

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.	About the promoter	M/s Boxacres Developers Private Limited is 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. Sanchit Bahl and Mr. Vinay Kumar Verma are the directors of the promoter company.
4.	Nature of the project	Retirement Housing Project under Retirement Housing Policy dated 04.11.2024
5.	Location of the project	Revenue estate of village Naurangpur, sector 79, Gurugram- Manesar urban complex
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Boxacres Developers Pvt. Ltd., M/s Forsythia Propbuild Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole
10.	Completion date as mentioned in REP-II	OC: 31.01.2033 CC: 30.04.2033
11.	Online application ID	RERA-GRG-PROJ-2231-2026
12.	License no.	22 of 2026 dated 30.01.2026
13.	Total licensed area	4.5968 Acres
		Area to be registered
		valid up to 29.01.2031
14.	QPR Compliances	Not applicable
15.	4(2)(I)(D) Compliances	Not applicable
16.	4(2)(I)(C) Compliances	Not applicable
17.	Status of change of bank account (if applicable)	Not applicable
18.	Details of proceedings pending against the project	Not applicable
19.	RC Conditions Compliances	Not applicable
20.	Number of towers	Tower: A, B, C & D & 2 Commercial block
21.	Number of Floors	Stilt/Ground + 22 nd Floors
22.	Number of units	Residential units: 352 Commercial units: 4
23.	Unit types	1 BHK, 2 BHK & 3 BHK
24.	Total carpet area	567 - 1119 Sq. ft.
25.	Total Project cost	Rs 439.93 Cr (as per CA Certificate)
26.	Expenditure Incurred	Rs 37.95 Cr (as per CA Certificate)

27.	Expenditure to be incurred	Rs 401.98 Cr (as per CA Certificate)		
28.	Construction cost per Sq.ft.	Residential: Not provided by the promoter (as per DPI) Commercial: Rs 7600 Per Sq.ft. (as per DPI)		
29.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	22 of 2026 dated 30.01.2026	29.01.2031
	ii)	Approved building plans	Memo no. ZP-1941/PA(DK)/2026/15242 dated 01.05.2026	30.04.2031
	iii)	Demarcation cum Zoning plan approval	Drg. No. DTCP 11852 dated 30.01.2026	-
	iv)	Environmental Clearance	Not submitted (Applied with proposal no. SIA/HR/INFRA2/572260/2026)	-
	v)	Fire scheme approval	Memo no. FS/2026/846 dated 29.05.2026	28.05.2031
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2026/41/127-130 dated 06.01.2026	05.01.2034
	vii)	Service plan and estimate approval	Not submitted (pending in HSVP dated 20.05.2026)	
	viii)	Electrical Availability connection approval	Not submitted Applied on 02.02.2026	
30.	Fee details			
	Registration fee	Residential 37168.037 x 2.40 x 10= Rs 8,92,033/- Commercial 1548.671 x 2.40 x 20= Rs 74,336/- Total: Rs 9,66,369/-		
	Processing fee	38716.707 x 10= Rs 3,87,167/-		
	Note: In proceedings dated 06.04.2026, the Authority observed that the approved building plans from DTCP, Haryana had not been submitted along with the application dated 18.03.2026 filed under Section 4 of the Act, 2016. Since the approval of building plans is a mandatory prerequisite for registration, the application was held to be incomplete and was accordingly returned with liberty to file a fresh application after obtaining the requisite approvals. The processing fee deposited was ordered to be forfeited, while the balance fee, if any, shall be adjusted at the time of filing of the fresh application. In the present case, after approval of the building plan, the processing fee comes to Rs. 3,87,167/-, and the same is liable to be forfeited.			
	Late fee	Not applicable		
	Total	Rs 13,53,536/-		
	Total fees after forfeiting of processing fees due to the above reason.	Rs 13,53,536/- + Rs 3,87,167/- = Rs 17,40,703/-		
31.	RTGS/ DD amount	Rs 13,53,538/-		



		Rs 1,00,000/- Rs 2,87,165/-
	RTGS/ DD no. and date	500290 dated 17.03.2026 510950 dated 24.04.2026 500338 dated 02.06.2026
	Name of the bank issuing	ICICI Bank
	Deficient amount	No deficit fees
32.	File Status	Date
	File received on	04.05.2026
	First notice Sent on	29.05.2026
	1st hearing on	01.06.2026 (Adjourned)
	1st Reply received on	02.06.2026
	2nd hearing on	08.06.2026(Adjourned)
	3rd hearing on	09.06.2026
33.	Case History: - The Promoter M/s Boxacres Developers Pvt. Ltd. who is a collaborator along with license holder namely M/s Boxacres Developers Pvt. Ltd., M/s Forsythia Propbuild Pvt. Ltd. applied for the registration of real estate Group Housing Colony under retirement policy dated 04.11.2024 namely "The Aerth" located at Revenue estate of village Naurangpur, sector 79, Gurugram- Manesar urban complex under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 110987 dated 04.05.2026 and RPIN-1057. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2231-2026. The application for registration of Group Housing Colony under retirement policy dated 04.11.2024 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1057 dated 29.05.2026 was issued to the promoter with an opportunity of being heard on 01.06.2026. The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 07.05.2026 namely Dainik Bhaskar, Hindustan Times & The Tribune. No objections were received up to 21.05.2026. On 01.06.2026, the matter was adjourned and listed for hearing on 08.06.2026. As per the directions of the authority, the PE & CA conducted a site visit on 02.06.2026. The project site is located in the revenue estate of Village Naurangpur, Sector-79, Gurugram-Manesar Urban Complex, and is presently connected through a 24-metre-wide WBM road, the construction of which has been almost completed by the landowner/promoter. Further, a 24-metre-wide road is proposed as per the approved site plan. At present, the site comprises barren land only. Further, approvals/assurances for essential services such as water supply, sewerage, storm water drainage, and electrification have been obtained from the concerned departments. On 08.06.2026, the matter was adjourned and listed for hearing on 09.06.2026. It is noted that License No. 22 of 2026 has been granted to the promoter, in collaboration with the license holders, after migration of an area measuring 4.122	

Email: hareragurugram@gmail.com, rcragurugram@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

	acres from License No. 253 of 2023 dated 17.11.2023, along with a fresh area measuring 0.4748 acres, for the development of an Affordable Group Housing Colony. In this regard, the promoter, vide reply dated 02.06.2026, submitted that no project was ever registered under RERA against License No. 253 of 2023 and that the migrated area was never part of any registered project. The promoter further submitted that no third-party rights have been created in respect of the said area, the entire inventory remains unsold, and no development or construction work has been carried out thereon, as supported by an affidavit of the Director. The status of the documents after scrutiny of the reply dated 02.06.2026 is mentioned below:
34.	Present compliance status as on 09.06.2026 of deficient documents conveyed in deficiency notice dated 29.05.2026 1. Deficit fee of Rs 2,87,165/- needs to be submitted. Status: Submitted Rs 2,87,200/- vide DD No. 500338 dated 02.06.2026. 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: Submitted, but needs to be revised. 3. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but needs to be revised. 4. It is noted that License No. 22 of 2026 has been granted to the promoter in collaboration with license holders after migration of an area measuring 4.122 acres from License No. 253 of 2023 dated 17.11.2023 for setting up of affordable group housing colony, along with a fresh area measuring 0.4748 acres. Accordingly, you are required to provide the status of registration of the project pertaining to License No. 253 of 2023 dated 17.11.2023. Hence, the matter needs to be clarified. Further, you are also required to provide the details of sold and unsold inventory, along with the present status of development/construction works carried out at the project site pertaining to the area migrated from License No. 253 of 2023 dated 17.11.2023. Status: The promoter submitted that no project was ever registered under RERA against License No. 253 of 2023 dated 17.11.2023, and the area measuring 4.122 acres, which was subsequently migrated to License No. 22 of 2026, was never part of any registered project. Further, no third-party rights have been created in the said area, and the entire inventory remains unsold, as supported by



	an affidavit of the Director submitted by the promoter. The promoter also submitted that no development or construction work has been carried out on the migrated area, and the land remains vacant and undeveloped. 5. It is noted that the applied project is being developed under a collaboration arrangement. In this regard, the license reflects that M/s Boxacres Developers Pvt. Ltd. and M/s Forsythia Propbuild Pvt. Ltd. are the license holders in collaboration with M/s Boxacres Developers Pvt. Ltd. a) However, the role and rights of M/s Emaar India Ltd. under the Joint Development Agreement dated 19.04.2021 have not been clarified. Accordingly, the same needs to be explained in detail. Reply: The promoter submitted that M/s Forsythia Propbuild Private Limited, a wholly owned subsidiary of M/s Emaar India Limited, owns 3.375 acres of the project land. Although development rights were earlier vested with M/s Emaar India Limited under the Definitive Agreement dated 20.01.2007, all such rights have subsequently been transferred and assigned to M/s Boxacres Developers Private Limited under the present Collaboration/Joint Development Agreement. Accordingly, M/s Emaar India Limited has no independent development, construction, marketing, sale, or operational rights in the project and is only a confirming/releasing party to facilitate the transfer of development rights. The promoter further submitted that all development and implementation rights in respect of the project now vest exclusively with M/s Boxacres Developers Private Limited. b) Further, it is observed that the draft Power of Attorney submitted by the promoter has been executed by the license holders, collaborator, and M/s Emaar India Ltd.; however, the same is not registered. Therefore, the promoter is required to clarify the legal status and validity of the said Power of Attorney.
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		Reply: The promoter submitted that the rights and obligations of the parties are governed by the duly executed and registered Joint Development Agreement and other definitive project documents. Further, the Power of Attorney submitted with the application was duly executed and registered on 24.11.2025 before the Sub-Registrar, Manesar, Gurugram, Haryana, and remains valid and operative. c) It is further noted that after submission of the Joint Development Agreement and draft Power of Attorney, the promoter has also submitted Cancellation of SPA and Tatima documents. The entire sequence of transactions/documents is required to be explained chronologically. Further, all agreements/documents executed in relation to the applied project are required to be submitted. Reply: The promoter submitted that the Power of Attorney dated 17.04.2021 has been duly registered. Further, the complete chronological sequence of transactions/documents, along with a date-wise summary and copies of all relevant documents executed in relation to the project, has not been submitted. d) Since the project land is being developed under a collaboration arrangement, the promoter is also required to clarify the revenue/area sharing pattern between the landowners and the collaborator, along with supporting documents/agreement proposed to be executed between the parties. Reply: The promoter submitted that the project is being developed under a revenue-sharing arrangement and not an area-sharing arrangement. As per the Supplementary Joint Development Agreement, the Landowner is entitled to 17% of the Net Sales Revenue from the project, subject to applicable deductions, with a minimum guaranteed consideration of Rs 38 Crores. No developed area, units, or inventory have been allocated to the Landowner, and the consideration payable to the Landowner has been treated as land cost. Whereas it is noted that the Supplementary
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	Joint Development Agreement have not been submitted. Hence, the same needs to be required. Further, it is observed that the agreements/documents submitted by the promoter are not in readable format. Accordingly, the same are required to be re-submitted in chronological order along with all the agreements executed till date and the same shall be in readable format. Status: The promoter has not submitted all the agreements/documents in chronological order. Accordingly, the same need to be submitted. 6. The approved Commercial-2 plans, sections, and elevations on A1-size laminated sheets need to be submitted. Status: Submitted 7. 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 Rules 2017 need to be submitted. Status: Submitted, however the affidavit submitted by the Director needs to be revised, as it does not contain a specific declaration stating that no litigation is pending in respect of the applied land. 8. Readable copies of the mutation and Jamabandi, in which all khasra numbers are duly marked and certified by the Revenue Officer, not older than six months prior to the date of application for registration, need to be submitted. Status: Jamabandi submitted, whereas mutation and aks- shijra submitted by the promoter are not certified on the latest date by the revenue officer. 9. Information to revenue department regarding entry of license in the revenue record needs to be submitted. Status: Submitted 10. Revised latest land title search report for the last 30 years, incorporating complete details of all transactions/activities carried out on the land during the said period, along with the Bar Enrolment Number of the Advocate, needs to be submitted.
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		Status: Submitted, however the same needs to be revised, as the promoter has not adequately clarified all transfer of land. 11. Environment clearance needs to be submitted. Status: Applied on 17.05.2026. 12. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 13. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Pending in HSVP dated 20.05.2026. 14. Electrification plan/electricity load availability connection needs to be submitted. It is further noted that Clause 3 of the license provides that the promoter shall obtain approval of the electrification plan within 30 days from the approval of the building plans. Accordingly, the promoter is required to clarify the same and also provide the present status of approval of the electrification plan. Status: In this regard, the promoter submitted a copy of the application for approval of the Electrification Plan. Further, it is noted that the matter is presently pending with DHBVN, as the online application was forwarded by DTCP to DHBVN vide application dated 15.05.2026. As per the documents submitted by the promoter, the approval is still pending due to certain objections raised by DHBVN. 15. Approval NOC from agency for connecting external service like water supply, storm water drainage, sewerage and road access needs to be submitted. Status: All the assurances have been submitted, except the Road Access Permission. The same needs to be submitted. 16. Revised project report along with project photographs needs to be submitted. It is further noted that the project report states that the project is being developed by Aura World Realty over an area measuring 4.6 acres under License No. 22 of 2026. Accordingly, the same needs to be clarified, as the developer mentioned in the license is M/s Boxacres Developers Pvt. Ltd. along with the license holders, namely M/s Boxacres Developers Pvt. Ltd. and M/s Forsythia Propbuild Pvt. Ltd.
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		Status: Project Report submitted, however the same needs to be revised. Further, the role of M/s Aura World Realty in the development of the project, or the basis for the continued use of its name in the Project Report, has not been clarified. Although the promoter has submitted that the reference to "Aura World Realty" was inadvertently mentioned due to a clerical/typographical error and that the project is being developed by M/s Boxacres Developers Private Limited, the presence and usage of the said name in the Project Report still require proper clarification. 17. Mining permission for the applied project needs to be submitted. Status: The promoter submitted that the EC application is presently under consideration before the competent authority. The promoter further submitted that the requisite mining permission can be applied for only after the grant of EC and compliance with the conditions stipulated therein. The promoter has assured that the process for obtaining the mining permission shall be initiated immediately upon receipt of the EC. However, the promoter is required to submit an affidavit/undertaking regarding the same and stating that the mining will be submitted before the commencement of the construction work. 18. Stamped and signed revised PERT chart specifying the date of completion needs to be submitted. Status: Submitted 19. Draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations. Status: Submitted, but not as per our Act, rules, and regulations. 20. Draft brochure and advertisement need to be submitted. Status: Submitted, but brochure needs to be revised along with clarification regarding role of "Aura". 21. Land cost needs to be clarified according to area apply for registration.
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	Status: Submitted, but the related supporting documents regarding land cost needs to be required. 22. Relation between Aura world realty and Boxacres Developers Private Limited needs to be submitted. Status: Not submitted 23. Latest net worth certificate of promoter from CA needs to be provided. Status: Submitted, however latest net worth as on 31.12.2025 needs to be submitted. 24. CA certificate for non-default needs to be revised. Status: Not submitted 25. CA Certificate for REP I needs to be submitted. Status: Submitted 26. Bank undertaking needs to be submitted with the following details: Date, Name of the employee, designation and employee code. Status: Submitted, but needs to be provided as mentioned date of bank undertaking. 27. Cash flow statement needs to be provided. Status: Submitted, but needs to be revised. 28. CA certificate for cost incurred and to be incurred needs to be provided. Status: Submitted 29. Quarterly statement of expenditure (Details of cost of construction and IDW) and statement of sources needs to be provided. Status: Submitted, but needs to be revised. 30. REP II needs to be revised. Status: Not submitted 31. Copy of paid challan of EDC, License fee and IDC needs to be provided. Status: Submitted 32. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. Status: Submitted, but original needs to be provided. 33. As per Collaboration agreement payment to land owner needs to be clarified. Status: The promoter submitted that the project is being developed under a revenue-sharing arrangement and not an area-sharing arrangement. As per the Supplementary Joint Development Agreement, the Landowner is
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		entitled to 17% of the Net Sales Revenue from the project, subject to applicable deductions, with a minimum guaranteed consideration of Rs 38 Crores. No developed area, units, or inventory have been allocated to the Landowner, and the consideration payable to the Landowner has been treated as land cost. 34. As per condition of Loan sanction agreement, compliance of section 4(2)(l)(D) needs to be clarified. Status: Not submitted 35. NOC from lender needs to be submitted. Status: Not submitted 36. Financial resources of the project need to be met with project cost. Status: Not submitted 37. Affidavit regarding no registered agent for the sales of project needs to be submitted. Status: Promoter has submitted an affidavit in which it is stated that in the event any real estate agent is appointed in relation to the project in future the promoter shall ensure strict compliance with provision of RERA Act, 2016.
35.	Remarks	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 needs to be revised. 2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but needs to be revised. 3. It is noted that License No. 22 of 2026 has been granted to the promoter in collaboration with license holders after migration of an area measuring 4.122 acres from License No. 253 of 2023 dated 17.11.2023 for setting up of affordable group housing colony, along with a fresh area measuring 0.4748 acres. Accordingly, you are required to provide the status of registration of the project pertaining to License No. 253 of 2023 dated 17.11.2023. Hence, the matter needs to be clarified. Further, you are also required to provide the details of sold and unsold inventory, along with the present status of development/construction works carried out at the project site pertaining to the area migrated from License No. 253 of 2023 dated 17.11.2023.

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	f) Further, it is observed that the draft Power of Attorney submitted by the promoter has been executed by the license holders, collaborator, and M/s Emaar India Ltd.; however, the same is not registered. Therefore, the promoter is required to clarify the legal status and validity of the said Power of Attorney. Reply: The promoter submitted that the rights and obligations of the parties are governed by the duly executed and registered Joint Development Agreement and other definitive project documents. Further, the Power of Attorney submitted with the application was duly executed and registered on 24.11.2025 before the Sub-Registrar, Manesar, Gurugram, Haryana, and remains valid and operative. g) It is further noted that after submission of the Joint Development Agreement and draft Power of Attorney, the promoter has also submitted Cancellation of SPA and Tatima documents. The entire sequence of transactions/documents is required to be explained chronologically. Further, all agreements/documents executed in relation to the applied project are required to be submitted. Reply: The promoter submitted that the Power of Attorney dated 17.04.2021 has been duly registered. Further, the complete chronological sequence of transactions/documents, along with a date-wise summary and copies of all relevant documents executed in relation to the project, has not been submitted. h) Since the project land is being developed under a collaboration arrangement, the promoter is also required to clarify the revenue/area sharing pattern between the landowners and the collaborator, along with supporting documents/agreement proposed to be executed between the parties. Reply: The promoter submitted that the project is being developed under a revenue-sharing arrangement and not an area-sharing arrangement. As per the Supplementary Joint Development Agreement, the Landowner is
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		entitled to 17% of the Net Sales Revenue from the project, subject to applicable deductions, with a minimum guaranteed consideration of Rs 38 Crores. No developed area, units, or inventory have been allocated to the Landowner, and the consideration payable to the Landowner has been treated as land cost. Whereas it is noted that the Supplementary Joint Development Agreement have not been submitted. Hence, the same needs to be required. Further, it is observed that the agreements/documents submitted by the promoter are not in readable format. Accordingly, the same are required to be re-submitted in chronological order along with all the agreements executed till date and the same shall be in readable format. Status: The promoter has not submitted all the agreements/documents in chronological order. Accordingly, the same need to be submitted. 5. 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 Rules 2017 need to be submitted. Status: Submitted, however the affidavit submitted by the Director needs to be revised, as it does not contain a specific declaration stating that no litigation is pending in respect of the applied land. 6. Readable copies of the mutation and Jamabandi, in which all khasra numbers are duly marked and certified by the Revenue Officer, not older than six months prior to the date of application for registration, need to be submitted. Status: Jamabandi submitted, whereas mutation and aks- shijra submitted by the promoter are not certified on the latest date by the revenue officer. 7. Revised latest land title search report for the last 30 years, incorporating complete details of all transactions/activities carried out on the land during the said period, along with the Bar Enrolment Number of the Advocate, needs to be submitted.
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		Aura World Realty in the development of the project, or the basis for the continued use of its name in the Project Report, has not been clarified. Although the promoter has submitted that the reference to "Aura World Realty" was inadvertently mentioned due to a clerical/typographical error and that the project is being developed by M/s Boxacres Developers Private Limited, the presence and usage of the said name in the Project Report still require proper clarification. 13. Mining permission for the applied project needs to be submitted. Status: The promoter submitted that the EC application is presently under consideration before the competent authority. The promoter further submitted that the requisite mining permission can be applied for only after the grant of EC and compliance with the conditions stipulated therein. The promoter has assured that the process for obtaining the mining permission shall be initiated immediately upon receipt of the EC. However, the promoter is required to submit an affidavit/undertaking regarding the same and stating that the mining will be submitted before the commencement of the construction work. 14. Draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations. Status: Submitted, but not as per our Act, rules, and regulations. 15. Draft brochure and advertisement need to be submitted. Status: Submitted, but brochure needs to be revised along with clarification regarding role of "Aura". 16. Land cost needs to be clarified according to area apply for registration. Status: Submitted, but the related supporting documents regarding land cost needs to be required. 17. Relation between Aura world realty and Boxacres Developers Private Limited needs to be submitted. 18. Latest net worth certificate of promoter from CA needs to be provided.
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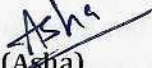
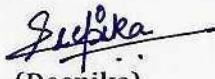


		Status: Submitted, however latest net worth as on 31.12.2025 needs to be submitted. 19. CA certificate for non-default needs to be revised. 20. Bank undertaking needs to be submitted with the following details: Date, Name of the employee, designation and employee code. Status: Submitted, but needs to be provided as mentioned date of bank undertaking. 21. Cash flow statement needs to be provided. Status: Submitted, but needs to be revised. 22. Quarterly statement of expenditure (Details of cost of construction and IDW) and statement of sources needs to be provided. Status: Submitted, but needs to be revised. 23. REP II needs to be revised. 24. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. Status: Submitted, but original needs to be provided. 25. As per Collaboration agreement payment to land owner needs to be clarified. Status: The promoter submitted that the project is being developed under a revenue-sharing arrangement and not an area-sharing arrangement. As per the Supplementary Joint Development Agreement, the Landowner is entitled to 17% of the Net Sales Revenue from the project, subject to applicable deductions, with a minimum guaranteed consideration of Rs 38 Crores. No developed area, units, or inventory have been allocated to the Landowner, and the consideration payable to the Landowner has been treated as land cost. 26. As per condition of Loan sanction agreement, compliance of section 4(2)(I)(D) needs to be clarified. 27. NOC from lender needs to be submitted. 28. Financial resources of the project need to be met with project cost. 29. Affidavit regarding no registered agent for the sales of project needs to be submitted. Status: Promoter has submitted an affidavit in which it is stated that in the event any real estate agent is appointed in relation to the project in
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		future the promoter shall ensure strict compliance with provision of RERA Act, 2016.
 (Asha) Chartered Accountant		 (Deepika) Planning Executive
Day and Date of hearing		Tuesday and 09.06.2026
Proceeding recorded by		Sh. Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 09.06.2026 Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sanchit Bahl (Director), Sh. Laxmi Kant Saini (AR) & Sh. Shyamrup Choudhary (AR) are present on behalf of promoter. The Director of the promoter states that the application for registration under Section 4 of the Act, 2016 was submitted on 04.05.2026 in respect of the project being developed under License No. 22 of 2026 dated 30.01.2026 granted by DTCP in favour of M/s Forsythia Propbuild Pvt. Ltd. and M/s Boxacres Developers Pvt. Ltd., in collaboration with M/s Boxacres Developers Pvt. Ltd., for an area admeasuring 4.5968 acres, comprising a migrated area of 4.122 acres from License No. 253 of 2023 dated 17.11.2023 and a fresh area of 0.4748 acres for the development of a Retirement Housing Project under the Retirement Housing Policy dated 04.11.2024. In respect of License No. 253 of 2023 dated 17.11.2023, the promoter further states that no building plans has been approved by the concerned department and no project was ever registered with the Authority. Further the migrated area admeasuring 4.122 acres was never part of any registered real estate project and no third-party rights of any kind have been created in respect of the aforesaid license. Further a reply to the deficiencies has already been submitted in the Authority today itself. The Authority has taken note of the submissions made by the Director of the promoter company regarding non-creation of third-party rights in respect of License No. 253 of 2023 dated 17.11.2023. Keeping in view the above, the Authority decides that a public notice be published for a period of 10 days in three prominent newspapers (two English and one Hindi) having wide circulation, inviting objections, if any, with respect to the claim of the promoter regarding non-creation of third-party rights in the migrated area of License No. 253 of 2023 dated 17.11.2023. The Promoter is further directed to submit a supplementary agreement, along with a complete chronology of the title and development history of the land forming part of the present registration application, as well as and the remaining deficient documents as mentioned at Sr. No. 35. The matter is adjourned to 22.06.2026.		
		 (Arun Kumar) Chairman, HARERA