of about ₹15.01 crore. The company is promoted and managed by its board of directors. The current directors include Mr. Pawan Khatana and Mr. Man Bahadur Katuwal.	
6.	Nature of the project	Affordable Group Housing Colony	
7.	Location of the project	Sector 07, Sohna, Gurugram	
8.	Legal capacity to act as a promoter	Licensee	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Whole	
11.	Phase no. (If applicable)	N/A	
12.	Online application ID	RERA-GRG-2107-2025	
13.	License no.	182 of 2024 dated 10.12.2024	Valid up to 09.12.2029
14.	Total licensed area	11.11875 Acres	Area to be registered 11.11875 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	31.05.2032	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	
18.	4(2)(I)(D) Compliance (If applicable)	N/A	
19.	Status of change of bank account	N/A	



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20.	RC compliance	N/A	
21.	Number of units	1891 residential units and 62 commercial units	
22.	Total Project cost	Rs. 624.68 crores	
23.	Project Expenditure So far	Rs. 152.45 crores	
24.	Expenditure to be incurred	Rs. 472.23 crores	
25.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	182 of 2024 dated 10.12.2024 09.12.2029
	2.	Zoning plan approval	DTCP 10928 dated 17.03.2025
	3.	Building plan approval	ZP-2059/JD(RA)/2025/39819 dated 15.10.2025 14.10.2030
	4.	Environmental Clearance	EC24B3812HR5852407N dated 07.01.2026
	5.	Airport height clearance	PALM/NORTH/B/102224/129 9181 dated 20.11.2024 19.11.2032
	6.	Fire scheme approval	Not submitted
	7.	Service plan and estimate approval	Not submitted
	8.	Electrical load	Not submitted
16.	Fee Details		
	Registration fee	Residential: 138652.532 x 3.15 x 10 = Rs. 43,67,555/- Commercial: 3413.538 x 1.90 x 20) =Rs. 1,29,715/- Total: Rs. 44,97,270/-	
	Late fee	N/A	
	Processing fee	142066.07 x 10 =Rs. 14,20,661/-	
	Total fee	Rs. 59,17,931/-	
17.	DD Details		
	DD amount	Rs. 13,02,000/- Rs. 12,85,500/-	
	DD no. and date	430103 dated 17.11.2025 430104 dated 17.11.2025	



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	Name of the bank issuing	Punjab National Bank
	Total fee paid	Rs. 25,87,500/-
	Deficient amount	Rs. 33,30,431/-
18.	File Status	Date
	File received on	27.11.2025
	First notice Sent on	17.12.2024
	1st reply submitted on	19.12.2025
	1st hearing on	22.12.2025 (Adjourned)
	3rd hearing on	29.12.2025 (Adjourned)
	4th hearing on	05.01.2026(Adjourned)
	5th hearing on	19.01.2026
19.	Case History: -	
	<ol style="list-style-type: none"> 1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 182 of 2024 dated 10.12.2024 measuring 11.11875 acres in favour of M/s ROF Infratech & Housing Pvt. Ltd. for setting up an Affordable Group Housing in sector 7, Sohna, Gurugram. 2. The project comprises of 17 residential towers consisting 1891 residential units and 62 commercial units. 3. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/994 dated 17.12.2025 with an opportunity of hearing on 22.12.2025. On 22.12.2025, the matter was adjourned to 29.12.2025. On 29.12.2025, the matter was adjourned to 05.01.2026 and further to 19.01.2026. 4. A public notice with respect to the application dated 03.11.2025 for registration of the project submitted by the promoter was issued in The Tribune (English) dated 08.12.2025, Indian Express (English) dated 07.12.2025, and Dainik Bhaskar (Hindi) dated 07.12.2025. 5. Further, the promoter has submitted an application for change of name from "ROF ANTARES" to "ANTARES BY ROF" which is submitted in the DPI of the project. It is noted that in all other documents and REP I, the name has already been submitted as "ANTARES BY ROF". 6. The reply dated 19.12.2025, 02.01.2026, 05.01.2026 and 08.01.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: 	
20.	Present compliance status as on 19.01.2026 of deficient documents as conveyed on 17.12.2025	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. Deficit fee of Rs. 33,30,431/- needs to be paid. Status: Needs to be paid



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	<p>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: Affidavit through Director submitted by the promoter regarding no on going litigation.</p> <p>5. Copies of bilateral agreements (LC IV) needs to be submitted. Status: Submitted</p> <p>6. Copy of mutations, jamabandi and aks shijra for entire licensed land duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>7. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted. Status: Not submitted</p> <p>8. Revised demarcation- cum- zoning plan of the project needs to be re- submitted along with the approval letter and the details of approval mentioned on drawing. Status: Submitted</p> <p>9. Environmental clearance of the project needs to be submitted. Status: Submitted</p> <p>10. Approved fire scheme needs to be submitted. Status: Not submitted</p> <p>11. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>12. Approved electrical load needs to be submitted. Status: Not submitted</p> <p>13. Mining permission needs to be submitted. Status: The undertaking submitted regarding seeking the mining permission before excavation on site.</p> <p>14. The promoter has submitted in the DPI of the project that the natural conservation zone NOC, forest land diversion, powerline shifting NOC and wildlife clearance is not required. An affidavit to this effect needs to be submitted. Status: Submitted</p> <p>15. Tree cutting permission needs to be submitted. Status: Not submitted</p>
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	<p>16. PERT chart of the project needs to be submitted. Status: Submitted</p> <p>17. Draft allotment letter and BBA need to be revised. Project and approval related details need to be filled. Annexed payment plan needs to be revised. Status: Submitted</p> <p>18. Payment plan of the project needs to be submitted. Status: Submitted</p> <p>19. It is mentioned in the draft brochure that the project is being developed in phases. This needs to be clarified. Further, a space for mentioning the registration no. and website of the project needs to be reserved in the upper right corner of the brochure and advertisement material. Status: Revised brochure submitted.</p> <p>20. Road access permission needs to be submitted. Status: Not submitted.</p> <p>21. Cost of the land amounts to Rs 14323.80 lakhs needs to be clarified according to the area applied for the registration is 11.1188 acres along with supporting documents. Status: Submitted but calculation sheet of cost of land needs to be revised.</p> <p>22. Clarification needs to be submitted as IDC, taxes and cess does not mention in DPI. Details of any other cost amounts to Rs. 1740.44 lakhs and details of financial resources from equity amounts to Rs 15245.35 lakhs mentioned in DPI needs to be submitted. Status: Not submitted</p> <p>23. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted</p> <p>24. REP II needs to be revised as OC date is missing. Status: Submitted</p> <p>25. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted. Status: Submitted</p> <p>26. Original Bank Undertaking dated 25.11.2025 needs to be submitted. Status: Submitted</p> <p>27. TAN, Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</p>
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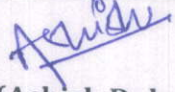
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		<p>Status: Submitted but Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</p> <p>28. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but quarterly net cash flow statement needs to be revised. Quarterly estimated expenditure and quarterly source of funds needs to be submitted.</p> <p>29. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Not submitted</p> <p>3. Deficit fee of Rs. 33,30,431/- needs to be paid. Status: Needs to be paid</p> <p>4. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted. Status: Not submitted</p> <p>5. Approved fire scheme needs to be submitted. Status: Not submitted</p> <p>6. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>7. Approved electrical load needs to be submitted. Status: Not submitted</p> <p>8. Mining permission needs to be submitted. Status: The undertaking submitted regarding seeking the mining permission before excavation on site.</p> <p>9. Tree cutting permission needs to be submitted. Status: Not submitted</p> <p>10. Road access permission needs to be submitted. Status: Not submitted.</p> <p>11. Cost of the land amounts to Rs 14323.80 lakhs needs to be clarified according to the area applied for the registration is 11.1188 acres along with supporting documents.</p>



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		<p>Status: Submitted but calculation sheet of cost of land needs to be revised.</p> <p>12. Clarification needs to be submitted as IDC, taxes and cess does not mention in DPI. Details of any other cost amounts to Rs. 1740.44 lakhs and details of financial resources from equity amounts to Rs 15245.35 lakhs mentioned in DPI needs to be submitted.</p> <p>Status: Not submitted</p> <p>13. TAN, Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</p> <p>Status: Submitted but Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</p> <p>14. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p> <p>Status: Submitted but quarterly net cash flow statement needs to be revised. Quarterly estimated expenditure and quarterly source of funds need to be submitted.</p>
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(Ashish Dubey)

Chartered Accountant


(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 19.01.2026

Proceeding recorded by

Ram Niwas

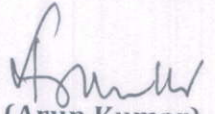
PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Tanish Bhutani (AR) is present on behalf of the promoter and requests 2 weeks' time to submit the remaining deficiencies including the deposition of deficit fee. Request is allowed.

The Director of the promoter company is directed to appear before the Authority on the next date of hearing. The promoter is further directed to rectify the remaining deficiencies, including the deficit fee before the next date of hearing. No further opportunity shall be granted to the promoter.

The matter to come up on **02.02.2026**.


(Arun Kumar)

Chairman, HARERA

