

**Hearing brief for project registration u/s 4**

S.No	Particulars	Details
1.	Name of the project	M3M Soulitude Central
2.	Name of the promoter	M/s Aawam Residency Pvt. Ltd.
3.	Brief of the promoter	M/s Aawam Residency Private Limited is a company incorporated vide dated 29/11/2020 at their registered address 41st Floor, Tower-1, M3M International Financial Center, Sector-66, Badshahpur, Gurgaon, Badshahpur, Haryana, India, 122101. Mr. Vijay Kumar Aggarwal and Mr. Mohsin Khan are the director of the company.
4.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY)
5.	Location of the project	Sector- 89, Gurugram
6.	Legal capacity to act as a promoter	Collaborator (allotment vide MOU dated 01.04.2025 by M/s Adhikaansh Realtors Pvt. Ltd.)
7.	Name of license holder	M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole Project
10.	Completion date as mentioned in REP-II	OC - 31.07.2030
11.	Online application ID	RERA-GRG-PROJ-2153-2026
12.	QPR Compliances (if applicable)	N/A
13.	4(2)(I)(D) Compliances (if applicable)	N/A
14.	4(2)(I)(C) Compliances (if applicable)	N/A
15.	Status of change of bank account (if applicable)	N/A
16.	Details of proceedings pending against the project (if applicable)	N/A
17.	RC Conditions Compliances (if applicable)	N/A
18.	Total Project cost	Rs 33.71/- cr



19.	<b>Project Expenditure So far</b>	Rs 9.04/- crores		
20.	<b>Estimates expenditure for completion so far</b>	Rs 24.67/- crores		
21.	<b>Total Towers</b>	1		
22.	<b>Total Towers</b>	36 units		
23.	<b>License no.</b>	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022	valid upto 02.07.2026 valid upto 26.07.2027	
24.	<b>Total licensed area</b>	57.4 acres	<b>Area to be registered</b>	0.4355 acres
25.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	i)	<b>License Approval</b>	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022	02.07.2026 26.07.2027
	ii)	<b>Zoning Plan Approval</b>	10912 dated 10.03.2025	(For Commercial)
	iii)	<b>Building plan Approval</b>	Memo no. 6051 dated 28.11.2025	27.11.2027
	iv)	<b>Environmental Clearance</b>	EC21B039HR160329 dated 02.11.2021	01.11.2031
	v)	<b>Airport height clearance</b>	N/A	(Height is less than 30 meter)
	vi)	<b>Fire scheme approval</b>	FS/2026/94 dated 22.01.2026.	
	vii)	<b>Revised Service plan and estimate approval</b>	LC-4588/JE(AK)/2025/28097 dated 23.07.2025	
26.	<b>Fee details</b>			
	<b>Registration fee</b>	2643.426 sqm * 1.5 * 20 = Rs 79,303/-		
	<b>Processing fee</b>	2643.426 sqm * 10 = Rs 26,434/-		
	<b>Late fee</b>	N/A		
	<b>Total</b>	Rs 1,05,737/-		
27.	<b>DD/RTGS amount</b>	Rs 26,435/- Rs 79,303/-		
	<b>DD/RTGS no. and date</b>	503327 dated 06.01.2026 503328 dated 06.01.2026		
	<b>Name of the bank issuing</b>	ICICI Bank		
	<b>Total amount</b>	Rs 1,05,738/-		
	<b>Deficient amount</b>	NIL		
28.	<b>File Status</b>	<b>Date</b>		
	<b>File received on</b>	06.01.2026		
	<b>First notice Sent on</b>	28.01.2026		

	<b>First hearing on</b>	02.02.2026
	<b>Second hearing on</b>	09.02.2026
	<b>Third hearing on</b>	11.02.2026
<b>29.</b>	<b>Case History:-</b>	<p>The promoter i.e., M/s Aawam Residency Pvt. Ltd. had applied for the registration of real estate commercial project (Distinct Commercial component of DDJAY) namely "M3M Soulitude Central" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 105091 dated 06.01.2026 and RPIN-1013. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2153-2026. The project area for registration is 0.4355 acres (Distinct commercial component of DDJAY) and the licensed area is 57.4 acres. License no - 32 of 2021 dated 03.07.2021 valid upto 02.07.2026 and 102 of 2022 dated 27.07.2022 valid upto 26.07.2027.</p> <p>The license no 32 of 2021 dated 03.07.2021 valid upto 02.07.2026 being issued in favour of M/s Aawam Residency Pvt. Ltd. and M/s Adhikaansh Realtors Pvt. Ltd. in collaboration with M/s Aawam Residency Pvt. Ltd. and License no. 102 of 2022 dated 27.07.2022 valid upto 26.07.2027 being issued in favour of M/s Adhikaansh Realtors Pvt. Ltd. for the development of affordable residential plotted colony under DDJAY over an area admeasuring 57.4 acres.</p> <p>Further, an MOU dated 01.04.2025 has been executed between M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd. wherein 32 plots admeasuring 4127.32 sq yards and 6 commercial plots admeasuring 4711.64 sq yards has been allotted to M/s Aawam Residency Pvt. Ltd. in terms of collaboration agreements.</p> <p>Now, the promoter has applied for registration of Distinct commercial component having an area admeasuring 0.4355 acres.</p> <p>The affordable plotted colony under DDJAY has been registered vide registration no. 68 of 2021 dated 25.10.2021 which was valid upto 31.10.2024. Further, extended upto 30.10.2025 u/s 6 and further extended upto 30.10.2027.</p> <p>The affordable plotted colony under DDJAY has been registered vide registration no. 80 of 2024 dated 29.07.2024 which was valid upto 03.04.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1013 dated 28.01.2026 was issued to the promoter with an opportunity of being heard on 02.02.2026.</p> <p><b>On 02.02.2026</b>, the matter was adjourned and fixed for 09.02.2026.</p> <p>The promoter has submitted a reply on 14.01.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Hindu (English), The Tribune (English) and Dainik Tribune (Hindi) dated 14.01.2026 for objection till 28.01.2026 has been submitted.</p> <p><b>On 09.02.2026</b>, the matter is adjourned and fixed for 16.02.2026.</p> <p>As per the direction of the Authority, the matter is preponed to 11.02.2026.</p>



The promoter has submitted a reply on 03.02.2026 and 06.02.2026 which were scrutinized and the status of documents is mentioned below.	
<b>30. Present compliance status as on 11.02.2026 of the deficiencies conveyed vide notice dated 28.01.2026.</b>	<ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised.</li><li>2. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</li><li>3. 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. <b>Status: Submitted.</b></li><li>4. The application has been applied in the name of M/s Aawam Residency Pvt. Ltd. However, the building plans got approved in the name of M/s Adhikaansh Realtors Pvt. Ltd. which needs to be clarified. <b>Status: The promoter states that as per the Collaboration agreement and MOU dated 11.04.2025, that Aawam would be entitled to the allocation of 67,469 sq. yds. of residential plotted area and 4711.64 sq. yds. of commercial plotted area. That Aawam vide MOU dated 28.09.2021 and 30.08.2022 had allocated (216 +210) residential plots totalling to 426 plots. Further, vide MOU dated 11.04.2025 had allocated 32 plots and 6 commercial plots to Aawam. Adhikaansh hereby declares that Aawam shall have the underdrain right to develop and construct independent floors/ units on residential and commercial plots and exclusively market, sell receive consideration for the sale of same and exercise all such rights on the said plots. In view of above, the building plans were approved in the name of M/s Adhikaansh Realtors Pvt. Ltd. and application has been applied in the name of M/s Aawam Residency Pvt. Ltd.</b></li><li>5. You have submitted the revised building plans, hence the status of earlier building plans alongwith the development works needs to be submitted. <b>Status: The promoter stated initially, the building plans for commercial 10 was approved vide memo no. 2594 dated 22.05.2025 by STP,</b></li></ol>



	<p><b>Chairman, Building Plan approval committee.</b> <b>Due to change in planning for better utilization, the developer has applied for revision of building plans. Further, the construction of project/ development of Infrastructure works are in process. Excavation for the basement is near completion and further works are in progress as per revised building plans.</b></p> <p>6. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted. <b>Status: Submitted.</b></p> <p>7. Affidavit regarding no sale in the project for which the registration is applied needs to be submitted. <b>Status: Submitted.</b></p> <p>8. Fire Scheme approval needs to be submitted. <b>Status: Submitted. Memo no. FS/2026/94 dated 22.01.2026.</b></p> <p>9. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></p> <p>10. Draft Application form needs to be submitted. <b>Status: Submitted.</b></p> <p>11. Draft Allotment letter needs to be submitted. <b>Status: Submitted.</b></p> <p>12. Draft Builder buyer agreement needs to be submitted. <b>Status: Submitted.</b></p> <p>13. Draft Conveyance needs to be submitted. <b>Status: Submitted.</b></p> <p>14. Land cost needs to be clarified according to area apply for registration. <b>Status: Submitted.</b></p> <p>15. Project report needs to be revised. <b>Status: Submitted.</b></p> <p>16. Others in financial resources needs to be submitted. <b>Status: Submitted but needs to be revised in DPI.</b></p> <p>17. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Submitted.</b></p> <p>18. Latest net worth certificate of promoter from CA needs to be submitted. <b>Status: Submitted.</b></p> <p>19. Quarterly statement of expenditure needs to be revised. <b>Status: Submitted.</b></p>
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		<p>20. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Cash flow statement needs to be revised. <b>Status: Submitted.</b></p> <p>22. CA certificate for expenditure incurred and to be incurred needs to be submitted. <b>Status: Submitted.</b></p>
31.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The application has been applied in the name of M/s Aawam Residency Pvt. Ltd. However, the building plans got approved in the name of M/s Adhikaansh Realtors Pvt. Ltd. which needs to be clarified. <b>Status: The promoter states that as per the Collaboration agreement and MOU dated 11.04.2025, that Aawam would be entitled to the allocation of 67,469 sq. yds. of residential plotted area and 4711.64 sq. yds. of commercial plotted area. That Aawam vide MOU dated 28.09.2021 and 30.08.2022 had allocated (216 +210) residential plots totalling to 426 plots. Further, vide MOU dated 11.04.2025 had allocated 32 plots and 6 commercial plots to Aawam. Adhikaansh hereby declares that Aawam shall have the underdrain right to develop and construct independent floors/ units on residential and commercial plots and exclusively market, sell receive consideration for the sale of same and exercise all such rights on the said plots. In view of above, the building plans were approved in the name of M/s Adhikaansh Realtors Pvt. Ltd. and application has been applied in the name of M/s Aawam Residency Pvt. Ltd.</b></p> <p>4. You have submitted the revised building plans, hence the status of earlier building plans alongwith the development works needs to be submitted. <b>Status: The promoter stated initially, the building plans for commercial 10 was approved vide memo no. 2594 dated 22.05.2025 by STP, Chairman, Building Plan approval committee. Due to change in planning for better utilization, the developer has applied for revision of</b></p>



HARERA  
GURUGRAM

M3M Soulitude Central

RERA-GRG-PROJ-2153-2026

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		<b>building plans. Further, the construction of project/ development of Infrastructure works are in process. Excavation for the basement is near completion and further works are in progress as per revised building plans.</b>
 <b>(Asha)</b> <b>Chartered Accountant</b>		 <b>(Ashish Kush)</b> <b>Planning Executive</b>
<b>Day and Date of hearing</b>		Wednesday and 11.02.2026
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 11.02.2026		
Ms. Asha, Chartered Accountant briefed about the facts of the project.		
Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter and states that the applied commercial site is a distinct commercial component of Affordable residential plotted colony under DDJAY colony which is to be developed by M/s Aawam Residency Pvt. Ltd. in terms of collaboration agreement executed between M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd.		
In view of above, the AR of the promoter is directed to explain the role of M/s Adhikaansh Realtors Pvt. Ltd. and M/s Aawam Residency Pvt. Ltd in the project. Further, the senior level officer duly authorised by the applicant promoter who is well conversant with the facts and details of the subject project shall remain present on the next date of hearing along with the necessary and supporting documents.		
The matter to come up on 18.02.2026.		
		 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>

