

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	Vanmaya Premium Residences One
2.	Name of the license holders	Sh. Arvinder s/o Raghubeer Singh, Agrante Realty Ltd., Sh. Harpal s/o Parlad, Smt. Samta Yadav w/o Sh. Harpal Singh, Sh. Mukul Yadav- Vitul Yadav Ss/o Sh. Harpal Singh
3.	Name of collaborator	M/s Agrante Realty Ltd.
4.	Name of the promoter	M/s Agrante Realty Ltd.
5.	Brief the promoter	Agrante Realty Limited is an active public unlisted company incorporated in February 2013 with a paid-up share capital of ₹4.05 Crore and an authorised capital of ₹4.10 Crore. The current board of directors includes Gurmeet Singh Kalsi (since 2018), Jayant Kumar (since 2022), and Rajeev Saxena, who also serves as the Managing Director and CEO. Historically, Arvinder Singh was a key founding promoter of the firm. The company is primarily focused on residential and affordable housing projects in Gurugram, such as Kavyam and Vanmaya. Its registered office is located in Jasola, New Delhi, and it maintains a sister concern, Agrante Developers Pvt. Ltd.
6.	Nature of the project	Residential Floors
7.	Location of the project	Sector- 106, Gurugram
8.	Legal capacity to act as a promoter	Collaborator
9.	Status of project	New

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

10.	Whether registration applied for whole/Phase	Whole		
11.	Phase no. (If applicable)	N/A		
12.	Online application ID	RERA-GRG-2171-2026		
13.	License no.	106 of 2023 dated 13.05.2023	Valid up to	12.05.2028
14.	Total licensed area	6.6625 acres	Area to be registered	1.76 acres
15.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2030		
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	<u>RC no. 114 of 2025:</u> 1. Electrification Plan within 6 months i.e. up to 17.05.2026: Not submitted (prescribed time has not lapsed yet). 2. Service Plans & Estimates within 6 months i.e. up to 17.05.2026: Not submitted (prescribed time has not lapsed yet).		
21.	Number of units	216 Residential Floors over 54 Plots		
22.	Total Project cost	Rs. 190.63 crores		
23.	Project Expenditure So far	Rs. 15.55 crores		

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

24.	Expenditure to be incurred	Rs. 175.08 crores		
25.	Construction Cost per sqft	Rs. 3770 per sqft		
26.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	106 of 2023 dated 13.05.2023	12.05.2028
	2.	Demarcation cum zoning plan approval	DRG No. DTCP 10904 dated 05.03.2025	
	3.	Building plan approval	Under Self certification policy	
	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		
27.	Fee Details			
	Registration fee	Residential – (For 54 plots) 18819.42 x 2.64 x 10 = Rs. 4, 96, 833/-		
	Processing fee	18819.42 x 10 = Rs. 1,88,194/-		
	Late fee	N/A		
	Total fee	Rs. 6,85,027/-		
28.	DD/ RTGS Details			

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	DD/RTGS amount	Rs. 1,00,000/- Rs. 5,85,027/-
	DD/RTGS no. and date	INDBH20023152533 dated 20.02.2026 INDBR32026032000438487 dated 20.03.2026
	Total fee paid	Rs. 6,85,027/-
	Deficient amount	Nil
29.	File Status	Date
	File received on	24.02.2026
	First notice Sent on	13.03.2026
	1st hearing on	16.03.2026 (Adjourned)
	1st reply submitted on	27.03.2026
	2nd hearing on	06.04.2026
30.	Case History: - 1. The Department of Town & Country Planning, Haryana granted license no. 106 of 2023 dated 13.05.2023 for the development of affordable residential plotted colony under DDJAY for an area admeasuring 6.6625 acres to Sh. Arvinder S/o Sh. Raghubeer Singh, Agrante Realty Ltd. Sh. Harpal S/o Sh. Parlad, Smt. Samta Yadav W/o Sh. Harpal Singh, Sh. Mukul Yadav-Vitul Yadav Ss/o Sh. Harpal Singh in collaboration with M/s Agrante Realty Ltd. 2. The above license has been already registered with the Authority as DDJAY Plotted Colony namely "VANMAYA PREMIUM RESIDENCES" which is approved vide RC no. 114 of 2025 dated 17.11.2025 valid up to 31.10.2030. 3. Thereafter, the promoter i.e., M/s Agrante Realty Ltd. who is a collaborator has further obtained registration of 188 floors over 47 residential plots of the project vide RC no. 130 of 2025. 4. Now, the promoter has obtained the revised building plans of the Independent Residential Floors on 54 plots (as mentioned in the below table at S. No. 8) under self-certification policy by the Department of Town & Country Planning, Haryana and has applied for registration of 216 Independent Residential Floors on these 54 plots in the Authority on 20.02.2026. 5. Further the promoter has submitted an explanatory note regarding revision in building plans, wherein it is mentioned that some building plans are approved	

Project	Vanmaya Premium Residences One
Promoter	M/s Agranate Realty Ltd.

without basement and name of the company wrongly mentioned. So, the promoter had applied for revision in building plans.

6. The promoter has also submitted an affidavit stating that on these 54 plots/216 floors i.e., Plots no. 48 to 101, no third-party rights of any kind have been created by the promoter/land owner or any other person or agent.
7. Further, the public notice has been published in three leading newspapers i.e., The Tribune, Hindustan Times and Dainik Tribune, wherein it is mentioned that promoter has submitted an affidavit regarding non-creation of third-party rights of any kind by the promoter and no objection with respect to the same was received in the Authority.
8. Details of plots on which the floors are applied for registration under the present application are as follows:

Plot no.	Area (sqm)	No. of plots	Total area (sqm)	FAR	Total FAR (sqm)	BR III date	Validity of building plan
48	149.01	1	149.01	2.64	393.3864	07.06.2025	06.06.2027
49	149.46	1	149.46	2.64	394.5744	02.05.2025	01.05.2027
50-53	149.8	4	599.2	2.64	1581.888	02.05.2025	01.05.2027
54	115.5	1	115.5	2.64	304.92	02.05.2025	01.05.2027
55-62	141.24	8	1129.92	2.64	2982.9888	02.05.2025	01.05.2027
63	143.49	1	143.49	2.64	378.8136	19.08.2025	17.08.2027
64	143.79	1	143.79	2.64	379.6056	19.08.2025	17.08.2027
65	133.36	1	133.36	2.64	352.0704	19.08.2025	17.08.2027
66-77	149.8	12	1797.6	2.64	4745.664	02.05.2025, 16.07.2025	01.05.2027, 15.07.2027
78-87	119	10	1190	2.64	3141.6	02.05.2025	01.05.2027
88-101	112.66	14	1577.24	2.64	4163.9136	25.07.2025	24.07.2027
TOTAL		54	7128.57		18819.424		

9. It is noted that plot nos. 68-77 are mortgaged against BG in compliance of EDC and plot nos. 88-101 are mortgaged against IDW. The current status pertaining to the

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	same was south from the promoter and the promoter in its reply dated 27.03.2026 confirmed that the above plots are still mortgaged. 10. The site of the project was visited and it is noted that the project is accessible through service road of 75 m sectoral road. 11. It has come to the notice of the Authority that Hon'ble High Court in its hearing dated 02.04.2025 in the CWP-PIL-212-2024 (O&M) titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'stilt + 4 Policy" for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing. 12. Thereafter, the Directorate of Town & Country Planning, Haryana in vide its memo dated 03.04.2026 has requested to put all such approvals in respect of construction of S+4 floors in residential plots on hold till such embargo is removed by Hon'ble High Court. 13. The reply dated 27.03.2026 submitted by the promoter has been examined and the status of remaining deficiencies is mentioned below:
31. Present compliance status as on 06.04.2026 of deficit documents as conveyed vide deficiency notice dated 13.03.2026	1. Deficit fee of Rs. 5,85,027/- needs to be paid. Status: paid vide UTR no. INDBR32026032000438487 dated 20.03.2026 2. 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 3. Online DPI needs to be corrected. Status: Not submitted 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.

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	Status: An affidavit through authorized signatory stating that there is no pending litigation is submitted. The same may be submitted from Managing Director of the company. 5. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement along with supporting documents duly signed by both the parties needs to be submitted. Status: The details of plot nos. over which the built up area will be allocated to the landowners is submitted along with the copy of allocation deed. 6. Copy of superimposed demarcation plan over approved layout plan highlighting the plots over which registration of independent floors is applied under current application needs to be submitted. Status: Submitted 7. Status of sale of the plots falling under current application for registration needs to be submitted in form of an affidavit through authorized Managing Director of the promoter. Status: The affidavit from Managing Director of the company needs to be submitted. 8. It is noted that the Plot nos. 68-77 are mortgaged against BG in compliance of EDC and plot nos. 88-101 are mortgaged against IDW whereas the promoter has applied for registration of residential floors on said plots as well. Therefore, the status of mortgage on above plots needs to be clarified.
--	---

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	Status: The promoter states that the plots are still mortgaged. 9. As per the clause 24 of the collaboration agreement dated 24.01.2022, the Builder/ Developer shall not be allowed to sale the units of the land owners share. Therefore, the marketing right of the applicant over the units applied for registration needs to be clarified. Status: The built-up area of plots is to be allocated to the landowners details of which is submitted by the promoter along with the copy of allocation deed. 10. Copies of mutations, jamabandi and aks- shijra duly certified by the revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted 11. Approved Service plans and estimates need to be submitted. Status: BG no. OGT0389250011272 dated 10.11.2025 of Rs. 25 lakhs is submitted in the Authority in lieu of submission of the approved service plans and estimates within 6 months i.e., 17.05.2026 as per the condition of RC no. 114 of 2025. 12. Electrical Load availability connection needs to be submitted. Status: Condition of submission of the electrification plan within 6 months i.e. 17.05.2026 is incorporated in the RC no. 114 of 2025. 13. PERT chart of the project needs to be submitted.
--	--

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	Status: Submitted 14. Draft Application form needs to be submitted. Status: Submitted 15. Draft Allotment letter and BBA need to be revised. Status: Annexures mentioned with allotment letter need to be submitted. 16. Draft Brochure and Advertisement document needs to be submitted. Status: Submitted 17. Road access permission needs to be submitted. Status: The site is accessible from the 12 m service road of the sectoral road. 18. Cost of the land amounts to Rs 8262.52 lakhs needs to be clarified according to the area applied for the registration is 1.7624 acres. Status: Submitted 19. Clarification needs to be submitted as EDC, IDC, taxes, cess and financial resources not mentioned in DPI. Details of any other cost amounts to Rs 500 lakhs mentioned in DPI needs to be submitted. Status: Submitted but DPI needs to be revised. 20. Original non-encumbrance certificate not below the rank of tehsildar certified on 04.09.2025 needs to be submitted. Further as per NEC land is mortgage to Director General Town & Country Planning Haryana. Affidavit of no loan needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on 04.09.2025 needs to be submitted.
--	--

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	21. REP II dated 11.02.2026, needs to be revised as land is mortgage to Director General Town & Country Planning Haryana and OC date is missing. Status: Submitted 22. Following Original CA Certificate needs to be submitted: (i) CA Certificate of net worth of promoter on latest date, (ii) CA Certificate of REP-1 (A-H) dated 04.11.2025, (iii) CA Certificate of non-default in payment of debt & statutory liabilities dated 04.11.2025, (iv) CA Certificate of expenditure incurred and to be incurred. Status: Submitted but Original CA Certificate of expenditure incurred and to be incurred dated 25.02.2026, Original CA Certificate of net worth of promoter on latest date, Original CA Certificate of REP-1 (A-H) dated 04.11.2025 and Original CA Certificate of non-default in payment of debt & statutory liabilities dated 04.11.2025 needs to be submitted 23. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of all authorized signatories to operate the bank account. GST Certificate of the promoter needs to be submitted. Status: Submitted 24. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statemen needs to be submitted. Status: Submitted
--	--

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

		25. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted 26. Background and experience of work of the promoter needs to be submitted. Status: Not Submitted 27. KYC of project consultants and real estate agents need to be submitted. Status: Submitted but KYC of Real Estate Agent needs to be submitted.
32.	Remarks	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. Online DPI needs to be corrected. Status: Not submitted 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. Status: An affidavit through authorized signatory stating that there is no pending litigation is submitted. The same may be submitted from Managing Director of the company.



Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	4. Status of sale of the plots falling under current application for registration needs to be submitted in form of an affidavit through authorized Managing Director of the promoter. Status: The affidavit from Managing Director of the company needs to be submitted. 5. It is noted that the Plot nos. 68-77 are mortgaged against BG in compliance of EDC and plot nos. 88-101 are mortgaged against IDW whereas the promoter has applied for registration of residential floors on said plots as well. Therefore, the status of mortgage on above plots needs to be clarified. Status: The promoter states that the plots are still mortgaged. 6. As per the clause 24 of the collaboration agreement dated 24.01.2022, the Builder/ Developer shall not be allowed to sale the units of the land owners share. Therefore, the marketing right of the applicant over the units applied for registration needs to be clarified. Status: The built-up area of plots is to be allocated to the landowners details of which is submitted by the promoter along with the copy of allocation deed. 7. Approved Service plans and estimates need to be submitted. Status: BG no. OGT0389250011272 dated 10.11.2025 of Rs. 25 lakhs is submitted in the Authority in lieu of submission of the approved service plans and estimates within 6 months i.e., 17.05.2026 as per the condition of RC no. 114 of 2025.
--	--



Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	8. Electrical Load availability connection needs to be submitted. Status: Condition of submission of the electrification plan within 6 months i.e. 17.05.2026 is incorporated in the RC no. 114 of 2025. 9. Draft Allotment letter and BBA need to be revised. Status: Annexures mentioned with allotment letter need to be submitted. 10. Road access permission needs to be submitted. Status: The site is accessible from the 12 m service road of the sectoral road. 11. Original non-encumbrance certificate not below the rank of tehsildar certified on 04.09.2025 needs to be submitted. Further as per NEC land is mortgage to Director General Town & Country Planning Haryana. Affidavit of no loan needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on 04.09.2025 needs to be submitted. 12. Following Original CA Certificate needs to be submitted: (i) CA Certificate of net worth of promoter on latest date, (ii) CA Certificate of REP-1 (A-H) dated 04.11.2025, (iii) CA Certificate of non-default in payment of debt & statutory liabilities dated 04.11.2025, (iv) CA Certificate of expenditure incurred and to be incurred.
--	--



HARERA
GURUGRAM

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

	Status: Submitted but Original CA Certificate of expenditure incurred and to be incurred dated 25.02.2026, Original CA Certificate of net worth of promoter on latest date, Original CA Certificate of REP-1 (A-H) dated 04.11.2025 and Original CA Certificate of non-default in payment of debt & statutory liabilities dated 04.11.2025 needs to be submitted 13. Background and experience of work of the promoter needs to be submitted. Status: Not Submitted 14. KYC of project consultants and real estate agents need to be submitted. Status: Submitted but KYC of Real Estate Agent needs to be submitted.
--	---

<i>Ashish</i> (Ashish Dubey) Chartered Accountant	<i>Neeraj</i> (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing	Monday and 06.04.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Neeraj Gautam, Associate Architectural Associate and Ms. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Saxena, Sh. Devesh Saxena, Sh. Arvinder (Director) along with Sh. Harpal Singh (landowner) and Sh. Vitul Yadav (landowner) appeared on behalf of the promoter.

It has come to the notice of the Authority that Hon'ble High Court in its hearing dated 02.04.2025 in the CWP-PIL-212-2024 (O&M) titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'stilt + 4 Policy' for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing.

Pursuant to the above order dated 02.04.2026, the Director, Town & Country Planning, Haryana (DTCP, Haryana) vide Memo no. Misc-2339-L(S+4)/2026/10996-999 dated 03.04.2026, has

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

Project	Vanmaya Premium Residences One
Promoter	M/s Agrante Realty Ltd.

directed that all approvals in respect of construction of *Stilt + 4 floors* in residential plots be kept on hold until the embargo imposed by the Hon'ble High Court is lifted.

Further, Senior Town Planner (HQ), for DTCP, Haryana vide Endst no. *Misc-2339-L(S+4)/2026/11002-06 dated 03.04.2026* has issued directions to all concerned officers and branches that no Layout Plans, Zoning Plans, or Service Plan Estimates be approved with density of 18 persons per plot or for construction of *Stilt + 4 floors* during such intervening period, till the stay on operation of instructions dated 02.07.2024 is removed by Hon'ble High Court.

It is also observed that License No. 106 of 2023 dated 13.05.2023 was granted by DTCP, Haryana for development of an affordable residential plotted colony under DDJAY, admeasuring 6.6625 acres, which stands registered with the Authority vide Registration Certificate No. 114 of 2025 dated 17.11.2025, subject to the condition that the promoter shall submit approved Service Plans and Estimates within a period of six months, i.e., by 17.05.2026. However, the said approvals have not been obtained by the promoter till date.

The present application dated 24.02.2026 pertains to registration of 216 floors over 54 plots falling within the aforesaid licensed colony, which is intrinsically linked to the *Stilt + 4 Floor Policy*, presently under stay.

In view of the interim directions issued by the Hon'ble High Court and the consequential instructions issued by DTCP, Haryana, the Authority is of the considered view that the present application cannot be processed at this stage.

Accordingly, the application dated 24.02.2026 for registration of the project is hereby returned, with liberty to the promoter to apply afresh after appropriate clarification/relaxation is obtained regarding the "*Stilt + 4 Floor Policy*" from the Hon'ble High Court and the Department of Town & Country Planning, Haryana. The fee deposited by the promoter amounting to ₹6,85,027/- shall be duly adjusted at the time of re-submission of the application for registration of the project, subject to compliance with applicable provisions.



(Arun Kumar)
Chairman, HARERA