Project	Augusta Hillcrest
Promoter	M/s Supreme Vision Infrabuild Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	Augusta Hillcrest		
2.	**Name of the Applicant/Third Party right Holder (if any)**	M/s Supreme Vision Infrabuild Pvt. Ltd.		
3.	**About the promoter**	M/s Supreme Vision Infrabuild Private Limited (CIN: U18101AS1998PTC005335) is an unlisted private limited company incorporated on 18.02.1998 and registered with the Registrar of Companies, Shillong. The company is classified as a non-government company limited by shares and an active company. The company has an authorized share capital of ₹50 lakh and paid-up share capital of ₹49.92 lakh. The current Board comprises Sh. Arun Jajodia, Director, and Sh. Vinay Kumar Jajodia, Director.		
4.	**Nature of the project**	Independent Residential Floors		
5.	**Location of the project**	Sector- 35, Sohna, Gurugram		
6.	**Legal capacity to act as a promoter**	Third- party right holder/ Conveyance deed Holder		
7.	**Status of project**	Ongoing		
8.	**Whether registration applied for whole/Phase**	Whole		
9.	**Phase no. (If applicable)**	N/A		
10.	**Online application ID**	RERA-GRG-2287-2026		
11.	**License no.**	182 of 2022 (For residential plotted colony)		
12.	**Total project area**	30.81736 acres	**Area to be registered**	0.4770 acres (1930.35 sqm)
13.	**Project completion date as declared u/s 4(2)(l)(C)**	11.03.2029		
14.	**QPR Compliance**	N/A		
15.	**4(2)(l)(C) Compliance**	N/A		
16.	**4(2)(l)(D) Compliance**	N/A		
17.	**Status of change of bank account**	N/A		
18.	**RC compliance**	N/A		
19.	**Number of plots**	18 Plots		
20.	**Number of units**	54 units		
21.	**Size of units (Carpet area in sqft.)**	668.01 sqft.		

22.	**Type of Units**		3 BHK	
23.	**Construction cost per sqft.**		Rs 3882.24 per sqft.	
24.	**Total Project cost**		Rs. 52.03 crores	
25.	**Project Expenditure So far**		Rs. 16.33 crores	
26.	**Expenditure to be incurred**		Rs. 35.70 crores	
27.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	1.	**License no.**	182 of 2022 dated 11.11.2022 (For residential plotted colony)	Valid up to 10.11.2027 (Conveyance deed of 18 plots)
	2.	**Zoning plan approval**	DGTCP 8905 dated 09.01.2023	-
	3.	**Building plan approval**	Under Self certification policy dated 04.05.2025 09.07.2025 27.08.2025 31.10.2025 15.07.2026 27.07.2026	 03.05.2027 08.07.2027 26.08.2027 30.10.2027 14.07.2028 26.07.2028
	4.	**Environmental Clearance**	N/A	
	5.	**Airport height clearance**	N/A	Remark - Height is less than 30 mtrs.
	6.	**Fire scheme approval**	N/A	Remark - Height is less than 15 mtrs.
	7.	**Service plan and estimate approval**	LC-4625/JE(DS)/2023/9469 dated 03.04.2023 (For residential plotted colony)	
	8.	**Electrical load availability connection**	Ch-41/CE/DELHI/OLNC-HT/GGN-II/EP-366 dated 28.04.2023 (For residential plotted colony)	
28.	**Fee Details**			
	Registration fee		**Residential (18 plots)** 214.50 * 18 = 3,861 (3861* 2.0* 10) = Rs 77,220/-	
	Late fee		N/A	
	Processing fee		3,861 * 10 = Rs 38,610/-	
	Total fee		N/A	
	Total		**Rs 1,15,830/-**	
29.	**DD/RTGS Details**			
	DD/RTGS amount		Rs 42,427.18/- Rs 73,403/-	
	DD no. /RTGS and date		100510 dated 10.08.2026 100537 dated 01.10.2026.	
	Name of the bank issuing		Bank of Baroda	

	Deficient amount	-
30.	**File Status**	**Date**
	File received on	07.09.2026
	First notice Sent on	30.09.2026
	1st hearing on	05.10.2026 (adjourned)
	2nd hearing on	12.10.2026 (adjourned)
	3rd hearing on	21.10.2026 (adjourned)
	4th hearing on	02.11.2026

31. Case History: -

1. The promoter, M/s Supreme Vision Infrabuild Pvt. Ltd. has applied on 07.09.2026 for registration of the independent residential floors namely "Augusta Hillcrest" under Section 4 of Real Estate (Regulation and Development), Act 2016 vide central receipt no. 116526 dated 07.09.2026 and RPIN- 1101. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2287-2026.
2. The application for registration of independent residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1101 dated 30.09.2026 was issued to the promoter with an opportunity of being heard on 05.10.2026.
3. The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 17.09.2026 namely Nav Bharat Times, The Times of India & The Tribune. No objections were received up to 29.09.2026.
4. The area admeasuring 30.81736 acres was registered with the Authority in the name of "Savannah" developed by M/s Faith Buildtech Pvt. Ltd. vide registration number 12 of 2023 dated 16.01.2023 which is valid upto 10.11.2027. The completion certificate for the said project has been obtained dated 16.09.2024.
5. The promoter i.e. M/s Supreme Vision Infrabuild Pvt. Ltd. has purchased 18 plots via conveyance deed of the residential plotted colony namely "Savannah" and applied for registration of residential floors (S+3) on 18 plots.
6. Now, the promoter has applied for the registration of 54 residential floors on 18 plots.
7. Details of plots applied for registration are as follows:-

Details of Plots						
S.no.	**Plot no**	**Conveyance Deed Date**	**BRS-III date**	**Area in sq mtr**	**FAR**	**Total FAR**
1.	173	25.03.2025	31.10.2025	107.23	2.0	214.50
2.	174	16.12.2024	27.08.2025	107.23	2.0	214.50
3.	197	07.05.2025	27.08.2025	107.23	2.0	214.50
4.	245	07.05.2025	09.07.2025	107.23	2.0	214.50
5.	246	07.05.2025	09.07.2025	107.23	2.0	214.50
6.	247	07.05.2025	09.07.2025	107.23	2.0	214.50
7.	248	07.05.2025	09.07.2025	107.23	2.0	214.50
8.	249	07.05.2025	07.07.2025	107.23	2.0	214.50
9.	284	22.01.2025	27.08.2025	107.23	2.0	214.50

	10.	285	22.01.2025	04.05.2025	107.23	2.0	214.50
	11.	433	12.08.2025	15.07.2026	107.23	2.0	214.50
	12.	434	12.08.2025	15.07.2026	107.23	2.0	214.50
	13.	435	12.08.2025	15.07.2026	107.23	2.0	214.50
	14.	436	13.08.2025	15.07.2026	107.23	2.0	214.50
	15.	473	04.09.2025	15.07.2026	107.23	2.0	214.50
	16.	474	04.09.2025	15.07.2026	107.23	2.0	214.50
	17.	475	04.09.2025	27.07.2026	107.23	2.0	214.50
	18.	476	04.09.2025	15.07.2026	107.23	2.0	214.50
		Total			1930.14		3861

8. **On 05.10.2026**, the matter is adjourned and fixed for 12.10.2026.
9. **On 12.10.2026**, the matter is adjourned and fixed for 21.10.2026.
10. **On 21.10.2026**, the matter is adjourned and fixed for 02.11.2026.

11. As per the directions of the Authority, the PE and CA conducted a site visit of the project. The project site is located in Sector-35, Sohna and is presently accessible through a 24-meter-wide road. The promoter has applied for registration of 54 floors on 18 plots in the residential plotted colony namely "Savannah". During the site visit, it was observed that construction up to Stilt+3 floors has been carried out on various plots, whereas all the remaining plots comprise only vacant/barren land, with no construction activity observed thereon.

The reply submitted by the promoter dated 15.10.2026 and 23.10.2026 with respect to the deficiency notice and following deficiencies are mentioned below:

32.	**Present compliance status as on 02.11.2026 of deficient documents as conveyed on 30.09.2026.**	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. **Status: Submitted but needs to be revised.** 2. Online DPI needs to be corrected. **Status: Submitted but needs to be revised.** 3. Deficit fee of Rs 73,403/- needs to be submitted. **Status: Submitted Rs 73,403/- vide DD No. 100537 dated 01.10.2026.** 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: Submitted but needs to be revised.** 5. Plots on which residential floors has applied for registration needs to be marked on the approved layout plan and needs to be submitted. **Status: Submitted**

		6. An email from TCP regarding grant of building permit permission w.r.t the applied floors need to be submitted. **Status: Submitted** 7. Affidavit from Managing Director regarding no sale of the plots/residential floors in the project for which the registration is applied needs to be submitted. **Status: Submitted** 8. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be revised. **Status: Submitted** 9. Draft allottee documents i.e. Allotment letter, Draft Builder Buyer Agreement needs to be revised whereas draft conveyance deed and payment receipt needs to be submitted. **Status: Submitted whereas Draft Builder Buyer Agreement needs to be revised and payment receipt needs to be submitted.** 10. Draft Brochure needs to be revised and advertisement document needs to be submitted. **Status: Submitted** 11. Pert Chart needs to be submitted. **Status: Submitted** 12. Cost of the land amounts to Rs 1633.03 lakhs needs to be clarified according to the area applied for the registration is 0.4770 acres. **Status: Submitted** 13. Clarification needs to be submitted as EDC, IDC, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 991.24 lakhs and details of financial resources from other sources amounts to Rs 1325.30 lakhs mentioned in DPI needs to be submitted. **Status: Submitted but details of any other cost amount to Rs 991.24 lakhs and details of financial resources from other sources amounts to Rs 1325.30 lakhs mentioned in DPI needs to be revised.** 14. Original encumbrance certificate or land title search report needs to be submitted. NOC from all the lenders needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but NOC from PNB Housing Finance Ltd needs to be revised and NOC from TATA Capital Housing Finance Ltd needs to be submitted.** 15. REP II dated 26.08.2026 needs to be revised as Annexure 1 i.e. details of encumbrance is missing. **Status: Submitted** 16. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised and KYC of all authorized signatories to operate the bank account needs to be submitted.

		Status: Submitted 17. Bank Undertaking needs to be revised. **Status: Submitted** 18. Following Original CA Certificate needs to be submitted: Revised CA Certificate of REP-1 (A-H) dated 07.08.2026, CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities dated 26.08.2026, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but CA Certificate of expenditure incurred and to be incurred dated 10.10.2026 needs to be revised as incurred costing details does not match with DPI.** 19. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised. **Status: Not Submitted** 20. Project Proponent, KYC of Architect, Engineer, CA, Consultant and Real Estate Agent needs to be submitted. **Status: Submitted but Project Proponent and KYC of Real Estate Agent needs to be submitted.**
33.	**Remarks**	1 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected. 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 revised. 4 Draft allottee documents i.e. Draft Builder Buyer Agreement needs to be revised whereas payment receipt needs to be submitted. 5 Clarification needs to be submitted as EDC, IDC, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 991.24 lakhs and details of financial resources from other sources amounts to Rs 1325.30 lakhs mentioned in DPI needs to be submitted. **Status: Submitted but details of any other cost amount to Rs 991.24 lakhs and details of financial resources from other sources amounts to Rs 1325.30 lakhs mentioned in DPI needs to be revised.** 6 Original encumbrance certificate or land title search report needs to be submitted. NOC from all the lenders needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.

		Status: Submitted but NOC from PNB Housing Finance Ltd needs to be revised and NOC from TATA Capital Housing Finance Ltd needs to be submitted. 7 Following Original CA Certificate needs to be submitted: Revised CA Certificate of REP-1 (A-H) dated 07.08.2026, CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities dated 26.08.2026, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but CA Certificate of expenditure incurred and to be incurred dated 10.10.2026 needs to be revised as incurred costing details does not match with DPI.** 8 Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised. 9 Project Proponent and KYC of Real Estate Agent needs to be submitted.

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 are found to be in order, except for corrections in A to H, corrections in the online DPI including deficiencies mentioned at S. No. 33.

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

(Ashish Dubey) **Chartered Accountant**	**(Nikita Mittal)** **Planning Executive**
Day and Date of hearing	Monday and 02.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.11.2026.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Vihan Jajodia (Director) and Ms. Chitra Singh (Adv) are present on behalf of the promoter.

The Director of the promoter company submits that an application under Section 4 of the Real Estate (Regulation and Development) Act, 2016, was filed on 07.09.2026 for registration of the project titled "Augusta Hillcrest." It is further submitted that the land measuring 30.81736 acres, forming part of the residential plotted colony namely "Savannah," developed by M/s Faith Buildtech Pvt. Ltd., was registered with the Authority vide Registration No. 12 of 2023 dated 16.01.2023, valid up to 10.11.2027. The Completion Certificate in respect of the said colony was issued on 16.09.2024. The promoter, namely M/s Supreme Vision Infrabuild Pvt. Ltd., has purchased 18 residential plots in the aforesaid colony, namely "Savannah," through conveyance deeds and has applied for registration of 54 independent residential floors (S+3) proposed to be constructed over the said 18 plots.

Project	Augusta Hillcrest
Promoter	M/s Supreme Vision Infrabuild Pvt. Ltd.

Further, the AR of the promoter submits that the remaining deficiencies shall be duly complied with, including revision of the draft Builder-Buyer Agreement, submission of the revised NOC from PNB Housing Finance Ltd. and submission of the NOC from Tata Capital Housing Finance Ltd.

Approved as proposed, subject to rectification of the deficiencies mentioned at Sr. No. 33 above.

The Registration Certificate shall be issued only upon submission of the requisite corrections in Form A-H and the online DPI, along with compliance with the remaining deficiencies pointed out at Sr. No. 33 above.

(Arun Kumar)
Chairman, HARERA