



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृहए सिविल लाईंसए गुरुग्रामए 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 towers	17 residential towers	
22.	Number of units	1891 residential units and 62 commercial units	
23.	Total Project cost	Rs. 624.68 crores	
24.	Project Expenditure So far	Rs. 152.45 crores	
25.	Expenditure to be incurred	Rs. 472.23 crores	
26.	Construction cost per sq ft.	Rs. 2500/- (Residential) Rs. 2626/- (Commercial)	
27.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	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
28.	<b>Fee Details</b>		
	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/-	
29.	<b>DD Details</b>		
	DD amount	Rs. 13,02,000/-	

**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

		Rs. 12,85,500/-
	<b>DD no. and date</b>	430103 dated 17.11.2025 430104 dated 17.11.2025
	<b>Name of the bank issuing</b>	Punjab National Bank
	<b>Total fee paid</b>	Rs. 25,87,500/-
	<b>Deficient amount</b>	Rs. 33,30,431/-
<b>30.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	27.11.2025
	<b>First notice Sent on</b>	17.12.2024
	<b>1<sup>st</sup> reply submitted on</b>	19.12.2025
	<b>1<sup>st</sup> hearing on</b>	22.12.2025 (Adjourned)
	<b>3<sup>rd</sup> hearing on</b>	29.12.2025 (Adjourned)
	<b>4<sup>th</sup> hearing on</b>	05.01.2026(Adjourned)
	<b>5<sup>th</sup> hearing on</b>	19.01.2026
	<b>6<sup>th</sup> hearing on</b>	02.02.2026
<b>31.</b>	<b>Case History: -</b>	
	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, Haryana.	
	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. Proceedings dated 19.01.2026: <i>Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.</i> <i>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.</i>	

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*The Director of the promoter company is directed to appear before the Authority on the next date of hearing. The promoter is 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.*

7. The reply dated 19.12.2025, 02.01.2026, 05.001.2026, 08.01.2026 and 27.01.2026 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 02.02.2026 of deficient documents as conveyed on 17.12.2025**

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**
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.**
5. Copies of bilateral agreements (LC IV) needs to be submitted.  
**Status: Submitted**
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**
7. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted.  
**Status: Submitted**
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**
9. Environmental clearance of the project needs to be submitted.  
**Status: Submitted**

		<p>10. Approved fire scheme needs to be submitted. <b>Status: Not submitted</b></p> <p>11. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>12. Approved electrical load needs to be submitted. <b>Status: Not submitted</b></p> <p>13. Mining permission needs to be submitted. <b>Status: The undertaking submitted regarding seeking the mining permission before excavation on site.</b></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. <b>Status: Submitted</b></p> <p>15. Tree cutting permission needs to be submitted. <b>Status: Not submitted</b></p> <p>16. PERT chart of the project needs to be submitted. <b>Status: Submitted</b></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. <b>Status: Submitted</b></p> <p>18. Payment plan of the project needs to be submitted. <b>Status: Submitted</b></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. <b>Status: Revised brochure submitted.</b></p> <p>20. Road access permission needs to be submitted. <b>Status: The promoter submitted an irrevocable agreement with M/s MV Buildcon Pvt. Ltd. to provide the uninterrupted free access/ approach to the project through their project "Precore City".</b></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. <b>Status: Submitted</b></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</p>
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		<p>from equity amounts to Rs 15245.35 lakhs mentioned in DPI needs to be submitted. <b>Status: Submitted</b></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. <b>Status: Submitted</b></p> <p>24. REP II needs to be revised as OC date is missing. <b>Status: Submitted</b></p> <p>25. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted. <b>Status: Submitted</b></p> <p>26. Original Bank Undertaking dated 25.11.2025 needs to be submitted. <b>Status: Submitted</b></p> <p>27. TAN, Original CA Certificate of net worth of the promoter on latest date needs to be submitted. <b>Status: Submitted but Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</b></p> <p>28. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. <b>Status: Submitted but quarterly net cash flow statement needs to be revised. Quarterly estimated expenditure and quarterly source of funds needs to be submitted.</b></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. <b>Status: Submitted</b></p>
33.	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. <b>Status: Not submitted</b></p> <p>2. Corrections in online DPI need to be done. <b>Status: Not submitted</b></p> <p>3. Deficit fee of Rs. 33,30,431/- needs to be paid. <b>Status: Needs to be paid</b></p> <p>4. Approved fire scheme needs to be submitted.</p>

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	<p><b>Status: Not submitted</b></p> <p>5. Approved service plans and estimates need to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>6. Approved electrical load needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>7. Mining permission needs to be submitted.</p> <p><b>Status: The undertaking submitted regarding seeking the mining permission before excavation on site.</b></p> <p>8. Tree cutting permission needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>9. TAN, Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</p> <p><b>Status: Submitted but Original CA Certificate of net worth of the promoter on latest date needs to be submitted.</b></p> <p>10. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p> <p><b>Status: Submitted but quarterly net cash flow statement needs to be revised. Quarterly estimated expenditure and quarterly source of funds need to be submitted.</b></p>
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**34. Recommendation:** 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 S. No. 33. It is recommended that the Authority may consider for grant of registration subject to the submission of approvals of fire scheme, service plans & estimates, electrical load availability and tree cutting permission within a period of 4 months; mining permission before the commencement of excavation; and security amount of Rs. 25 lakhs each on account of timely submission of approved fire scheme, service plans & estimates along with other remaining deficiencies including the deficit fee before the issuance of the registration certificate.



(Ashish Dubey)  
Chartered Accountant



(Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing

Monday and 02.02.2026

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.

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Sh. Tanish Bhutani (AR) and Sh. Mangal Sain Mittal are present on behalf of the promoter and states that they are in the process of preparing the demand draft for deposition of deficit fee and will submit the same in the Authority before the issuance of the registration certificate along with the other deficit documents. The AR further undertakes that the approvals of fire scheme, service plans & estimates, electrical load availability and tree cutting permission will be submitted within a period of 4 months and mining permission before the commencement of excavation on site.

Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely submission of approved fire scheme and approved service plans and estimates. 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 Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date.

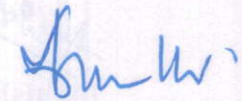
In view of the aforesaid submission and undertaking made by the authorized representative of the promoter, the promoter is directed to submit of following approvals:

- Fire scheme: within 4 months from the date of grant of registration;
- Service Plans and Estimates: within 4 months from the date of grant of registration;
- Approved electrical load availability: within 4 months from the date of grant of registration;
- Tree cutting permission: 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 and approved service plans & estimates 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 deposition of deficit fees and above BGs/DDs and submission of remaining deficiencies including the rectification of form REP-I and DPI.



(Arun Kumar)  
Chairman, HARERA