

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.	Brief 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	

11. NOC for Natural Conservation Zone, tree cutting, forest land diversion from the concerned department needs to be submitted.
Status: An affidavit regarding non-applicability has been submitted.
12. Assurance for sewerage, water supply, storm water drainage from the concerned department needs to be submitted.
Status: Applied on 23.02.2026, receipt attached.
13. PERT chart of the project needs to be submitted.
Status: Submitted but needs to be revised.
14. Road access permission needs to be submitted
Status: The promoter states that the project is accessible from existing 24 m sector road.
15. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.
Status: Submitted but needs to be revised.
16. Draft brochure and advertisement documents need to be submitted.
Status: Submitted but needs to be revised.
17. Cost of the land needs to be clarified according to the area applied for the registration.
Status: Not submitted
18. Project report needs to be provided.
Status: Submitted.
19. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted.
Status: Submitted.
20. Background of the promoter along with experience needs to be submitted.
Status: Submitted.
21. Quarterly schedule of estimated expenditure and sources needs to be submitted.
Status: Submitted.
22. Cash flow statement needs to be submitted.
Status: Submitted.
23. NOC from lender needs to be submitted.
Status: Submitted.
24. CA certificate for REP I needs to be submitted.
Status: Submitted.
25. CA certificate for Net worth needs to be submitted.
Status: Submitted.
26. CA certificate for non-default needs to be submitted.
Status: Submitted.
27. CA certificate for expenditure incurred and to be incurred needs to be submitted.



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

		<p>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. 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>
33.	<p>Remarks</p> 	<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: Submitted but needs to be revised.</p> <p>2. Corrections in online DPI need to be done. Status: Submitted but needs to be revised.</p> <p>3. Approved service plans and estimates need to be submitted. Status: Not submitted.</p> <p>4. Approved electrical load availability connection needs to be submitted. Status: Applied on 27.02.2026. receipt attached.</p> <p>5. Assurance for sewerage, water supply, storm water drainage from the concerned department needs to be submitted. Status: Applied on 23.02.2026, receipt attached.</p> <p>6. PERT chart of the project needs to be submitted. Status: Submitted but needs to be revised.</p> <p>7. Road access permission needs to be submitted Status: The promoter states that the project is accessible from existing 24 m sector road.</p> <p>8. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: Submitted but needs to be revised.</p> <p>9. Draft brochure and advertisement documents need to be submitted. Status: Submitted but needs to be revised.</p> <p>10. Cost of the land needs to be clarified according to the area applied for the registration.</p>

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

- Status: Not submitted.**
11. 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.**

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Electrification Plan, Assurance for (water, sewerage, Storm), Service plan and Estimates and the documents mentioned above.

The promoter Shall submit a DD/BG amounting to Rs. 25 lakhs as a security amount for submission of Approved Service plan and Estimates within 6 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asha
 (Asha)
 Chartered Accountant
 09/03/26

On Leave
 (Neeraj Gautam)
 Associate Architectural
 Executive

Ashish
 (Ashish Kush)
 Planning Executive
 09/3/26

Day and Date of hearing

Monday and 09.03.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Praveen Soni (AR), Sh. Sanjeev Kumar Mishra (AR) and Sh. Kamal Kant Soni (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that Assurance for water, sewerage and Storm has been obtained and being submitted today in the Authority. Presently, Electrical load availability connection and service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- Approved Service Plans and Estimates within 6 months from the date of grant of registration; and
- Approved Electrification plan within 6 months from the date of grant of registration.

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frames, the said security amount shall be liable to be forfeited by the Authority.



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

①

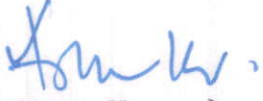
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/Bank Guarantee amounting to Rs.25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the following approval:

- a. Approved Service Plans and Estimates within 6 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the approved electrification plan within 6 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of a BG/DD of Rs. 25 lakhs for submission of Approved Service plan and Estimates within the timeframe mentioned above.


(Arun Kumar)
Chairman, HARERA

