Project	Advitya Techno Park
Promoter	Advitya Residency LLP

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016				
S.No	Particulars	Details		
1.	Name of the project	Advitya Technopark		
2.	Name of the license holders	M/s Advitya Residency LLP		
3.	Name of collaborator	N/A		
4.	Name of the promoter	M/s Advitya Residency LLP		
5.	About the promoter	**Advitya Residency LLP** is a RoC-Delhi registered LLP incorporated on 31 December 2018, engaged in real estate development with a total capital contribution of approximately ₹10 crore. The firm is managed by designated partners including Mukesh Kumar Aggarwal, Anand Swaroop, Ankit Aggarwal, Nishant Aggarwal, Kushal Aggarwal, Vipul Aggarwal, and Surendra Kumar Arya. The promoter has developed key residential and commercial projects in Sector 143, Faridabad, such as **Advitya Homes**, **Advitya Heights**, **Advitya Luxury Flats**, and **Advitya Plaza**, focusing mainly on affordable and mid-segment housing along with supporting commercial spaces		
6.	Nature of the project	Industrial Plotted Colony		
7.	Location of the project	Village Khatrika, Tehsil 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-2161-2025		
13.	License no.	197 of 2025 dated 15.10.2025		Valid up to 14.10.2030
14.	Total licensed area	34.15 acres	**Area to be registered**	34.15 acres
15.	Project completion date as declared u/s 4(2)(l)(C)	31.12.2029		
16.	QPR Compliance (If applicable)	N/A		
17.	4(2)(l)(C) Compliance (If applicable)	N/A		

18.	4(2)(l)(D) Compliance (If applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	RC compliance	N/A		
21.	Number of units	94 Industrial Plots		
22.	Total Project cost	Rs. 143.66 crores		
23.	Project Expenditure So far	Rs. 99.36 crores		
24.	Expenditure to be incurred	Rs. 44.30 crores		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	197 of 2025 dated 15.10.2025	14.10.2030
	2.	Zoning plan approval	ZP-2251/JD(RA)/2025/47722 dated 16.12.2025	
	3.	Layout plan approval	DTCP-11539 dated 15.10.2025	
	4.	Environmental Clearance	N/A	
	5.	Airport height clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	Not submitted	
	8.	Electrical load	Ch.09/OLNC-HT-GGM-II/EP-472 dated 24.06.2025	
26.	Fee Details			
	Registration fee		Industrial: 132530.5042 x 10 = Rs. 13,25,305/- Commercial: 5669.6458 x 20 = Rs. 1,13,393/- Total: Rs. 14,38,698/-	
	Late fee		N/A	
	Processing fee		138200.15 x 10 =Rs. 13,82,002/-	
	Total fee		Rs. 28,20,700/-	
27.	DD Details			

	DD amount	Rs. 10,97,000/- Rs. 13,83,000/- Rs. 3,40,700/-
	DD no. and date	159678 dated 01.01.2026 159679 dated 01.01.2026 159824 dated 09.02.2026
	Name of the bank issuing	Axis Bank
	Total fee paid	Rs. 28,20,700/-
	Deficient amount	Nil
28.	**File Status**	**Date**
	File received on	21.01.2026
	First notice Sent on	12.02.2026
	1st reply submitted on	12.02.2026
	2nd reply submitted on	16.02.2026
	1st hearing on	16.02.2026 (Adjourned)
	2nd hearing on	23.02.2026 (Preponed)
	3rd hearing on	18.02.2026
	3rd hearing on	26.02.2026

29. **Case History: -**

1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 197 of 2025 dated 15.10.2025 measuring 34.15 acres in favour of M/s Advitya Residency LLP for setting up an Industrial Plotted Colony in Village Khatrika, Sohna, Gurugram, Haryana. The project comprises of 94 Industrial Plots varying in size from 258.45 sq m to 2548. 59 sqm.
2. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1020 dated 12.02.2026 with an opportunity of hearing on 16.02.2026. On 16.02.2026, the matter was adjourned to 18.02.2026.
3. A public notice dated 29.01.2026 with respect to the application dated 21.06.2026 for registration of the project submitted by the promoter was issued in The Tribune (English), Indian Express (English), and The Tribune (Hindi).
4. Further, the site of the project was visited and it is noted that the project site is accessible through Gurgaon- Ballabgarh road.
5. Proceeding dated 18.02.2026:

   Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
   Sh. Rohtash Golchha (AR)are present on behalf of the promoter.
   The Director/ Partner of the promoter firm is directed to be present on the next date of hearing along with the team well versed with the facts of the case.
   The matter to come up on 23.02.2026.

	6. The reply dated 12.02.2026, 16.02.2026 and 24.02.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:	
30.	**Present compliance status as on 18.02.2026 of deficient documents as conveyed on 12.02.2026**	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: Needs to be corrected** 2. Corrections in online DPI need to be done. **Status: Needs to be revised** 3. Deficit fee of Rs. 3,40,700/- needs to be paid. **Status: Paid vide DD no. 159824 dated 09.02.2026** 4. Copy of mutation duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. **Status: Submitted** 5. Land title search report needs to be submitted. **Status: Submitted** 6. Approved service plans and estimates need to be submitted. **Status: Submitted the DTCP memo dated 28.01.2026 wherein bank guarantee of Rs 245.857 lacs is required to be paid by the promoter to the DTCP for approval of service plans and estimates.** 7. Copies of approvals/ assurances for sewerage, water supply, storm water drainage from concerned department need to be submitted. **Status: Submitted** 8. PERT chart of the project needs to be submitted. **Status: Submitted** 9. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. **Status: Submitted** 10. Draft brochure and advertisement document need to be submitted. **Status: Submitted** 11. Clarification needs to be submitted as EDC, cess and taxes does not mention in DPI. Details of any other cost amounts to Rs 100 lakhs and financial resources amounts to Rs 10235.79 lakhs from equity mentioned in DPI needs to be submitted.

		Status: Submitted. Promoter states that EDC is not applicable to the project as land falls within an agricultural zone. However, license issued by DTCP stipulates that EDC shall become payable as and when the project land comes urbanizable limits. 12. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted as previously dated was 18-02-2025. Charge form (CHG) uploaded on website of MCA needs to be submitted. Affidavit of no loan needs to be submitted. **Status: Submitted** 13. Original Bank Undertaking dated 20-01-2025 needs to be submitted. DPI needs to be revised as bank account does not match with DPI. **Status: Submitted. Revised DPI needs to be submitted as bank account does not match with bank undertaking.** 14. Independent Auditors Report for the financial year 2022-2023, 2023-2024 and 2024-2025 and complete set of audited balance sheet for the financial year 2024-2025 needs to be submitted. **Status: Submitted** 15. TAN of the LLP needs to be Submitted. **Status: Submitted** 16. Original CA Certificate of net worth of promoter on latest date needs to be submitted. **Status: Submitted** 17. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 18. Background and experience of work of the promoter needs to be submitted. **Status: Submitted**
31.	**Remarks**	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: Needs to be corrected** 2. Corrections in online DPI need to be done. **Status: Revised DPI needs to be submitted as bank account does not match with bank undertaking.**

		3. Approved service plans and estimates need to be submitted. **Status: Submitted the DTCP memo dated 28.01.2026 wherein bank guarantee of Rs 245.857 lacs is required to be paid by the promoter to the DTCP for approval of service plans and estimates.** 4. Clarification needs to be submitted as EDC, cess and taxes does not mention in DPI. Details of any other cost amounts to Rs 100 lakhs and financial resources amounts to Rs 10235.79 lakhs from equity mentioned in DPI needs to be submitted. **Status: Submitted. Promoter states that EDC is not applicable to the project as land falls within an agricultural zone. However, license issued by DTCP stipulates that EDC shall become payable as and when the project land comes under urbanizable limits.**
32.	**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. 31. It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans & estimates within 2 months of issuance of registration certificate and rectified DPI, form REP-I, clarification regarding EDC, Cess and taxes as well as proof of submission of bank guarantee in lieu of service plans & estimates to DTCP or a bank guarantee of Rs. 25 lakhs in lieu of timely submission of service plans and estimates before the issuance of the registration certificate.	

(Ashish Dubey) **Chartered Accountant**	**(Neeraj Gautam)** **Associate Architectural Executive**
Day and Date of hearing	Thursday and 26.02.2026
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.

Sh. Ankit Aggarwal (Partner) and Sh. Rohtash Golchha (AR) is present on behalf of the promoter and request for grant of registration subject to the submission of remaining deficiencies. The AR further states that the Department of Town and Country Planning, Haryana has sought bank guarantee of Rs 245.857 lacs for approval of service plans and estimates which is being deposited by the promoter to the Department today itself and a proof of deposition of the same will be submitted to the Authority within one week.

The AR further submits that as per the license condition, EDC shall become payable as and when the project land comes under urbanizable limits and accordingly, the rectified document will be

submitted in the Authority. Further, he undertakes to submit the remaining deficiencies in the Authority before the issuance of the Registration Certificate.

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 the Service Plans and Estimates within 2 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 31. The promoter is directed to submit a proof of deposition of bank guarantee in lieu of service plans & estimates to DTCP or a bank guarantee of Rs. 25 lakhs in the Authority in lieu of timely submission of service plans and estimates before the issuance of the registration certificate.

The Registration Certificate shall be issued after submission of remaining deficiencies including the rectification of form REP-I, DPI and deficiencies mentioned above at S. No. 31. It is clarified that in the event of failure to obtain and submit the aforesaid documents, the Registration Certificate shall not be issued and may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

(Arun Kumar)
Chairman, HARERA