

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Advik By ROF
Promoter	ROF Infratech And Housing Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Advik By ROF		
2.	Name of the license holders	M/s ROF Infratech and Housing Pvt. Ltd.		
3.	Name of collaborator/ change of developer	N/A		
4.	Name of the promoter	M/s ROF Infratech and Housing Pvt. Ltd.		
5.	About the promoter	ROF Infratech and Housing Private Limited is a private real estate development company incorporated on 26 July 2012 and based in New Delhi. The company is engaged in real estate and housing development activities. Its authorised share capital is ₹15.20 crore, with a paid-up capital of about ₹15.01 crore. The company is promoted and managed by its board of directors. The current directors include Mr. Pawan Khatana and Mr. Man Bahadur Katuwal.		
6.	Nature of the project	Group Housing Colony under Retirement Housing policy		
7.	Location of the project	Sector- 36, Sohna, Gurugram		
8.	Legal capacity to act as a promoter	Licensee		
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-2184-2026		
13.	License no.	129 of 2024 dated 24.10.2024		Valid up to 23.10.2029
14.	Total licensed area	2.08125 acres	Area to be registered	2.08125 acres
15.	Project completion date as declared u/s 4(2)(I)(C)	30.08.2031		
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	N/A		

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

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21.	Number of towers	2 residential towers (G+20 each)		
22.	Number of units	142 Residential Units		
23.	Carpet area of units	81.76 sqm to 259.98 sqm		
24.	Total Project cost	Rs. 204.19 crores		
25.	Project Expenditure So far	Rs. 80.92 crores		
26.	Expenditure to be incurred	Rs. 123.27 crores		
27.	Construction cost per sq. ft.	Tower 1: Rs 3185.28 per sqft Tower 2: Rs 3091 per sqft Commercial: Rs 2821.10 per sqft		
28.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	129 of 2024 dated 24.10.2024	23.10.2029
	2.	Zoning plan approval	DRG. No. DTCP 10545 dated 24.10.2024	
	3.	Building plan approval	ZP-2237/JD(G)/2026/17104 dated 15.05.2026	14.05.2031
	4.	Environmental Clearance	Not submitted	
	5.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/1372/4531-34 dated 07.11.2025	06.11.2033
	6.	Fire scheme approval	Not submitted	
	7.	Service plan and estimate approval	Not submitted	
8.	Electrical load	Not submitted		
	Fee Details			
	Registration fee	Commercial: 695.896 x 2.4 x 20 = Rs. 33,403/- Total: Rs. 4,34,239/-		Residential: 16701.512 x 2.4 x 10 = Rs. 4,00,836/-
	Late fee	N/A		
	Processing fee	17397.408 x 10 =Rs. 1,73,974/-		
	Total fee	Rs. 6,08,213/-		
	29.	DD/RTGS Details		
DD/RTGS amount		Rs. 2,05,000/- Rs. 1,03,000/- Rs. 3,00,213/-		
DD/RTGS no. and date		430161 dated 16.05.2026 430162 dated 16.05.2026		

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		430176 dated 10.06.2026
	Name of the bank issuing	Punjab National Bank
	Total fee paid	Rs. 6,08,213/-
	Deficient amount	Nil
30.	File Status	Date
	File received on	18.05.2026
	First notice Sent on	08.06.2026
	1st reply submitted on	10.06.2026
	1st hearing on	15.06.2026 (adjourned)
	2nd hearing on	22.06.2026
31.	Case History: - 1. The Director, Town & Country Planning Department, Haryana granted license no. 129 of 2024 dated 24.10.2024 valid up to 23.10.2029 in favour of M/s ROF Infratech and Housing Pvt. Ltd. to set up a Group Housing colony under Retirement Housing Policy dated 17.08.2021 over an area measuring 2.08125 acres in revenue estate of village Dhunela, Sector- 36, Sohna, Gurugram. 2. Thereafter, the promoter has obtained the building plan approval of the project vide memo no. ZP-2237/JD(G)/2026/17104 dated 15.05.2026. 3. The project comprises of two Residential Towers consisting of 142 units of carpet area varying from 81.76 sqm to 259.98 sqm. 4. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1059 dated 08.06.2026 with an opportunity of hearing on 15.06.2026 which was then adjourned to 22.06.2026. 5. A public notice dated 27.05.2026 with respect to the application dated 18.05.2026 with respect to application for registration of the project submitted by the was issued in The Tribune (English), Indian Express (English) and Dainik Bhaskar (Hindi) and no objection has been received in the Authority with respect to the same. 6. Further, the site of the project was visited and it is noted that the site of the project is approached through 12 m wide service road of 60 m wide Sohna- Gurugram road as well as existing 4 Karam wide Revenue Rasta. 7. The reply dated 10.06.2026 and 11.06.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:	
32.	Present compliance status as on 22.06.2026 of deficient documents as conveyed vide notice dated 08.06.2026	1. Deficit fee of Rs. 3,00,213/- needs to be paid. Status: Paid vide DD no. 430176 dated 10.06.2026 of PNB 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 litigations in the past five years in relation to the real estate projects developed or being

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	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: The promoter submits that there are no pending litigations in form of Annexure "C" along with an affidavit through Director of the promoter company. 5. Project report needs to be revised. Status: Submitted 6. REP-II needs to be revised. Status: Submitted 7. Copies of mutation, jamabandi and aks shijra duly certified by a revenue officer not more than 6 months prior to the date of application need to be submitted. Status: Submitted 8. Environmental clearance of the project needs to be submitted. Status: Not submitted 9. Approved fire scheme of the project needs to be submitted. Status: Not submitted 10. Approved service plans and estimates need to be submitted. Status: Not submitted 11. Approved electrification plan needs to be submitted. Status: Not submitted 12. Tree cutting permission needs to be submitted. Status: Not submitted 13. Road access permission from NHAI needs to be submitted. Status: Not submitted 14. Mining permission needs to be submitted. Status: The promoter undertakes to obtain the same before commencement of excavation of earth on site. 15. Copy of demarcation plan superimposed on site plan of the project needs to be resubmitted on an appropriate scale. Status: Submitted 16. PERT chart of the project needs to be submitted. Status: Submitted 17. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be revised. Status: Need to be revised 18. Draft brochure and advertisement document need to be submitted. Status: Submitted
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		19. Cost of the land amounts to Rs 7290.50 lakhs needs to be clarified according to the area applied for the registration is 2.0812 acres. Status: Promoter has submitted a copy of the Valuation Report certified by a Chartered Engineer, wherein the value of the land has been assessed at Rs. 72.905 crore. 20. Details of any other cost amounts to Rs 194 lakhs and details of financial resources, amounts to Rs 8092.39 lakhs from equity mentioned in DPI needs to be submitted. Status: Submitted but details of financial resources, amounts to Rs 8092.39 lakhs from equity mentioned in DPI needs to be submitted. 21. Original non-encumbrance certificate issued by a revenue officer not below the rank of tehsildar certified on latest date not more than 6 months prior to the date of application for registration needs to be submitted as previously dated was 05.07.2024. Charge form needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on 10.06.2026 needs to be submitted. 22. 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 expenditure incurred and to be incurred. Status: Submitted 23. Bank Undertaking dated 15.05.2026 needs to be revised. Status: Not Submitted 24. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted 25. Schedule and Challan of EDC & IDC paid for the project needs to be submitted. Status: Submitted 26. TAN, Project Proponents and Background and experience of work of the promoter needs to be submitted. Status: Submitted
33.	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: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted

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	3. Environmental clearance of the project needs to be submitted. Status: Not submitted 4. Approved fire scheme of the project needs to be submitted. Status: Not submitted 5. Approved service plans and estimates need to be submitted. Status: Not submitted 6. Approved electrification plan needs to be submitted. Status: Not submitted 7. Tree cutting permission needs to be submitted. Status: Not submitted 8. Road access permission from NHAI needs to be submitted. Status: Not submitted 9. Mining permission needs to be submitted. Status: The promoter undertakes to obtain the same before commencement of excavation of earth on site. 10. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be revised. Status: Need to be revised 11. Details of any other cost amounts to Rs 194 lakhs and details of financial resources, amounts to Rs 8092.39 lakhs from equity mentioned in DPI needs to be submitted. Status: Submitted but details of financial resources, amounts to Rs 8092.39 lakhs from equity mentioned in DPI needs to be submitted. 12. Original non-encumbrance certificate issued by a revenue officer not below the rank of tehsildar certified on latest date not more than 6 months prior to the date of application for registration needs to be submitted as previously dated was 05.07.2024. Charge form needs to be submitted. Status: Submitted but Original non-encumbrance certificate not below the rank of tehsildar certified on 10.06.2026 needs to be submitted. 13. Bank Undertaking dated 15.05.2026 needs to be revised. Status: Not Submitted
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 form REP-I, corrections in online DPI, approvals of environmental clearance, approvals of service plan and of estimates, fire scheme, electrification plan, tree cutting permission, road access permission, mining permission and other documents mentioned above at S. No. 33.

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It is recommended that the Authority may consider for grant of registration subject to the submission of environmental clearance, approved service plans & estimates, approved fire scheme and road access permission within 6 months; tree cutting permission prior to cutting/felling of any trees, mining permission before commencement of excavation; and submission of BG/ DD of Rs. 25 lakhs each on account of timely submission of environmental clearance, approved service plans & estimates and approved fire scheme, respectively along with other deficiencies as listed at S. No. 33 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 22.06.2026

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. Rahul Mittal (AR) and Sh. Tanish Bhutani (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that presently the approvals of environmental clearance, service plans & estimates, fire scheme, electrification plan and road access permission are under process and have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- Environmental clearance, Approved Service Plans and Estimates and Approved fire scheme within 6 months from the date of grant of registration;
- Electrification plan and Road access permission within 6 months from the date of grant of registration;
- Tree cutting permission before cutting/felling of any trees on site; and
- Mining permission before commencement of excavation at site.

Further, he undertakes to submit three separate Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each 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 above approval(s) within the stipulated time frame, the said security amount(s) 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 three Demand Drafts/Bank Guarantees amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each in favour of the Authority, as security amounts for submission of Environmental clearance, Approved Service Plans and Estimates and Approved fire scheme within 6 months from the date of grant of registration.

In the event of non-submission of the above approval(s) within the prescribed time frame, the corresponding security amount(s) 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 electrification plan and road access permission within 6 months from

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 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



HARERA
GURUGRAM

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the date of grant of registration, tree cutting permission before cutting/felling of any trees on site and mining permission before commencement of excavation at site.

Registration of the project is approved as proposed subject to rectification of deficiencies mentioned above at S. No. 33.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 33 including correction in form REP-I (Part A-H), Online DPI and submission of BGs/DDs of Rs. 25 lakhs each for submission of environmental clearance, approved service plan & estimates and approved fire scheme within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA