

Project	Aqva The Reserve
Promoter	Dreamways Infra Projects Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	Aqva The Reserve	
2.	Name of the license holders	Avril Developers LLP, Citadelis Infra Pvt. Ltd., Inaya Realty	
3.	Name of collaborator	M/s Dreamways Infra Projects Pvt. Ltd.	
4.	Name of the promoter	M/s Dreamways Infra Projects Pvt. Ltd.	
5.	About the promoter	M/s Dreamways Infra Projects Private Limited (CIN: U45500HR2020PTC088466) is a Haryana-based private company incorporated on August 19, 2020, primarily involved in construction and infrastructure services. The company is managed by two directors, Abhishek Kundu and Kamal Ambawta, both of whom have been with the company since January 2026. It operates out of its registered office located at Pioneer Urban Square, Sector-62, Gurugram. Financially, the firm has an authorized share capital of ₹5.00 Crore and a paid-up capital of ₹5.00 Lakh, according to recent MCA records.	
6.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
7.	Location of the project	Sector 05, Sohna, Gurugram	
8.	Legal capacity to act as a promoter	Collaborator	
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-2215-2026	
13.	License no.	05 of 2026 dated 08.01.2026	
14.	Total licensed area	5.06875 Acres	Area to be registered 5.06875 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2029	
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	

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20.	RC compliance	N/A	
21.	Number of units	78 residential plots and 1 commercial plot (Residential plots ranging from 122 sqm to 148 sqm)	
22.	Total Project cost	Rs. 87.27 crores	
23.	Project Expenditure So far	Rs. 2.09 crores	
24.	Expenditure to be incurred	Rs. 85.18 crores	
25.	Development cost per sq. ft.	Rs. 272/-	
26.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	05 of 2026 dated 08.01.2026 07.01.2031
	2.	Layout plan approval	DTCP-11790 dated 08.01.2026
	3.	Zoning plan approval	DTCP-11960 dated 09.03.2026
	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	Ch.19/OLNC-HT/GGM-II/EP-507 dated 08.10.2025
27.	Fee Details		
	Registration fee	Commercial: 820.5 x 20 =Rs. 16,410/- Total: Rs. 2,13,330/-	Residential: 19692 x 10 = Rs. 1,96,920/-
	Late fee	N/A	
	Processing fee	20512.5 x 10 =Rs. 2,05,125/-	
	Total fee	Rs. 4,18,455/-	
28.	DD Details		
	DD amount	Rs. 2,75,000/- Rs. 1,43,455/-	
	DD no. and date	500067 dated 03.04.2026 500322 dated 22.04.2026	
	Name of the bank issuing	ICICI Bank	
	Total fee paid	Rs. 4,18,455/-	
	Deficient amount	Nil	
	File Status	Date	

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29.	File received on	06.04.2026
	First notice Sent on	21.04.2026
	1st reply submitted on	23.04.2026
	1st hearing on	27.04.2026
30.	<p>Case History: -</p> <ol style="list-style-type: none"> 1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. 05 of 2026 dated 08.01.2026 measuring 5.06875 in favour of Avril Developers LLP, Citadelis Infra Pvt. Ltd. and Inaya Realty in collaboration with M/s Dreamways Infra Projects Pvt. Ltd. for setting up an Affordable Plotted Colony (DDJAY- 2016) in sector 05, Sohna, Gurugram, Haryana. 2. The promoter further obtained the approvals of layout plan and zoning plan from the Department of Town & Country Planning, Haryana vide Drawing no. DTCP 11790 dated 08.01.2026 and DRG no. DTCP 11960 dated 09.03.2026, respectively. 3. Thereafter, the promoter, i.e., M/s Dreamways Infra Projects Pvt. Ltd. applied for registration of the Affordable Residential Plotted Colony under DDJAY namely "Aqva The Reserve" under section 4 of Real Estate (Regulation and Development), Act 2016. Vide application dated 06.04.2026. 4. The project comprises of 78 residential plots and 1 commercial block. 5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1048 dated 21.04.2026 with an opportunity of hearing on 27.04.2026. 6. A public notice dated 12.04.2026 with respect to the application dated 06.04.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Tribune (English), and Dainik Tribune (Hindi) and no objection has been received in the Authority with respect to the same. 7. The reply dated 24.02.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: 	
31.	<p>Present compliance status as on 26.02.2026 of deficient documents as conveyed on 18.02.2026</p>	<ol style="list-style-type: none"> 1. Deficit fee of Rs. 1,43,455/-needs to be paid. Status: Paid vide DD no. 500322 dated 24.04.2026 2. 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: Not submitted 3. Corrections in online DPI need to be done. 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. Status: An affidavit through Authorized Signatory of the company with respect to no pending litigations is

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		<p>submitted. However, the same may be submitted through the Managing Director of the company.</p> <p>5. Details of residential plots/ commercial area allocated/ to be allocated to the landowners duly stamped and signed by all the parties in the form of notarised undertaking/ affidavit needs to be submitted. Status: Submitted</p> <p>6. Copy of mutations, jamabandi and aks shijra for entire licensed land duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted</p> <p>7. Land title search report needs to be submitted. Status: Not submitted</p> <p>8. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted. Status: Submitted</p> <p>9. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>10. Powerline shifting NOC needs to be submitted. Status: Approved drawings regarding shifting of the powerline is submitted.</p> <p>11. Revised affidavit with respect to non-applicability of the natural conservation zone NOC, forest land diversion, and wildlife clearance needs to be submitted. Status: Submitted</p> <p>12. Construction water NOC from the concerned department needs to be submitted. Status: Not submitted</p> <p>13. PERT chart of the project needs to be submitted. Status: Submitted</p> <p>14. Draft application form, allotment letter, BBA and conveyance deed need to be revised. Status: Allotment letter needs to be revised.</p> <p>15. Draft brochure and advertisement document needs to be submitted. Status: Submitted</p> <p>16. Road access permission needs to be submitted. Status: Not submitted</p> <p>17. Cost of the land amounts to Rs 7062.28 lakhs needs to be clarified according to the area applied for the registration is 5.0687 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.</p>
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		<p>Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be revised</p> <p>18. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 150 lakhs and details of financial resources, loan from other sources amounts to Rs 2000 lakhs mentioned in DPI needs to be submitted along with supporting documents. Status: Submitted</p> <p>19. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. Status: Submitted but Charge form needs to be submitted.</p> <p>20. Original Bank Undertaking dated 23.03.2026 needs to be submitted. Status: Submitted</p> <p>21. Following Original CA Certificate needs to be submitted: i. CA Certificate of net worth of promoter on latest date, Status: Submitted ii. CA Certificate of REP-1 (A-H), Status: iii. CA Certificate of non-default in payment of debt & statutory liabilities, Status: Submitted iv. CA Certificate of expenditure incurred and to be incurred. Status: Submitted</p> <p>22. Independent Auditors Report along with audited financial statement for the financial year 2022-23, 2023-24 and 2024-25 needs to be submitted. Status: Submitted</p> <p>23. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted</p> <p>24. 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. Status: Submitted</p> <p>25. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted but Schedule of EDC and IDC paid for the project needs to be submitted.</p>
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		<p>26. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Submitted but KYC of Real Estate Agent needs to be submitted.</p>
32.	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: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Not submitted</p> <p>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 Authorised Signatory of the company with respect to no pending litigations is submitted. However, the same may be submitted through the Managing Director of the company.</p> <p>4. Land title search report needs to be submitted. Status: Not submitted</p> <p>5. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>6. Powerline shifting NOC needs to be submitted. Status: Approved drawings regarding shifting of the powerline is submitted.</p> <p>7. Construction water NOC from the concerned department needs to be submitted. Status: Not submitted</p> <p>8. Draft application form, allotment letter, BBA and conveyance deed need to be revised. Status: Allotment letter needs to be revised.</p> <p>9. Road access permission needs to be submitted. Status: Not submitted</p> <p>10. Cost of the land amounts to Rs 7062.28 lakhs needs to be clarified according to the area applied for the registration is 5.0687 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be revised</p>

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	<p>11. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. Status: Submitted but Charge form needs to be submitted.</p> <p>12. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted but Schedule of EDC and IDC paid for the project needs to be submitted.</p> <p>13. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Submitted but KYC of Real Estate Agent needs to be submitted.</p>
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34. 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, Service plan and Estimates and other documents mentioned above at S. No. 32. It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates within 6 months, construction water NOC and road access permission within 4 months; and a BG/ DD of Rs. 25 lakhs on account of timely submission of service plans and estimates, corrected copies on DPI and form REP - I along with other deficiencies as listed at S. No. 32 before the issuance of registration certificate.

Ashish Dubey
 (Ashish Dubey)

Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 27.04.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Kamal (Director), Sh. Abhishek Kundu (Director) and Sh. Ravi Yadav (AR) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter states that the approvals i.e., service plans and estimates, construction water NOC and road access permission are under process and have not yet been obtained as on date. Further, the Authorised Representative states that 66 KV HT line is going through the project and at present the plans/ drawings regarding shifting of the same have been approved. Since the process of shifting the powerline is time taking, therefore, in accordance with the condition imposed in the zoning plan by the Department of town and Country Planning, Haryana (DTCP), the plots falling under ROW of 66 KV HT line shall be kept frozen till shifting of same.

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;

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

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- ii. Construction water NOC within 4 months; and
- iii. Road access permission within 4 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.

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 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 construction water NOC and road access permission within 4 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 32. Further, the promoter shall submit a notarized affidavit through its M.D that no third- party rights of any kind shall be created on the plots falling under the 66KV HT line, till shifting of the same and obtaining the defreeze order from DTCP and intimation of the same to the Authority. A condition to this effect shall also be incorporated in the registration certificate.

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