

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

The Oryza
RERA-GRG-PROJ-2158-2026

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	The Oryza
2.	Name of the promoter	M/s Aura Builders & Developers Private Limited
3.	About the promoter	The promoter, M/s Aura Builders and Developers Pvt. Ltd., bearing CIN No. U45201HR2020PTC088712, was incorporated on 26.08.2020. The company has six Directors, namely Mr. Aayush Gaur, Ms. Rosini Devi, Mr. Deepak Sangwan, Mr. Vijay Chaudhry, Mr. Varun Sharma, and Mr. Kapil Dahiya. Mr. Aayush Gaur is an architect with a master's degree in construction management and possesses expertise in building design and construction management, while the other Directors have experience in real estate project development, petroleum product distribution, transportation, and tour and travel services. The registered office of the company is located at Unit No. STS-003, DLF Star Tower, Sector-30, Gurugram, Haryana-122001, and the business office is situated at the 6th Floor, Tower-1, M3M International Financial Center, Golf Course Extension Road, Sector-66, Gurugram, Haryana-122001. The key personnel of the company collectively possess over ten years of experience in real estate and allied sectors, including land acquisition, construction supervision, project management, regulatory coordination, and financial planning. Prior to incorporation, the promoters were associated with multiple residential and commercial projects in their individual capacities or through other entities, ensuring statutory compliance and timely execution. The project titled "The Oryza" is the first real estate project of the promoter firm, conceptualized and being executed by its experienced personnel in accordance with the sanctioned plans, declared timelines, and the provisions of the Real Estate (Regulation and Development) Act, 2016.
4.	Nature of the project	Mix Land Use Colony
5.	Location of the project	Sector -88A, Gurugram Manesar Urban Complex
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	R.P Build- Tech (Partnership firm)
8.	Status of project	New
9.	Whether registration applied for whole/phase	Phase
10.	Total no. of phases	4
11.	Phase applied for	Phase 1

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

12.	Completion date as mentioned in REP-II	OC: 30.09.2033		
13.	Online application ID	RERA-GRG-PROJ-2158-2026		
14.	License no.	98 of 2025 dated 13.06.2025	valid up to 12.06.2030	
15.	Total licensed area	8.2625 Acres (7.37109 within TOD zone & 0.89141 acres outside TOD zone)	Area to be registered	4.6545 acres
16.	QPR Compliances	Not applicable		
17.	4(2)(I)(D) Compliances	Not applicable		
18.	4(2)(I)(C) Compliances	Not applicable		
19.	Status of change of bank account (if applicable)	Not applicable		
20.	Details of proceedings pending against the project	Not applicable		
21.	RC Conditions Compliances	Not applicable		
22.	Number of towers	Tower: A, B & Club		
23.	Number of Floors	Stilt/ Ground + 45 th Floors		
24.	Number of units	344		
25.	Size of units	105.7 Sq.m. to 126.06 Sq.m. (As per approved site plan)		
26.	Total Project cost	Rs 1321.96 Cr (as per DPI)		
27.	Expenditure Incurred	Rs 8.6 Cr (as per DPI)		
28.	Expenditure to be incurred	Rs 1313.36 Cr (as per DPI)		
29.	Construction cost per Sq.ft.	Rs 6000/- (as per DPI)		
30.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	98 of 2025 dated 13.06.2025	valid upto 12.06.2030
	ii)	Approved building plans	Memo no. ZP-2195/SD(RD)/2026/2582 dated 21.01.2026	20.01.2031
	iii)	Approved phasing plan	Memo no. ZP-2195/SD(RD)/2025/3811 6 dated 30.09.2025	-
	iv)	Demarcation cum Zoning plan approval	Drg. No. DTCP 11176 dated 16.06.2025	-
	vi)	Environmental Clearance	Not submitted (Applied on 30.01.2026)	-
	vii)	Fire scheme approval	Not submitted	-

		(Applied on 07.02.2026)	
viii)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2025/1098/3655-58 dated 03.09.2025	02.09.2033
xi)	Service plan and estimate approval	Not submitted (Applied on 02.02.2026)	
x)	Electrical Availability connection approval	Memo no. 3997 dated 08.07.2025	
31.	Fee details		
	Registration fee	Residential: 58493.95 x 2.62 x 10= Rs 15,32,542/-	
	Processing fee	58493.95 x 10= Rs 5,84,940/-	
	Late fee	Not applicable	
	Total	Rs 21,17,482/-	
32.	RTGS/ DD amount		
	RTGS/ DD no. and date	543470 dated 20.01.2026	
	Name of the bank issuing	Bank of Maharashtra	
	Deficient amount	No deficit fees	
33.	File Status		
	File received on	22.01.2026	
	First notice Sent on	11.02.2026	
	1st hearing on	16.02.2026 (Adjourned)	
	2nd hearing on	18.02.2026	
34.	Case History: -		
	<p>The Promoter M/s Aura Builders & Developers Private Limited who is a collaborator along with license holder namely R.P Build- Tech (Partnership firm) applied for the registration of real estate Mix Land Use Colony project namely "The Oryza" located at Sector -88A, Gurugram Manesar Urban Complex under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 106318 dated 22.01.2026 and RPIN-1021. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2158-2026.</p>		
	<p>The application for registration of mixed land use Colony project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1021 dated 11.02.2026 was issued to the promoter with an opportunity of being heard on 16.02.2026.</p>		
	<p>The Department of Town & Country Planning, Haryana granted license no. 98 of 2025 dated 13.06.2025 to R.P Build- Tech (Partnership firm) in collaboration with M/s Aura Builders & Developers Private Limited for setting up of Mix Land Use Colony (98% residential and 2% commercial) under TOD policy-2016 over an area measuring 7:37109 within TOD zone & 0.89141 acres outside TOD zone for normal Group Housing, thereby totalling 8.2625 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex. The Department of Town & Country Planning, Haryana has granted the Zoning Plan vide Drg. No. DTCP 11176 dated 16.06.2025. Further, the promoter has obtained the Building Plans of Mix land use colony vide Memo No. ZP-2195/SD(RD)/2026/2582 dated 21.01.2026 along with approval of phasing plan</p>		

vide memo no. ZP-2195/SD(RD)/2025/38116 dated 30.09.2025 in which there are 4 phases in the whole licensed area.

S.no.	Phases	Area of the phase
1.	Phase 1	4.6545 acres
2.	Phase 2	1.0036 acres
3.	Phase 3	0.6044 acres
4.	Phase 4	2 acres

Now, the promoter has applied for the registration of the first phase of the project, out of a total of four phases, comprising Towers A and B along with the Club, namely "The Oryza", over an area measuring 4.6545 acres, forming part of a mixed land-use colony admeasuring 8.2625 acres.

In the scrutiny, the promoter has mentioned that the company shall obtain and submit the **mining permission before the Authority prior to the commencement of construction.** Accordingly, no deficiency has been raised at this stage with respect to the mining permission.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 31.01.2026 namely The Times of India, Nav Bharat & The Tribune. No objections were received up to 13.02.2026.

On 16.02.2026, the matter was adjourned and listed for hearing on 18.02.2026.

The status of the documents after scrutiny of the reply dated 12.02.2026 & 13.02.2026 is mentioned below:

<p>35. Present compliance status as on 18.02.2026 of deficient documents conveyed in deficiency notice dated 11.02.2026.</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but correction needs to be done. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but correction needs to be done. 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 has been submitted wherein the promoter has stated that this is the promoter's first project and, accordingly, there is no ongoing litigation.
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	<p>4. It is observed that License No. 98 of 2025 dated 13.06.2025 has been issued in the name of M/s Aura Builders and Developers Pvt. Ltd only. Further, as per the land schedule attached with the said license, a portion of the land has been allotted to R.P Build-Tech. Accordingly, clarification is required with respect to the contents of the said license.</p> <p>Status: Submitted a clarification stating that M/s Aura Builder & Developer Pvt. Ltd. is solo developer and landowner of major portion of land therefore license has been issued in the name of M/s Aura Builder & Developer Pvt. Ltd. and name of R.P Build Tech is mentioned in land schedule.</p> <p>5. It is noted that the project applied by the promoter is under a collaboration arrangement. Accordingly, the sharing pattern shall be clarified in accordance with the collaboration agreement, and the said clarification shall be duly signed by both parties. The respective shares shall also be demarcated on the approved plans.</p> <p>Status: A clarification has been submitted stating that a 15% revenue-sharing in all aspects has been granted to M/s R.P. Buildtech, along with a contribution of Rs 150 crore towards the construction of the project. However, it is also stated that M/s Aura Builders & Developers Pvt. Ltd. has given a non-refundable security deposit of Rs 1 lakh to M/s R.P. Buildtech.</p> <p>6. A copy of the registered GPA/SPA, if any executed, is required to be submitted.</p> <p>Status: GPA & SPA submitted.</p> <p>7. Environment Clearence needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted, the application was filed on 30.01.2026, and an undertaking has also been submitted stating that the approved Environmental Clearance shall be obtained within five months from the date of issuance of the Registration Certificate.</p> <p>8. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted, the application was filed on 07.02.2026, and an undertaking has also been submitted stating that the fire scheme approval shall</p>
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		<p>be obtained within three months from the date of issuance of the Registration Certificate.</p> <p>9. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, the application was filed on 02.02.2026, and an undertaking has also been submitted stating that the approved service plans and estimates shall be obtained within three months from the date of issuance of the Registration Certificate.</p> <p>10. Electrification plan/ Electricity load availability connection needs to be submitted. Status: Assurance submitted</p> <p>11. The layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted</p> <p>12. Approval NOC from concerned agency for connecting external service like road access needs to be submitted. Status: Not submitted, it is stated that the proposed project is connected to a 24-meter-wide road; hence, no road access permission is required.</p> <p>13. Copy of complete latest mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration needs to be submitted. Status: Submitted, however, all the khasra numbers of the project are not reflected in the mutation.</p> <p>14. The land title search report needs to be re-submitted after incorporating the date of generation of the report. Status: Submitted</p> <p>15. The project report along with the brochure of the current project, as well as project photographs, is needs to be submitted. Status: Submitted, but in brochure promoter is using name of "Origen Realty". Hence, the same needs to be clarified.</p> <p>16. PERT Chart specifying date of completion needs to be submitted. Status: Submitted</p> <p>17. Draft application form, allotment letter, builder buyer agreement, conveyance deed & payment plan need to be submitted as per prescribed format.</p>
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36.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but correction needs to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but correction needs to be done.</p> <p>3. Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, the application was filed on 30.01.2026, and an undertaking has also been submitted stating that the approved Environmental</p>

		<p>Clearance shall be obtained within five months from the date of issuance of the Registration Certificate.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, the application was filed on 07.02.2026, and an undertaking has also been submitted stating that the fire scheme approval shall be obtained within three months from the date of issuance of the Registration Certificate.</p> <p>5. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, the application was filed on 02.02.2026, and an undertaking has also been submitted stating that the fire scheme approval shall be obtained within three months from the date of issuance of the Registration Certificate.</p> <p>6. Approval NOC from concerned agency for connecting external service like road access needs to be submitted. Status: Not submitted, it is stated that the proposed project is connected to a 24-meter-wide road; hence, no road access permission is required.</p> <p>7. The project report along with the brochure of the current project, as well as project photographs, is needs to be submitted. Status: Submitted, but in brochure promoter is using name of "Origen Realty". Hence, the same needs to be clarified.</p> <p>8. Draft application form & allotment letter need to be revised.</p>
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Recommendation: 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, environment clearance, approved Fire Scheme, approved service plans and estimates and documents mentioned at S.No. 25.

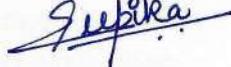
The promoter shall submit the BG/DD amounting to Rs 25 lakhs each as a security amount for submission of environment clearance within 5 months & approved Fire Scheme, approved service plans and estimates within 3 months from the grant of registration. Further, the mining permission shall be submitted before the commencement of the construction at site.



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


(Asha)

Chartered Accountant



(Deepika)
Planning Executive

Day and Date of hearing

Wednesday and 18.02.2026

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.02.2026

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Varun Sharma (Director), Sh. Aayush Gaur (Director), Sh. Deepak Sangwan (Director) are present on behalf of promoter.

Sh. Jagdish Singh is present on behalf of the landowner.

The Director of the promoter states that the promoter has applied for registration in collaboration with M/s R.P. Buildtech. The Director present further clarifies that "Origen Realty" is its own group company and they are using the brand name in the draft brochure submitted in the Authority. He also states that the project site is connected by a 12 m wide road, and further, the 24 m wide road proposed as per the approved building plans shall be developed by the promoter and undertaking in this regard, from the director has been submitted in the Authority.

The Director of the promoter submits that, at present, the environment clearance, fire scheme approval, approved service plans and estimates, and mining permission are under process, and the said approvals have not been obtained as on date. He further undertook to obtain and submit:

- i. Environment clearance within 5 months from the date of grant of registration;
- ii. Fire scheme approval and Approved service plans & estimates within 3 months from the date of grant of registration;
- iii. Mining permission before the start of construction at the site.

Further, he undertakes to submit the three Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i) & (ii). 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 amounts shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Director 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 the three Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amounts for timely submission of the environment clearance within 5 months from the date of grant of registration and fire scheme approval and approved service plans and estimates within 3 months from the date of grant of registration.

In the event of non-submission of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also

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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

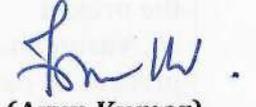
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attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. The promoter is directed to submit a confirmation on the letterhead of "Origen Realty" permitting the developer to use its brand name in the said project and mining permission shall be submitted before the start of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above, including correction in Form A-H, online DPI, confirmation for use of the brand name on the letterhead of Origen Realty, and submission of three Demand Drafts of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of environment clearance, fire scheme approval, and approved service plans and estimates within the time frame mentioned above, along with the deficiency mentioned at S. no. 36.



(Arun Kumar)
Chairman, HARERA