

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Pareena Aangan
Promoter	M/s VVSV Builders & Promoters Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	Pareena Aangan	
2.	Name of the license holders	M/s VVSV Builders & Promoter Pvt. Ltd.	
3.	Name of collaborator	N/A	
4.	Name of the promoter	M/s VVSV Builders & Promoter Pvt. Ltd.	
5.	About the promoter	M/s VVSV Builders & Promoter Pvt. Ltd. is incorporated on 11.05.2012 having registered address at Flat No. 02, The Palms Apartments, Sector 6, Dwarka, South West Delhi, New Delhi- 110075. Mr. Surender Verma Kumar and Mr. Virender Verma are the directors of the promoter company.	
6.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
7.	Location of the project	Sector 14, Sohna, Gurugram	
8.	Legal capacity to act as a promoter	Licensee (Transfer of license)	
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-2162-2025	
13.	License no.	27 of 2023 dated 09.02.2023	Valid up to 08.02.2028
14.	Total licensed area	13.10 Acres	Area to be registered 13.10 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	08.02.2028	
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	
20.	RC compliance	N/A	
21.	Number of units	223 residential plots and 1 commercial plot	
22.	Total Project cost	Rs. 116.07 crores	
23.	Project Expenditure So far	Rs. 82.38 crores	
24.	Expenditure to be incurred	Rs. 33.69 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.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Date of approval
	1.	License Approval	27 of 2023 dated 09.02.2023
	2.	Zoning plan approval	DTCP 11844 dated 28.01.2026
	3.	Layout plan approval	DTCP 11700 dated 09.12.2025
	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	Not submitted
26.	Fee Details		
	Registration fee	Commercial: 2120.549 x 20 Rs. 42,411/- Total: Rs. 5,57,103/-	Residential: 51469.186 x 10 =Rs. 5,14,692/-
	Late fee	N/A	
	Processing fee	53589.735 x 10 =Rs. 5,35,897/-	
	Total fee	Rs. 10,93,000/-	
27.	DD Details		
	DD amount	Rs. 10,00,000/- Rs. 93,000/-	
	DD no. and date	009273 dated 29.01.2026 009283 dated 23.02.2026	
	Name of the bank issuing	IDBI Bank	
	Total fee paid	Rs. 10,93,000/-	
	Deficient amount	Nil	
28.	File Status	Date	
	File received on	30.01.2026	
	First notice Sent on	18.02.2026	
	1 st reply submitted on	19.12.2025	
	1 st hearing on	23.02.2026 (Adjourned)	
	2 nd hearing on	02.03.2026 (Preponed)	
	3 rd hearing on	26.02.2026	
29.	Case History: -		
	1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 27 of 2023 dated 09.02.2023 measuring 13.10 acres (after migration from license no. 25		



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	<p>of 2012 dated 29.03.2012 granted for Residential plotted Colony over an area measuring 107.85 acres) in favour of M/s Raheja Icon Entertainment Pvt. Ltd. in collaboration with Raheja Developers Ltd. for setting up an Affordable Plotted Colony (DDJAY- 2016) in sector 14, Sohna, Gurugram, Haryana.</p>	<ol style="list-style-type: none"> 2. Thereafter, the permission of Change of Developer and Transfer of License from Raheja Developers Ltd. and Raheja Icon Entertainment Pvt. Ltd. to VVSV Builders & Promoters Pvt. Ltd. was granted by Director, Town & Country Planning, Haryana vide order dated 29.10.2025. 3. Now, M/s VVSV Builders & Promoters Pvt. Ltd. has applied for registration of the above Affordable Residential Plotted Colony (DDJAY- 2016) namely "Pareena Aangan" under section 4 of Real Estate (Regulation and Development), Act 2016 vide application dated 30.01.2026. 4. The project comprises of 223 residential plots and 1 commercial block. 5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1025 dated 18.02.2026 with an opportunity of hearing on 23.02.2026. 6. On 23.02.2026, the matter was adjourned to 02.03.2026 which was then preponed to 26.02.2026. 7. A public notice dated 05.02.2026 with respect to the application dated 30.01.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), Times of India (English), and Dainik Bhaskar (Hindi) and no objection has been received in the Authority with respect to the same. 8. Further, the site of the project was visited and it was noted that the site is accessible from existing 24 m sector road. 9. The reply dated 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:
<p>32.</p>	<p>Present compliance status as on 26.02.2026 of deficient documents as conveyed on 18.02.2026</p>	<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. 93,000/-needs to be paid. Status: Paid vide DD no. 009283 dated 23.02.2026 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: An affidavit through Director of the company is submitted stating that no litigation, court cases or legal proceedings are pending, ongoing, or contemplated in respect of the said licensed land and/or the project.

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		<p>5. It is noted that the application pertains to the license no. 27 of 2023 dated 09.02.2023 measuring 13.10 acres (after migration from license no. 25 of 2012 dated 29.03.2012 granted for Residential plotted Colony over an area measuring 107.85 acres) which was earlier to M/s Raheja Icon Entertainment Pvt. Ltd. in collaboration with Raheja Developers Ltd. for setting up an Affordable Plotted Colony (DDJAY- 2016) and further transferred to the applicant promoter M/s VVSV Builders & Promoters Pvt. Ltd.</p> <p>Therefore, you are required to clarify the status of RERA registration, advertisement, booking, sale or offer to sale in any manner based on earlier license details.</p> <p>Status: Copy of affidavit through Raheja Developers Ltd. stating that no part/ unit of the license/ project has been sold or third-party rights have been created in the project and the project has not been registered with HRERA.</p> <p>However, a notarized affidavit in original in this regard needs to be submitted.</p> <p>6. Copy of mutation of 14/1/1 (3-8) needs to be submitted. Status: Submitted</p> <p>7. Aks- shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>8. Revised land title search report needs to be submitted. Status: Submitted</p> <p>9. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>10. Approved electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>11. NOC for natural conservation zone, tree cutting, forest land diversion from the concerned department needs to be submitted. Status: Not submitted</p> <p>12. Assurance for sewerage, water supply, storm water drainage from the concerned department needs to be submitted. Status: Not submitted</p> <p>13. PERT chart of the project needs to be submitted. Status: Not submitted</p> <p>14. Road access permission needs to be submitted Status: The promoter states that the project is accessible from existing 24 m sector road.</p>
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		<p>15. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: Not submitted</p> <p>16. Draft brochure and advertisement documents need to be submitted. Status: Not submitted</p> <p>17. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted</p> <p>18. Project report needs to be provided. Status: Submitted but needs to be revised.</p> <p>19. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Not submitted</p> <p>20. Background of the promoter along with experience needs to be submitted. Status: Submitted</p> <p>21. Quarterly schedule of estimated expenditure and sources needs to be submitted. Status: Submitted</p> <p>22. Cash flow statement needs to be submitted. Status: Submitted</p> <p>23. NOC from lender needs to be submitted. Status: Submitted</p> <p>24. CA certificate for REP I needs to be submitted. Status: Not submitted</p> <p>25. CA certificate for Net worth needs to be submitted. Status: Submitted</p> <p>26. CA certificate for non-default needs to be submitted. Status: Submitted</p> <p>27. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted. However, revised notarized affidavit u/s 4(2)(I)(D) regarding arrangement with the master a/c needs to be submitted.</p> <p>28. Annual balance sheet for the last three financial years needs to be submitted. Status: Submitted</p> <p>29. Affidavit regarding 10% auto deduct of EDC/ IDC from separate bank account needs to be submitted. Status: Promoter states that they have already paid 100% EDC, IDC of the project.</p> <p>30. Latest details of promoter from MCA site needs to be submitted.</p>
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		<p>Status: Submitted</p> <p>31. Bank Undertaking needs to be revised. Status: Submitted</p> <p>32. Board resolution for operation of bank accounts needs to be revised. Status: Submitted</p>
30.	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. It is noted that the application pertains to the license no. 27 of 2023 dated 09.02.2023 measuring 13.10 acres (after migration from license no. 25 of 2012 dated 29.03.2012 granted for Residential plotted Colony over an area measuring 107.85 acres) which was earlier to M/s Raheja Icon Entertainment Pvt. Ltd. in collaboration with Raheja Developers Ltd. for setting up an Affordable Plotted Colony (DDJAY- 2016) and further transferred to the applicant promoter M/s VVSV Builders & Promoters Pvt. Ltd. Therefore, you are required to clarify the status of RERA registration, advertisement, booking, sale or offer to sale in any manner based on earlier license details. Status: Copy of affidavit through Raheja Developers Ltd. stating that no part/ unit of the license/ project has been sold or third-party rights have been created in the project and the project has not been registered with HRERA. However, a notarized affidavit through M/s Raheja Icon Entertainment Pvt. Ltd. and Raheja Developers Ltd. in original in this regard needs to be submitted.</p> <p>4. Aks- shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>5. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>6. Approved electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>7. NOC for natural conservation zone, tree cutting, forest land diversion from the concerned department needs to be submitted. Status: Not submitted</p>



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Ashu
(Ashu)

Chartered Accountant

Neeraj

(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. Virender Verma (AR), Sh. Praveen Soni (AR) and Sh. Kamal Kant (AR) appeared on behalf of the promoter.

The Authorized Representative of the promoter submits that license no. 27 of 2023 dated 09.02.2023 measuring 13.10 acres pertaining to the present application was earlier granted in favour of M/s Raheja Icon Entertainment Pvt. Ltd. in collaboration with Raheja Developers Ltd. after migration from license no.

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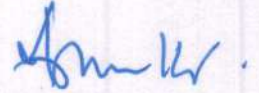
25 of 2012 dated 29.03.2012 granted for Residential plotted Colony over an area measuring 107.85 acres. Thereafter, the permission of Change of Developer and Transfer of License from Raheja Developers Ltd. and Raheja Icon Entertainment Pvt. Ltd. to **VVSV Builders & Promoters Pvt. Ltd.** was granted by Director, Town & Country Planning, Haryana vide order dated 29.10.2025.

The AR of the promoter further states that no part/ unit of the license/ project has been sold or third-party rights have been created in the project by the land owner i.e., Raheja Icon Entertainment Pvt. Ltd., as well as by the collaborator i.e., Raheja Developers Ltd. and the project has not been registered with HRERA till date and an affidavit to this effect has been obtained from M/s Raheja Developers Ltd. and the same is being submitted in the Authority today. The office to examine the same.

In view of the above submissions, the Authority decides that a public notice inviting objections for a period of one week shall be issued in 3 prominent newspapers (two English and one Hindi) with respect to the claim of the promoter that no part/unit of the license/project has been sold, no third-party rights have been created, and that the project has not been registered with HRERA by M/s Raheja Developers Ltd. and M/s Raheja Icon Entertainment Pvt. Ltd.

The applicant-promoter is directed to obtain and submit a similar affidavit from the erstwhile landowner, i.e., M/s Raheja Icon Entertainment Pvt. Ltd., affirming non-creation of any third-party rights of any kind in respect of the said project. The Authorized Representative is further directed to submit the remaining deficiencies as mentioned at Sr. No. 30 in the observations of the Authority.

The matter to come up on 09.03.2026.



(Arun Kumar)
Chairman, HARERA