

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Cocoa County Phase 4
2.	Name of the promoter	M/s Ashiana Landcraft Realty Pvt. Ltd. (Change of Developer)
3.	Brief of promoter	M/s Ashiana Landcraft Realty Private Limited has been incorporate dated 06/02/2012 and registered address at 8th Floor, County Spaces, Plot No. 15, Sector 135, Noida, Noida, Gautam Buddha Nagar, Noida Uttar Pradesh, India, 201301. Mr. Manoj Ramsisaria, Mr. Pushpahas Agarwal, Mr. Amit Modi and Ms. Swati Modi are the directors of the promoter company.
4.	Nature of the project	Group Housing Colony
5.	Nature of the phase	Group Housing Colony
6.	Location of the project	Sector 88A, Gurugram
7.	Legal capacity to act as a promoter	Collaborator/Change of developer
8.	Name of the license holder	M/s Perfect Megastructure Pvt. Ltd. & M/s Brock Developers Pvt. Ltd.
9.	Name of collaborator	N/A
10.	Name of change of developer	M/s Ashiana Landcraft Realty Pvt. Ltd.
11.	Status of project	Ongoing
12.	Whether registration applied for Whole/Phase	Phase
	Total no. of phases	5
	Applied Phase no.	4
13.	Online application ID	RERA-GRG-PROJ-2272-2026
14.	License no.	42 of 2013 dated 06.06.2013 46 of 2013 dated 08.06.2013
		Valid upto 05.06.2029 Valid upto 07.06.2029
15.	Total licensed area	24.125 Acres
		Area to be registered
		1.847 Acres
16.	Projected completion date as per REP II	31.12.2032
17.	QPR Compliances (if applicable)	N/A
18.	4(2)(I)(D) Compliances (if applicable)	N/A
19.	4(2)(I)(C) Compliances (if applicable)	N/A
20.	Status of change of bank account	N/A
21.	Details of proceedings pending against the project	N/A



22.	RC Compliances applicable)	Conditions (if	N/A	
23.	Total no. of towers		1 residential tower (G+28)	
24.	Total no. of units		56 residential units	
25.	Carpet area		2241 Sq ft	
26.	Total project cost		Rs. 217.60 Cr.	
27.	Expenditure incurred		Rs. 19.37 Cr.	
28.	Expenditure to be incurred		Rs. 198.23 Cr	
29.	Cost of construction		Rs. 6303.56 (As per DPI)	
30.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	42 of 2013 dated 06.06.2013 46 of 2013 dated 08.06.2013	05.06.2029 07.06.2029
	ii)	Combined demarcation cum zoning plan approval	DRG No. DTCP 11681 dated 03.12.2025	-
	iii)	Phasing plan	DRG No. DTCP 12415 dated 27.07.2026	-
	iv)	Revised/combined building plan approval	ZP-928-II/SD(RD)/2026/25472 dated 16.07.2026	15.07.2031
	v)	Environmental Clearance	Not submitted	-
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/684/2835-2838 dated 05.10.2023 AAI/RHQ/NR/ATM/NOC/2024/445/1623-26 dated 05.06.2024	04.10.2031 04.06.2032
	vii)	Fire scheme approval	Not submitted	-
	viii)	Service estimates approval	Not submitted	-
	ix)	Electrical load availability connection	Not submitted	-
31.	Fee Details			
	Registration Fee	Resi - 14772.09 x 2.57 x 10 = Rs. 3,79,643/- Commercial - N/A Total - Rs. 3,79,643/-		
	Processing Fee	14772.09 x 10 = Rs. 1,47,721/-		
	Late fee (Applicable being project ongoing and	N/A		



	calculated on earlier approved building plans. Further late fee calculated for complete licensed area in phase 2 application)	
	Total Fee	Rs. 5,27,364/-
32.	DD amount & RTGS amount	Rs. 5,00,000/- Rs. 27,364/-
	DD no. & RTGS no. and date	376820 dated 28.07.2026 KKBKH26238923783 dated 26.08.2026
	Name of the bank issuing	Indusind Bank Kotak Mahindra Bank
	Deficient amount	NIL
33.	File Status	Date
	File received on	03.08.2026 and additional documents on 06.08.2026, & 10.08.2026
	First notice Sent on	25.08.2026
	1st hearing on	31.08.2026
	2nd hearing on	07.09.2026
34.	Case History: - The Promoter M/s Ashiana Landcraft Realty Pvt Ltd who is a Collaborator/Change of developer applied for the registration of real estate group housing project namely "Cocoa County Phase 4" located at Sector-88A, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 115156 dated 03.08.2026 and RPIN-1092. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2271-2026. The project area for registration is 1.874 acres group housing Phase – 4 out of the total licensed area i.e.; 24.125 acres vide License no – 42 of 2013 dated 06.06.2013 valid upto 05.06.2029 and 46 of 2013 dated 08.06.2013 valid upto 07.06.2029 granted for group housing colony. - The Promoter (M/s Vatika Ltd.) in collaboration with landowners obtained the licenses from Director, Town and Country Planning Department (DTCP), Haryana, vide license no. 42 of 2013 dated 06.06.2013 for area measuring 10.10 acres and 46 of 2013 dated 08.06.2013 for area measuring 14.025 acres for setting up of Residential Group Housing Colony in Sector-88A, Gurugram. The total area of both licenses admeasures 24.125 acres. - Subsequently, license no. 46 of 2013 was transferred in favour of Brock Developer Pvt Ltd in collaboration with Vatika Ltd vide order dated 23.04.2014. Further, Change of Developer has been obtained in the name of M/s Ashiana Landcraft Realty Pvt Ltd from DTCP Haryana vide Endst No. LC-2802-Vol-III/JE(SB)/2023/19459 dated 16.06.2023	



IV. And license no. 42 of 2013 was transferred along with Change of developer in favour of Perfect Megastructure Pvt Ltd vide order dated 21.11.2023. Further, Change of Developer has been obtained in the name of M/s Ashiana Landcraft Realty Pvt Ltd from DTCP Haryana vide Endst No. LC-2794-Vol-III/JE(AK)/2025/29166 dated 29.07.2025.

V. Accordingly, the promoter (M/s Ashiana Landcraft Realty Pvt Ltd) has obtained the combined demarcation cum zoning plan approval vide DRG no. DTCP 11681 dated 03.12.2025 and phasing plan approval vide DRG no. DTCP 12415 dated 27.07.2026. The total licensed area measuring 24.125 acres is being developed in five phases as per phasing plan approval.

Phase No.	Area in acres	Building in each phase (as per site plan)	RERA Registration
Phase -1	6.119	Tower 2,3,4,5, community building 1 & EWS existing	46 of 2017 dated 11.08.2017
Phase- 2	11.427	Tower C1, C2, C3, D1, D2, D3, community building 2 & 3	Applied for registration
Phase- 3	3.984	Tower A, B1 and convenient shopping	Applied for registration
Phase- 4	1.847	Tower B2	Applied for registration
No Phase	0.748	EWS, Primary school and nursery school	Not obtained
Total	24.125		

VI. The Promoter (M/s Ashiana Landcraft Realty Pvt Ltd) further obtained the approval of revised/combined building plans of Group Housing Colony vide memo no. ZP-928-II/SD(RD)/2026/25472 dated 16.07.2026 from DTCP, Haryana.

VII. The current application pertains to **Tower B2** falling under **Phase 4** of the project.

VIII. As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016 any alteration or addition in the sanctioned plan of the project requires written consent of at least two third of the allottees. **The promoter has submitted that there are 406 allottees in phase 1 out of which there are 389 unique allottees and submitted written consent of 279 allottees which is more than two third of the total number of allottees in the project.**

IX. **The promoter (M/s Ashiana Landcraft Realty Pvt Ltd) has also submitted an affidavit stating that no advertisement, marketing, booking, sale/third-party rights have been created in the unregistered area of the project by the applicant promoter and the erstwhile promoters.**

X. The building plans for license no. 42 of 2013 & 46 of 2013 were also approved vide memo no. ZP-942/AD(RA)/2014/16459 dated 25.07.2014 & ZP-928/AD(RA)/2015/10491 dated 18.06.2015 respectively and no completion certificate issued by the competent Authority Therefore, the project being an



ongoing project was liable to be registered at the time of enactment of the Act 2016, but the registration with respect of the complete license area of the projects was not obtained by the promoter/erstwhile promoter. Now after obtaining change of developers and combined/ revised building plans approval, the remaining area has been applied. Accordingly, the late fee is applicable and the same shall be paid by the erstwhile promoter/promoter in accordance with the Haryana Real Estate Regulatory Authority, Gurugram (Late Fees for Registration of On-going Real Estate Projects) Regulations, 2018 as amended from time to time, which has been calculated for entire 24.125 acres excluding registered area vide RC no. 46 of 2017, proportionately based on the approved building plan mentioned above, in the registration application bearing Temp ID RERA-GRG-2239-2026 and this shall be considered for rest of phases applied and to be applied for registration in the Authority.

- XI. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1092 dated 25.08.2026 was issued to the promoter with an opportunity of being heard on 31.08.2026.
- XII. A public notice dated 09.08.2026 with respect to the inviting objections till 27.08.2026 with respect to application dated 03.08.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Tribune (English), and Dainik Bhaskar (Hindi). No objection received in the Authority.
- XIII. The site of project has been physically inspected on 27.08.2026 and it is submitted that the project site is situated in Sector 88A, Gurugram. The project site has access from existing PWD road/12 mtr wide service road developed which further connected to Gurgaon-Pataudi Road. The construction is yet to commence at the project site. Phase 1 of the project is delivered and promoter has constructed marketing office at the location of commercial tower in phase 3 near main entrance of the project.

The promoter has submitted a reply on 27.08.2026, which has been scrutinized and deficiencies conveyed to the promoter.

On 31.08.2026, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Sandip Pandit, Sh. Gaurav Aggarwal, Sh. Amit Kaushik, Sh. Chaitanya Vats, Sh. Himanshu Gupta and Sh. Sushil Kumar (AR's) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter detailed the title of the project land from inception to till date along with sale of apartments in Phase 1 as well as consent of two-third allottees. The AR of the promoter further states that they have submitted the partial reply to the deficiencies pointed out by the Authority and will submit the remaining deficit documents within two days.

In view of the above, the promoter is directed to submit the deficit documents along with the detailed representation as enunciated by the AR of the promoter today during hearing with



respect to the title chain of the project land as well as history of licenses involved in the said project.

Further, the concerned official is directed to visit the site of the project including the Phase 1 which is alleged to be delivered to the allottees by the promoter herein.

The matter is adjourned and to come up on 07.09.2026.

The promoter has submitted the changes made in the building plan and are tabled below.

Sr No.	License details	Old			New		
		Tower	No. of unit	No. of floors	Tower	No. of unit	No. of floors
1.	Part of 10.10 acres	Future expansion	-		Tower-B2	56	2B+S/G+28F
2.		Total units	-		Total units	56	

The site of project has been physically inspected again on 03.09.2026 and it is submitted that the construction for phase 2,3,4 is yet to commence at the project site. Phase 1 of the project is delivered and allottees are residing in their units. A random unit has also been inspected along with community/club in phase 1 and site photos attached for reference.

The promoter has submitted a reply on 02.09.2026 and 03.09.2026, which have been scrutinized and the status of documents is mentioned below.

35.	Present compliance status as on 07.09.2026 of deficient documents conveyed vide notice dated 25.08.2026	- Deficit fee of Rs. 27,364/- needs to be paid. Status: Submitted vide RTGS no. KKBKH26238923783 dated 26.08.2026 amount Rs. 27,364/-. - 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: Needs to be corrected. - Corrections in online DPI need to be done. Status: Needs to be corrected. - 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. Further, litigations if any with respect to the applied land for registration of project needs to be submitted in the form of affidavit. Status: Submitted but needs to be updated.
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		5. A notarized affidavit from the Managing director of the Erstwhile promoters stating that no advertisement, marketing, booking, sale/third-party rights have been created in the unregistered area of the project needs to be submitted. Status: Not submitted. However, affidavit of applicant promoter from authorized signatory has been submitted stating that if any, claim arises in respect of any booking sale etc. by Erstwhile promoters, the applicant promoter shall be responsible. 6. A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. Status: Submitted. 7. Environmental clearance of the project needs to be submitted. Status: Applied dated 25.04.2026. Further, promoter submitted a BG vide no. OGT0005260009106 dated 02.09.2026 amounting Rs. 25,00,000/- as a guarantee for submission of approval within six months. 8. Approved fire scheme of the project needs to be submitted. Status: Applied dated 23.07.2026. Further, promoter submitted a BG vide no. OGT0005260009111 dated 02.09.2026 amounting Rs. 25,00,000/- as a guarantee for submission of approval within six months. 9. Approved service plans & estimates of the project needs to be submitted. Status: Applied dated 13.04.2026. Further, promoter submitted a BG vide no. OGT0005260009113 dated 02.09.2026 amounting Rs. 25,00,000/- as a guarantee for submission of approval within six months. 10. Approved electrification plan needs to be submitted. Status: Latest not submitted. However, applied dated 02.09.2026. 11. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Submitted. 12. Status of development works in the project till date needs to be submitted. Status: Submitted. No development till date. 13. Copy of LC-IV agreement duly signed needs to be submitted. Status: Submitted. 14. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 15. Information to the revenue department regarding the entry of licenses and collaboration agreements in the revenue record needs to be submitted. Status: Submitted.
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		16. Land title search report by an advocate on latest date needs to be revised including the bar enrolment number of the Advocate. Status: Submitted. 17. Natural conservation zone NOC, Tree cutting permission, Forest land diversion and power line shifting NOC or affidavit regarding not applicability needs to submitted. Status: Submitted. Affidavit for non-applicability. 18. Mining permission needs to be submitted. Status: Not submitted. Promoter states that they will obtain prior to construction work and shall be submitted to the authority. 19. Road access permission, water, sewer, storm water connection/assurance from competent Authority needs to be submitted. Status: Water connection for 14 acres submitted, sewerage assurance for 14 acres submitted along with submission that said connection shall cater to complete licensed area, storm water assurance for complete area submitted, road access permission applied dated 02.09.2026. 20. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted. 21. PERT chart needs to revised. Status: Needs to be revised. 22. Draft allottees document i.e. application form, allotment letter, BBA, conveyance deed need to be revised. Status: Needs to be revised. 23. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted. 24. REP II needs to be revised. Status: Not submitted. 25. CHG form and NOC from lender for creating a third-party right need to be provided Status: Submitted. 26. COI needs to be submitted. Status: Submitted 27. KYC of director needs to be provided. Status: Submitted. 28. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. Status: Promoter stated that EDC has already been fully paid. 29. Affidavit regarding no real estate agent registered for the sales of project needs to be submitted. Status: Submitted. 30. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted. 31. KYC of project consultant needs to be provided. Status: Submitted.
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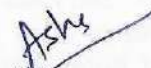
		32. KYC of authorized person to operate bank account needs to be provided. Status: Submitted. 33. CA certificate for cost incurred and to be incurred needs to be match with DPI. Needs to be clarified and revised. Status: Not submitted. 34. Affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D) needs to be submitted. Status: Submitted 35. CA certificate for non-default needs to be revised. Status: Submitted. 36. Complete details of promoter from MCA site needs to be submitted. Status: Submitted. 37. Original bank undertaking needs to be revised. Status: Submitted. 38. Background of the promoter needs to be submitted. Status: Needs to be revised 39. CA certificate for net worth needs to be submitted. Status: Submitted however latest needs to be revised.
36.	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. 2. Corrections in online DPI need to be done. 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 Rules 2017 need to be submitted. Further, litigations if any with respect to the applied land for registration of project needs to be submitted in the form of affidavit. 4. A notarized affidavit from the Managing director of the Erstwhile promoters stating that no advertisement, marketing, booking, sale/third-party rights have been created in the unregistered area of the project needs to be submitted. Status: Not submitted. However, affidavit of applicant promoter from authorized signatory has been submitted stating that if any, claim arises in respect of any booking sale etc. by Erstwhile promoters, the applicant promoter shall be responsible. 5. Environmental clearance of the project needs to be submitted. 6. Approved fire scheme of the project needs to be submitted. 7. Approved service plans & estimates of the project needs to be submitted. 8. Approved electrification plan needs to be submitted. 9. Mining permission needs to be submitted.



		10. Road access permission, water, sewer connection/assurance from competent Authority needs to be submitted. Status: Water connection for 14 acres submitted, sewerage assurance for 14 acres submitted along with submission that said connection shall cater to complete licensed area, road access not submitted. 11. PERT chart needs to be revised. 12. Draft allottees document i.e. application form, allotment letter, BBA, conveyance deed need to be revised. 13. Cost of the land needs to be clarified according to the area applied for the registration. 14. REP II needs to be revised. 15. CA certificate for cost incurred and to be incurred needs to be match with DPI. Needs to be clarified and revised. 16. Background of the promoter needs to be submitted. 17. CA certificate for net worth needs to be submitted.
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Recommendations: The application submitted by the promoter for registration of the 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 under section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, submission of the environment clearance, fire scheme approval, service plan and estimates approval, mining permission and other documents mentioned above at S. No. 36.

It is recommended that the Authority may consider for grant of registration subject to the submission of the above.


Asha

Chartered Accountant



Sumeet

Engineering Officer

Day and Date of hearing	Monday and 07.09.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.09.2026.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Sandip Pandit, Sh. Gaurav Aggarwal, Sh. Amit Kaushik, Sh. Chaitanya Vats, Sh. Himanshu Gupta and Sh. Sushil Kumar (AR's) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have submitted an affidavit affirming that if any, claim arises in respect of any booking/sale etc. by the erstwhile promoters, the applicant promoter shall be responsible for the same. Further, water connection and assurance for sewerage connection have been obtained for 14 acres licensed land and the said assurance/connection shall cater the requirement for complete license area for the project.

He further states that the environment clearance, fire scheme approval, service plan and estimates approval, approved electrification plan, road access permission and mining permission are under



process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- i. Environment clearance, fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration;
- ii. Approved Electrification plan and road access permission within 6 months from the date of grant of registration; and
- iii. Mining permission before start of construction of project.

Further, he undertakes to submit three separate BG 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 aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In the event of non-submission of the above approval within the prescribed time frames, 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:

1. Approved electrification plan and road access permission within 6 months from the date of grant of registration;
2. Mining permission before start of construction of project.

With regard to no booking/sale by Erstwhile promoter, the applicant promoter is directed to submit the revised affidavit from the director/managing director of the promoter company.

Approved as proposed subject to rectification of deficiencies mentioned above. This is without prejudice to rights of existing allottees u/s 18 of the Act of 2016. Further, a condition to the effect of submission made in the affidavit by the applicant promoter regarding no booking/sale by Erstwhile promoter, shall also be incorporated in the registration certificate.

The Registration Certificate shall be issued after submission of correction in Form A-H, correction in online DPI, and Affidavit of director/managing director, along with the other remaining deficiencies mentioned at S. No. 36.

(Arun Kumar)
Chairman, HARERA