

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project	Ashiana Aaroham Phase II
Promoter	Ashiana Housing Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Ashiana Aaroham Phase II		
2.	Name of the Third-Party Right Holder	M/s Ashiana Housing Limited		
3.	Name of collaborator	N/A		
4.	Name of the promoter	M/s Ashiana Housing Limited		
5.	About the promoter	M/s Ashiana Housing Limited have incorporated vide dated 25.06.1986 and have registered office at 5F, Everest, 46/C Chowringhee Road, Kolkata-700071 and local address at Ashiana Amarah, Sector 93, Village Wazirpur, Gurugram, Haryana-122505. Mr. Vishal Gupta, Mr. Ankur Gupta and Mr. Varun Gupta are the director.		
6.	Nature of the project	Group Housing		
7.	Location of the project	Sector 80, Gurugram		
8.	Legal capacity to act as a promoter	Third- party right holder		
9.	Status of project	New		
10.	Whether registration applied for whole/Phase	Phase		
11.	Total no. of phases	3		
12.	Phase no. (If applicable)	2		
13.	Online application ID	RERA-GRG-2134-2025		
14.	License no.	N/A		
15.	Total project area	10.8 acres	Area to be registered	3.59 acres
16.	Project completion date as declared u/s 4(2)(I)(C)	31.10.2033 (Date of OC)		
17.	QPR Compliance (If applicable)	N/A		
18.	4(2)(I)(C) Compliance (If applicable)	N/A		
19.	4(2)(I)(D) Compliance (If applicable)	N/A		
20.	Status of change of bank account	N/A		
21.	RC compliance	N/A		
22.	Number of towers	2 Towers		
23.	Number of units	182 residential units		
24.	Total Project cost	Rs. 295.66 crores		

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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25.	Project Expenditure So far	Rs. 72.46 crores		
26.	Expenditure to be incurred	Rs. 223.2 crores		
27.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	Allotment no.	Ref. no. HSIIDC:221 dated 01.08.2023	
	2.	Conveyance deed no.	9168 dated 07.10.2024	
	3.	Revised zoning plan approval	HSIIDC/IPD/1681 dated 13.08.2025	
	4.	Building plan approval	HSIIDC/IPD/IMT/M/2025/1050 dated 08.10.2025	07.10.2030
	5.	Environmental Clearance	EC24C3801HR5755562N dated 13.11.2024	12.11.2034
	6.	Airport clearance height	PALM/NORTH/B/040824/9754 26 dated 24.04.2024	22.04.2032
	7.	Fire approval scheme	Not submitted	
	8.	Service plan and estimate approval	N/A	
	9.	Electrical load	Not submitted	
28.	Fee Details			
	Registration fee	26517.971 x 1.87 x 10 = Rs. 4,95,886/-		
	Late fee	N/A		
	Processing fee	26517.971 x 10 =Rs. 2,65,180/-		
	Total fee	Rs. 7,61,066/-		
29.	DD Details			
	DD amount	Rs. 7,61,070/-		
	DD no. and date	517884 dated 11.12.2025		
	Name of the bank issuing	ICICI Bank		
	Total fee paid	Rs. 7,61,070/-		
	Deficient amount	Nil		
30.	File Status			
	File received on	23.12.2025		
	First notice Sent on	13.01.2026		
	1 st reply submitted on	14.01.2026		
	1 st hearing on	19.01.2026		
31.	Case History: -			
	1. The promoter, M/s Ashiana Housing. Ltd. has applied on 23.12.2025 for registration of the Group Housing Colony namely "Ashiana Aaroham Phase II" under section 4 of Real Estate (Regulation and Development), Act 2016.			



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- The project pertains to **3.59 acres** out of total land measuring 10.80 acres in sector 80, Gurugram allotted in favour of M/s Ashiana Housing Ltd. by HSIIDC for development of Group Housing Colony.
- The current application pertains to phase 2 of the project comprising of 2 residential towers and nursery school.
- The project is to be developed as per following three phases:

Phase No.	Area (acres)	Status of registration
Phase 1	4.66	RC no. 117 of 2025
Phase 2	3.59	Applied for registration
Phase 3	2.55	-
Total	10.80 acres	

- The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1005 dated 13.01.2026 with an opportunity of hearing on 19.01.2026.
- Further, a public notice dated 31.12.2025 with respect to the application dated 23.12.2025 for registration of the project submitted by the promoter was issued in Hindustan Times, Times of India (English), and Dainik Jagran (Hindi).
- The reply dated 14.01.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:

32. Present compliance status as on 29.12.2025 of deficient documents as conveyed on 17.12.2025

- 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: Submitted
- Corrections in online DPI need to be done.
Status: Submitted
- 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: Submitted
- Construction water NOC needs to be submitted.
Status: Submitted
- Approved fire scheme needs to be submitted.
Status: BG no. 0548NDDG00121026 dated 18.10.2025 of Rs. 25 lakhs deposited for submission of approval within 4 months.
- Mining permission needs to be submitted.
Status: The promoter undertakes to submit the same before commencement of mining at the site.
- Draft payment plan of the project needs to be revised.



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		<p>Status: Needs to be revised. In 2nd instalment, instead of "signing of BBA", "registration of BBA" needs to be mentioned.</p> <p>8. Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>9. Complete details of promoter from MCA site needs to be submitted. Status: Submitted</p> <p>10. CHG form needs to be submitted. Status: The promoter submits that there is no charge on the project land. The Non-Convertible Debentures are unsecured in nature.</p> <p>11. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted</p> <p>12. Bank undertaking needs to be provided. Status: Submitted</p> <p>13. KYC of authorized person to operate bank account needs to be provided. Status: Submitted</p> <p>14. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Status: Submitted</p> <p>15. Quarterly statement of expenditure for construction and IDW needs to be provided. Status: Submitted</p> <p>16. CA certificate for net worth needs to be provided. Status: Submitted</p>
33.	Remarks	<p>1. Approved fire scheme needs to be submitted. Status: BG no. 0548NDDG00121026 dated 18.10.2025 of Rs. 25 lakhs deposited for submission of approval within 4 months.</p> <p>2. Mining permission needs to be submitted. Status: The promoter undertakes to submit the same before commencement of mining at the site.</p> <p>3. Draft payment plan of the project needs to be revised. Status: Needs to be revised. In 2nd instalment, instead of "signing of BBA", "registration of BBA" needs to be mentioned.</p>
34.	<p>Recommendations: The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at para 33. It is recommended that the Authority may consider for grant of registration subject to the submission of approved fire scheme within 4 months, mining</p>	



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permission before commencement of excavation on site and rectified payment plan before issuance of registration certificate.


(Asha)

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 Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Abhijeet Joshi (VP), Sh. Jatin (AR) and Ms. Isha (AR) are present on behalf of the promoter.

The AR of the promoter states that the approval of fire scheme is under process and requests 4 months' time to submit the same in the Authority. The AR further states that they have deposited BG no. 0548NDDG00121026 dated 18.10.2025 amounting to Rs. 25 lakhs as a security amount in lieu of the submission of fire scheme approval within 4 months. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority. The AR requests to grant registration subject to the submission of fire scheme approval within 4 months and mining permission before excavation on site.

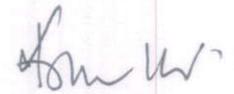
The Authority has taken note of the submission made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission of Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in lieu of timely submission of fire scheme approval, the promoter is directed to submit of following approvals:

- Fire scheme: within 4 months from the date of grant of registration; and
- Mining permission: before commencement of excavation on site.

In the event of non-submission of fire scheme approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/permissions within the prescribed timeframe 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 at S. No. 33.

The Registration Certificate shall be issued after submission of rectified payment plan.



(Arun Kumar)
Chairman, HARERA

