

Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	The Aerth	
2.	Name of the promoter	M/s Boxacres Developers Pvt Ltd	
3.	Brief of promoter	Boxacres Developers Private Limited has been incorporated dated 09/09/2020 at registered address Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village- Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi, Delhi, India, 110030. Mr. Shyamrup Roy Choudhury, Mr. Vinay Kumar Verma and Mr. Sanchit Bahl are the directors of the promoter company.	
4.	Nature of the project	Retirement Housing Project	
5.	Location of the project	Sector-79, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of license holder	M/s Boxacres Developers Pvt Ltd & Forsythia Propbuild Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	30.04.2033	
11.	Online application ID	RERA-GRG-PROJ-2200-2026	
12.	License no.	22 of 2026 dated 30.01.2026	valid upto 29.01.2031
13.	Total licensed area	4.5968 acres	Area to be registered 4.5968 acres
14.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	22 of 2026 dated 30.01.2026 29.01.2031
	ii)	Zoning Plan Approval	DRG No. DGTCP-11852 dated 30.01.2026 N/A
	iii)	Building plan Approval	Not Submitted -
	iv)	Environmental Clearance	Not Submitted -
	v)	Fire Scheme	Not Submitted
	vi)	Service plan and estimate approval	Not Submitted



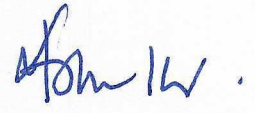
**HARERA****GURUGRAM**

The Aerth

RERA-GRG-PROJ-2200-2026

15.	Fee details	
	Registration fee	Can not be calculated as approved building are not submitted
	Processing fee	Can not be calculated as approved building are not submitted
	Late fee	Can not be calculated as approved building are not submitted
	Total	Can not be calculated as approved building are not submitted
16.	DD amount	Rs. 13,53,538/-
	DD no. and date	500290 dated 17.03.2026
	Name of the bank issuing	ICICI Bank
	Deficient amount	Can not be calculated as approved building are not submitted
17.	File Status	Date
	File received on	18.03.2026
	First hearing on	06.04.2026
18.	Case History: - <p>The promoter M/s Boxacres Developers Pvt Ltd who is a collaborator had applied for the registration of real estate project namely "The Aerth" located at Sector-79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108749 dated 18.03.2026 and RPIN-1042. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2200-2026. The project area for registration is 4.5968 acres i.e., total licensed area 4.5968 acres. Vide License no – 22 of 2026 dated 30.01.2026 valid upto 29.01.2031.</p> <p>The application for registration was scrutinized and it is found that the promoter has submitted the application without the approval of building plans of the project. Therefore, in the absence of approved building plans the applicable registration fees and processing fees for the project cannot be calculated and even other mandatory approvals like Fire Scheme, Service Plans & Estimates etc. can also not be applied.</p> <p>The date of hearing in the matter was fixed for 13.04.2026 at the time of submission of application for registration.</p> <p>Keeping in view of the above, it is proposed that the application of the promoter may be returned after forfeiture of processing fees and with the direction to submit the application file after obtaining the approval of Building Plans along with necessary documents.</p>	



The matter was placed before the Authority on file wherein it was decided that the matter to be preponed to 06.04.2026 and application to be returned along with forfeiture of processing fees.	
 (Asha) Chartered Accountant	 (Sumeet) Engineering Officer
Day and Date of hearing	Monday and 06.04.2026
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 06.04.2026</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Sanchit Bahl, Sh. Laxmi Kant Saini and Sh. Yatin Dev (AR) are present on behalf of the promoter.</p> <p>The Authority observed that the approval of building plans for the project, as required to be issued by DTCP, Haryana, has not been submitted by the promoter along with the application dated 18.03.2026 filed under Section 4 of the Act, 2016 for registration of the project. The submission of approved building plans is a prerequisite for the grant of registration.</p> <p>The Authorized Representative of the promoter submits that the application for approval of building plans has already been filed before the concerned department. However, the approval has not been received till date and is expected to be received shortly.</p> <p>After considering the submissions, the Authority is of the view that in the absence of approved building plans, the application is incomplete and cannot be processed for registration. Accordingly, the application dated 18.03.2026 is hereby returned being incomplete, with liberty to the promoter to file a fresh application upon obtaining the requisite approvals. Further, the processing fee, which is to be calculated based on FAR as per the approved building plans, stands forfeited, since the application was submitted without the requisite basic approval necessary for its processing. The balance fee, if any, shall be adjusted as and when the fresh application for registration is received in the Authority for registration of the project.</p>	
 (Arun Kumar) Chairman, HARERA	