Project – Advitya Puram
Promoter - Advitya Residency LLP

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Advitya Puram		
2.	Name of the promoter	Advitya Residency LLP		
3.	Brief of promoter	Advitya Residency LLP is an active real estate development firm established on December 31, 2018, with a total capital contribution of ₹10,00,00,000 (₹10 Crores). Current partners includes Vipul Aggarwal, Kushal aggarwal, Surendra Kumar Arya, Ankit Aggarwal, and Nishant Aggarwal. Official Registered Address: Office No-202, IInd Floor, Vikramaditya Tower, Block-H, Alaknanda Market, Kalkaji, South Delhi, Delhi, India - 110019.		
4.	Nature of the project	Industrial Plotted Colony		
5.	Nature of the phase	NA		
6.	Location of the project	Village Silani, Tehsil Sohna, District Gurugram		
7.	Legal capacity to act as a promoter	License Holder		
8.	Name of the license holder	Advitya Residency LLP		
9.	Name of collaborator	N/A		
10.	Name of change of developer	N/A		
11.	Status of project	New		
12.	Whether registration applied for Whole/Phase	Whole		
	Total no. of phases	NA		
	Applied Phase no.	NA		
13.	Online application ID	RERA-GRG-PROJ-2357-2026		
14.	License no.	166 of 2026 dated 18.08.2026		Valid up to 17.08.2031
15.	Total licensed area	82.05 Acres	Area to be registered	82.05 Acres
16.	Projected completion date as per REP II	31.12.2031		
17.	QPR Compliances (if applicable)	N/A		
18.	4(2)(l)(D) Compliances (if applicable)	N/A		
19.	4(2)(l)(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 Conditions Compliances (if applicable)	N/A		
23.	Total no. of plots	255 Industrial plots, 1 residential group housing, 1 affordable group housing, 1 commercial		
24.	Plot area	256 sqm – 1316 sqm for industrial plots 9.62 acres for residential group housing, 8.46 acres for affordable group housing, 1.65 acres for commercial		
25.	Total project cost	Rs. 462.19 Cr.		
26.	Expenditure incurred	Rs. 287.71 Cr.		
27.	Expenditure to be incurred	Rs. 174.48 Cr		
28.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	166 of 2026 dated 18.08.2026	17.08.2031
	ii)	Layout Plan approval	DRG No. DTCP 12510 dated 18.08.2026	-
	iii)	Demarcation cum zoning plan approval	ZP-2433/JD(G)/2026/34667 dated 28.09.2026	-
	iv)	Building plan approval	NA	-
	v)	Environmental Clearance	Promoter states that EC is not applicable as the project area is less than 50 hectare	-
	vi)	Airport height clearance	NA	-
	vii)	Fire scheme approval	NA	-
	viii)	Service plan estimates approval	LC-5940/JE(DS)/2026/36763 dated 15.10.2026	-
29.	Fee Details			
	Registration Fee	Resi/Industrial – 325367.544 * 1 * 10 = Rs 32,53,675 /- Commercial - 6677.319 * 1 * 20 = Rs 1,33,546/- **Total - Rs. 33,87,221/-**		
	Processing Fee	332044.863 * 10 = Rs 33,20,449/-		
	Late fee	N/A		
	Total Fee	**Rs 67,07,670/-**		
30.	DD amount & RTGS amount	Rs 64,60,900/- Rs 2,47,000/-		
	DD no. & RTGS no. and date	160847 dated 05.10.2026 160928 dated 03.12.2026		
	Name of the bank issuing	Axis Bank		

	Deficient amount	**Nil**
31.	**File Status**	**Date**
	File received on	16.10.2026
	First notice Sent on	02.11.2026
	1st hearing on	05.11.2026
32.	**Case History:** I. The Promoter Advitya Residency LLP who is a License Holder applied for the registration of real estate Industrial Plotted Colony project namely "Advitya Puram" located at Village Silani, Tehsil Sohna, District Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 118675 dated 16.10.2026 and RPIN-1114. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2357-2026. The project area for registration is 82.05 acres of the total licensed area i.e.; 82.05 acres vide License no – 166 of 2026 dated 18.08.2026 valid up to 17.08.2031. II. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1114 dated 02.11.2026 was issued to the promoter with an opportunity of being heard on 05.11.2026. ~~III.~~ A public notice dated 24.10.2026 with respect to application dated 16.10.2026 for registration of the project submitted by the promoter was issued in The Hindu (English), The Tribune (English), and Danik Tribune (Hindi) for inviting objection till 05.11.2026 till 11:00 AM. ~~No objection received in the Authority.~~ IV. The site of project has been visited on 04.11.2026 and it is reported that the project site is located at Village Silani, Tehsil Sohna, District Gurugram & connected to Sohna Palwal road fully metaled and motorable. The road is proposed for widening to 60 mt. the promoter has also obtained road access permission. As on date the project site is vacant/raw land and the work of sand filling has been started. Further, assurance for water, sewer, storm has also been granted to the promoter for their connection. V. The promoter has submitted reply on 03.11.2026 which has been scrutinized and the status of documents is mentioned below.	
33.	**Present compliance status as on 05.11.2026 of deficient documents conveyed vide notice dated 02.11.2026**	1. Deficit fee of Rs. 2,46,770/- needs to be paid. **Status: Submitted vide DD no. 160928 dated 03.11.2026 amount Rs 2,47,000/-** 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 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 revised. 5. Environmental clearance of the project needs to be submitted. **Status: Not Submitted. Promoter states that EC is not applicable as the project area is less than 50 hectare.** 6. Approved service plans & estimates of the project needs to be submitted. Status: **Submitted** but approved plans needs to be submitted. 7. Project report needs to be submitted. **Status: Submitted** 8. Mutation, Jamabandi and Aks-shajra for complete area duly certified by the revenue officer six months prior to date of application needs to be submitted. Status: Not Submitted 9. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. Status: Not Submitted 10. Copy of electrical load availability connection needs to be submitted. **Status: Submitted. Memo no. Ch-23/OLNC-HT/GGM-II/EP-602 dated 13.08.2026.** 11. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Not Submitted 12. PERT chart duly signed by the promoter needs to be submitted. Status: Not Submitted 13. Draft allotees document i.e., application form, allotment letter, BBA, conveyance deed, payment receipt, payment plan needs to be revised and submitted. Status: Not Submitted 14. Draft brochure and advertisement document needs to be submitted. Status: Not Submitted 15. Cost of the land amounts to Rs 26400 lakhs needs to be clarified according to the area applied for the registration is 82.05 acres. Status: Not Submitted 16. Clarification needs to be submitted as EDC, Taxes and cess does not mentioned in DPI. Details of any other cost

		amounts to Rs 2500 lakhs and financial resources from equity amounts to Rs 30432.29 lakhs mentioned in DPI needs to be submitted. **Status: Submitted and promoter stated that as per the terms of license EDC is not applicable to this project as the project area falls under agriculture land.** 17. Original non-encumbrance certificate not below the rank of tehsildar certified on 12.10.2026 needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted** 18. Independent Auditors Report along with audited financial statement for the financial year 2025-26 needs to be submitted. Status: Not Submitted 19. CA Certificate of net worth of the promoter on latest date needs to be submitted. **Status: Submitted** 20. Project Report, quarterly source of funds, and quarterly net cash flow statement needs to be revised. **Status: Submitted** 21. TAN, KYC of Real Estate Agent, Architect, CA, Background and experience of work of the promoter needs to be submitted. Status: Not Submitted
34.	**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. Approved service plans of the project need to be submitted. 5. Mutation, Jamabandi and Aks-shajra for complete area duly certified by the revenue officer six months prior to date of application needs to be submitted.

		6. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. 7. Superimposed demarcation plan on approved site plan needs to be submitted. 8. PERT chart duly signed by the promoter needs to be submitted. 9. Draft allotees document i.e., application form, allotment letter, BBA, conveyance deed, payment receipt, payment plan needs to be revised and submitted. 10. Draft brochure and advertisement document needs to be submitted. 11. Cost of the land amounts to Rs 26400 lakhs needs to be clarified according to the area applied for the registration is 82.05 acres. 12. Independent Auditors Report along with audited financial statement for the financial year 2025-26 needs to be submitted. 13. TAN, KYC of Real Estate Agent, Archiect, CA, Background and experience of work of the promoter needs to be submitted.

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 u/s 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, and other documents mentioned above at S. No. 34.

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

Ashish Dubey
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Thursday and 05.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.11.2026

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Kushal Aggarwal and Sh. Rohtash Golchha (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they are developing the industrial plotted colony over land measuring 82.05 acres at Village Silani, Tehsil Sohna, District Gurugram pursuant to

grant of license no. 166 of 2026 dated 18.08.2026 valid up to 17.08.2031 from DTCP, Haryana. The promoter has also obtained the subsequent approvals for the project like layout plan, zoning plan, service plan & estimates etc. Further submits that the environment clearance is required in the projects where the area of project is greater than 50 hectare as per the environment norms. Therefore, the current project is exempted from obtaining the environment clearance as the area of project is 82.05 acres i.e., less than 50 hectare. In this regard, an affidavit with respect to EC non applicability shall also be submitted from partner of the promoter firm/company.

Further, the AR states that the remaining documents as conveyed in the deficiency notice shall be submitted in the Authority within a week. In view of the same, the promoter requests to grant registration to the project.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of correction in Form A–H, correction in online DPI along with the other remaining deficiencies mentioned at S. No. 34.

(Arun Kumar)
Chairman, HARERA