Promoter – M/s Aviana Green Estates Pvt. Ltd.
Project – Chintamani's

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Chintamani's	
2.	Name of the promoter	M/s Aviana Green Estates Pvt. Ltd.	
3.	Brief of promoter	M/s Aviana Green Estates Pvt. Limited is incorporated on 23.09.2016 having registered address at SF-15, Second Floor, MGF Mega City Mall, DLF, Gurugram, Haryana-122002. As per MCA data Amarjeet Dhillon, Pankaj Hans, Neha Dua and Aditya are the directors of the promoter Company.	
4.	Nature of the project	Group Housing Colony	
5.	Location of the project	Sector- 103, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of license holder	Sunita Kumari, Deepak Home builds Pvt. Ltd. and others	
8.	Status of project	Ongoing	
9.	RERA Registration No.	19 of 2023	
10.	Validity of Registration Certificate (The RC was also amended on 20.03.2026)	Valid From 30.01.2023	Valid up to 10.11.2026
11.	Date of receipt of application for extension	31.08.2026	
12.	Whether extension of registration applied for whole/phase	Phase	
13.	Phase No. for which extension of registration applied.	1 and No Phase	
14.	Extension applied till	09.11.2027 + 4 Months = 09.03.2028	
As per the Office Order dated 11.08.2026, an additional period of four months shall be granted, extending the validity of the RC granted under Section 4 of the Act from 10.11.2026 to 09.03.2027. Accordingly, under Section 6 of the Act, 2016, the validity of the extension of registration shall be up to **09.03.2028.**			
15.	Original temp ID	RERA-GRG-1230-2022	
16.	Online extension ID	RERA-GRG-2325-2026	
17.	QPR status	For RC 19 of 2023 dated 30.01.2023: Submitted from April 2023-June 2023 upto April 2026- June 2026. Pending for July 2026-September 2026.	
18.	4(2)(l)(D) reports status	For RC 19 of 2023 dated 30.01.2023 – For FY 2022-2023, FY 2023-2024 & FY 2024-2025 submitted	
19.	4(2)(l)(C) compliance	Applied for extension under section 6 of the Act, 2016	
20.	Compliance of RC conditions	Amended RC Conditions Compliance: The promoter shall submit the Revised Environment Clearance, Revised Fire Scheme approval, Revised Service Plans and Estimates and Revised	

		Electrification plan within six months from the date of grant of addendum certificate. Status: Except for the revised Fire Scheme approval, the other two approvals have not yet been submitted by the promoter, although they should have been submitted by 20.09.2026.			
21.	**Status of change of bank account**	No application received			
22.	**Details of proceedings pending against the project**	For RC No. 19 of 2023: No pending proceedings			
23.	**No. of units**	508 Residential units + 106 EWS			
24.	**Present stage of completion (%)**	14.85% (As per latest QPR i.e. April- June 2026)			
25.	**Total Project cost**	Rs. 773.41/- Crore			
26.	**Project expenditure so far**	Rs 186.21/- Crores			
27.	**Estimated expenditure for completion so far**	Rs 587.20/- Crores			
28.	**Construction cost per Sq.ft.**	Construction Cost EWS per sqft Rs 2200 sq ft Construction Cost Club per sqft Rs 4861.34 sq ft Construction Cost Floor per sqft Rs 4521 sq ft			
29.	**Total units**	508 Units			
30.	**Sold units**	256 Units			
31.	**No. of units transferred to landowners**	146 Units			
32.	**Unsold units**	106 Units			
33.	**Total Sale Consideration from sold inventory**	Rs 475.04 /- Cr			
34.	**Total amount received from sold inventory**	Rs 126.93/- Cr			
35.	**Amount to be received from existing allottee.**	Rs 348.11/- Cr			
36.	**Closing balance at the end of the quarter as on 30.06.2026**	Nil			
37.	**License no.**	97 of 2021 dated 12.11.2021 04 of 2025 dated 10.01.2025		Valid up to 11.11.2026 Valid up to 09.01.2030	
38.	**Total licensed area**	9.29375 acres	**Area for extension of registration**	6.6585 acres (6.06733 acres + 0.59122 acres)	
39.	**Statutory approvals either applied for or obtained prior to registration**				

S.No.	Particulars	Date of approval	Validity up to
i)	**License Approval**	97 of 2021 dated 12.11.2021 04 of 2025 dated 10.01.2025	Valid up to 11.11.2026 Valid up to 09.01.2030
ii)	**Zoning Plan Approval**	Drg No. 8027 dated 28.11.2021	-

		Revised Zoning plan approval	Drg No. 10762 dated 10.01.2025	-
	iii)	**Building plan approval**	ZP-1521/JD(NK)/2023/1279 dated 13.01.2023	12.01.2028
		Revised Building plan Approval	ZP-1521-II/SD(RD)/2025/915 dated 08.01.2026	07.01.2031
	iv)	**Environmental Clearance**	EC23B038HR130183 dated 09.06.2023	08.06.2033
		Revised Environment Clearance approval	**Not submitted** (Applied on 27.02.2026)	-
	v)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2022/38 /2708-11 dated 12.09.2023 Remarks - (For one license i.e. 97 of 2021)	11.09.2031
		Revised airport height clearance	AAI/RHQ/NR/ATM/NOC/718/232 1-24 dated 02.07.2025	01.07.2033
	vi)	**Fire scheme approval**	Memo no. FS/2023/907 dated 14.08.2023	
		Revised Fire scheme approval	Memo no. FS/2026/1605 dated 21.09.2026	
	vii)	**Service plans and estimates approval**	Memo no. LC-3980-JE(AK)/2024/20023 dated 03.07.2024	-
		Revised Service plan estimates approval	**Not submitted** (Applied on 02.03.2026)	
	viii)	**Electrical load availability connection**	Memo no. Ch-19/Drg.-PLC dated 31.01.2023	
	ix)	**Revised Electrification plan**	**Not submitted** (For one license i.e. 97 of 2021 & to be revised)	
40.	**Reasons for delay**		A) Prolonged approval and compliance process involving various authorities. B) Implementation of GRAP C) Shortage of labor	
41.	**Fee details**			
	Registration fee (at the time of earlier application)- Rejected		Not Calculated	
	Processing fee (at the time of earlier application)- Rejected (Forfeit)		**Rs 4,44,837/-**	
	Registration fee (at the time of registration)		Resi - 44,399/- * 2.62* 10 = Rs 11,63,253.8/- Comm. - 84.73/- * 0.5* 20 = Rs 847.3/- Total =Rs 11,64,101/-	

	Processing fee (at the time of registration)	44,483.73 * 10 = **Rs 4,44,837/-**
	Late fee (at the time of registration)	N/A
	Registration fee (at the time of amendment of registration)	87,202.94 * 2.62 * 10 = **Rs 22,84,717/-**
	Processing fee (at the time of amendment of registration)	87,202.94 * 10 = **Rs 8,72,029/-**
	Late fee (at the time of amendment of registration)	N/A
	Total	**Rs 40,46,420/-**
	Extension fee (Half of Registration fee)	Rs 22,84,717/-/2 = **Rs 11,42,359/-**
	Processing fee at the time of extension	87,202.94 * 10 = **Rs 8,72,029/-**
	Late fee (at the time of extension)	The RC was valid up to 10.11.2026 under Section 4 of the Act, 2016. However, in as per the Office Order dated 11.08.2026, an additional period of four months is granted, extending the validity up to 09.03.2027. Accordingly, the application filed by the promoter on 31.08.2026 falls within the extended validity period. Hence, no late fees have been imposed.
	Total Fees	**Rs 60,60,808/-**
42.	**DD/RTGS amount**	Rs 8,50,678/- Rs 11,00,000/- Rs 1,59,000/- Rs 7,29,680/- Rs 12,07,062/- **Total: Rs 40,46,420/-**
	DD/RTGS no. and date	047936 dated 28.01.2022 048747 dated 19.12.2022 503944 dated 20.01.2023 001809 dated 23.12.2025 051252 dated 25.02.2026
	Name of the bank issuing	Axis Bank
	Note regarding Adjustment of fee – The promoter submitted the DD vide no. 047936 dated 28.01.2022 amounting Rs 8,50,678/- along with the earlier application for registration. The processing fee at that time was Rs 4,44,837/- which is forfeit as per orders dated 27.07.2022. The left- out amount of Rs 3,51,563/- is adjusted from the application which was rejected.	
	DD/RTGS Amount submitted for extension	Rs 4,50,000/- Rs 15,64,388/- **Total: Rs 20,14,388/-**
	DD/RTGS no. and date for extension	000168 dated 18.08.2026 000179 dated 08.10.2026
	Total fee paid (Registration +	Rs 60,60,808/-

	Amendment + Extension)	
	Name of the bank issuing	Axis Bank
	Deficient amount	Nil
43.	**File Status**	**Date**
	File received on	31.08.2026
	1st hearing on	28.09.2026
	Notice Sent on	30.09.2026
	2nd hearing on	12.10.2026
	3rd hearing on	02.11.2026

44. **Case History: -**

The Promoter M/s Aviana Green Estates Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate Group Housing Colony namely "Chintamani's" located at Sector-103, Gurugram, Haryana under Section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 116276 dated 31.08.2026 and EPIN-196. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-2325-2026. The total licensed area is 9.29375 Acres and project area for the extension of registration is 6.6585 acres (6.06733 acres + 0.59122 acres).

The Department of Town and Country Planning, Haryana, granted License No. 97 of 2021 dated 12.11.2021, valid up to 11.11.2026, in favour of Sunita Kumari and Others, in collaboration with M/s Aviana Green Estates Pvt. Ltd., for the development of a Group Housing Colony over an area measuring 4.1875 acres situated in Sector 103, Gurugram.

The project "Chintamani's" was registered with the Authority vide Registration Certificate No. 19 of 2023 dated 30.01.2023, valid up to 10.11.2026.

Subsequently, the Promoter has obtained an additional License No. 04 of 2025 dated 10.01.2025 for an additional area measuring 5.10625 acres thereby making a total area admeasuring 9.29375 acres.

Thereafter, the Director, Town and Country Planning Department, Haryana, approved the revised building plans vide Memo No. ZP-1521-II/SD(RD)/2025/915 dated 08.01.2026 and the phasing plan vide Memo No. ZP-1521-II/SD(RD)/2026/793 dated 07.01.2026 in respect of the registered project.

S.no.	Phase no's	Total area in the phase	Status of registration
1	Phase 1	6.06733 acres	Registered and amended vide RC no. 19 of 2023 dated 31.01.2023 and amended dated 20.03.2026
2	Phase 2	1.34203 acres	Not Registered
3	Phase 3	1.29317 acres	Not Registered
4	No phase	0.59122 acres	Registered and amended vide RC no. 19 of 2023 dated 31.01.2023 and amended dated 20.03.2026

	Consequently, M/s Aviana Green Estates Pvt. Ltd. was submitted an application seeking **amendment of the registration** of the project on account of the revision in the building plans, **which was approved by the Authority on 20.03.2026.** Further, the Promoter has now submitted an application dated 31.08.2026 seeking extension of the registration of the Group Housing Colony under Section 6 of the Real Estate (Regulation and Development) Act, 2016. The application for extension of registration of Group Housing Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/196 dated 30.09.2026 was issued to the promoter with an opportunity of being heard on 12.10.2026. The earlier date fixed for 28.09.2026 was adjourned to 12.10.2026. **As per directions of the authority, the concerned PE and CA conducted a site visit on 08.10.2026. The current status of the site is as follows:** Chintamani is a Group Housing Colony located in Sector 103, Gurugram, Haryana, developed by M/s Aviana Green Estates Pvt. Ltd. The project is currently accessible through a 4-karam-wide revenue rasta, while the proposed main access to the site will be from a 30-metre-wide road. The project is being developed in multiple phases. Accordingly, the present application pertains to Phase 1 and no phase, having a total area of 6.6585 acres, within which the promoter proposes to develop four residential towers and one EWS tower. As per the site visit, the superstructure and substructure work was in progress. In one tower, the slab had been cast up to the 4th floor above the stilt level, whereas in another tower, the slab had been cast up to the 9th floor above the stilt level. The remaining two towers were at the foundation stage, with only foundation work completed. At the time of the site visit, approximately 60–70 laborers were working at the site. **On 12.10.2026,** The matter was adjourned and listed for hearing on 02.11.2026. **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 09.09.2026 namely The Tribune & Times of India (English) and Nav Bharat Times (Hindi). Whereas, no objections have been received in the authority till 25.09.2026.** The status of the documents after scrutiny of reply dated 09.10.2026 and 15.10.2026 is mentioned below:	
45.	**Present compliance status as on 02.11.2026 of deficient documents as conveyed through deficiency notice dated 30.09.2026.**	1. Deficit fee of Rs 15,64,388/- needs to be paid. **Status: Submitted** 2. Original Registration Certificate needs to be submitted. **Status: Not submitted** 3. REP-V form needs to be submitted along with the requisite documents. **Status: Not submitted** 4. It is noted that an application under Section 6 of the Act, 2016 has been submitted, wherein the promoter has requested an extension of three years. However, as per the provisions of the Act, an extension is permissible only for a period of one year. Accordingly, the application needs to be amended.

		Status: Amended application submitted by the promoter for 1 year extension. 5. As per approved building plans the Khasra no. 28//10 is mortgage with the DTCP, Haryana in lieu of EDC and 20 units in Tower C1 and 20 units in Tower C2 has been freezed. Hence, the status as of now in this regard is needs to be submitted. **Status: The promoter submitted a clarification stating that the khasra no. 28//10 continues to remain mortgaged with DTCP, Haryana, in lieu of EDC. Further, 20 units in tower C1 and 20 units in tower C2 continue to remain freezed.** 6. An explanatory note setting out the reasons for the delay in completion of the project beyond the timeline disclosed at the time of registration under Section 4(2)(l)(C) of the Act, 2016, along with supporting documents, orders, guidelines, or any other relevant records substantiating such reasons, needs to be submitted. **Status: Submitted, mentioned above.** 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 the Rules, 2017 need to be submitted. **Status: An affidavit from AR has been submitted stating that no litigation has been pending during the past five years in respect of the land proposed for development.** 8. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted, however the same needs to be revised, as it was required to be certified by the MD, whereas the certification has been obtained from the AR.** 9. REP-II needs to be revised, as the date mentioned for completion of the project u/s 4(2)(l)(c) is incorrect. **Status: Submitted** 10. Correct DPI under section 6 of the Act, 2016 needs to be submitted. **Status: Submitted, but needs to be revised.** 11. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the

		allottees, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted** 12. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted, but needs to be revised.** 13. Revised Environment Clearance needs to be submitted. **Status: Not submitted** 14. Revised Fire scheme approval needs to be submitted. **Status: Submitted** 15. Revised Approved service plans and estimates need to be submitted. **Status: Not submitted** 16. Revised approved Electrification plan needs to be submitted as the additional license no. 04 of 2025 admeasuring 5.10625 acres has been obtained. If applied, then copy of the same needs to be submitted. **Status: Not submitted** 17. The mining permission dated 02.02.2026 expired on 01.04.2026. Hence, provide the current status of the mining permission. If mining is still required, submit the renewed permission. **Status: Clarification submitted stating that no mining activity is being undertaken at the project site. Since, the mining permission a short-term permit, the mining permission shall be obtained from department of mines and geology as and when the mining work for the project is commenced.** 18. PERT Chart specifying date of completion for the applied project needs to be submitted. **Status: Submitted, but needs to be provided in readable format.** 19. Site photographs for the physical status of construction/ development on the project site needs to be submitted. **Status: Submitted** 20. Project report needs to be submitted. **Status: Submitted** 21. Affidavit regarding no loan on the project land needs to be submitted. **Status: Submitted** 22. All CA certificate Line i.e., "No legal Liabilities on our parts" needs to be removed.

		Status: Submitted 23. Affidavit regarding arrangement with the separate bank account under section 4(2)(l)(D) needs to be revised. **Status: Submitted** 24. Statement of quarterly source of funds and expenditure needs to be submitted. **Status: Not submitted** 25. Cash flow statement needs to be submitted. **Status: Submitted, but needs to be revised.** 26. Original NEC not below the rank of tehsildar needs to be submitted. **Status: Original submitted, however Killa no. 8//10 rakba (8-0) has been mortgaged under DTCP.** 27. Latest date bank undertaking needs to be submitted. **Status: Submitted** 28. CA certificate for financial details of the sold inventory needs to be submitted. **Status: Submitted, but needs to be revised.** 29. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted**
46.	**Remarks**	1. Original Registration Certificate needs to be submitted. 2. REP-V form needs to be submitted along with the requisite documents. 3. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted, however the same needs to be revised, as it was required to be certified by the MD, whereas the certification has been obtained from the AR.** 4. Correct DPI under section 6 of the Act, 2016 needs to be submitted. **Status: Submitted, but needs to be revised.** 5. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted, but needs to be revised.** 6. Revised Environment Clearance needs to be submitted. 7. Revised Approved service plans and estimates need to be submitted. 8. Revised approved Electrification plan needs to be submitted as the additional license no. 04 of 2025 admeasuring 5.10625

		acres has been obtained. If applied, then copy of the same needs to be submitted. 9. PERT Chart specifying date of completion for the applied project needs to be submitted. **Status: Submitted, but needs to be provided in readable format.** 10. Statement of quarterly source of funds and expenditure needs to be submitted. 11. Cash flow statement needs to be submitted. **Status: Submitted, but needs to be revised.** 12. Original NEC not below the rank of tehsildar needs to be submitted. **Status: Original submitted, however Killa no. 8//10 rakba (8-0) has been mortgaged under DTCP.** 13. CA certificate for financial details of the sold inventory needs to be submitted. **Status: Submitted, but needs to be revised.**

Recommendation: The application submitted by the promoter for extension of registration certificate u/s 6 of the Act, 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except corrections in online DPI, Revised Electrification plan, Revised Environment Clearance, Revised Service plan and estimates and the documents mentioned above at S. no. 46.

It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 09.03.2028 subject to the rectification of above deficiencies before the issuance of the extension certificate u/s 6 of the Act, 2016.

Asha
Asha
Chartered Accountant

Deepika
Deepika
Planning Executive

Day and Date of hearing	Monday and 02.11.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 02.11.2026
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Amarjeet Dhillon (Director), Sh. Pankaj Hans (Director), Sh. Vikas Dua (AR) & Sh. Vikrant Kumar (AR) are present on behalf of the promoter.

The Director of the promoter company states that as per the latest quarterly progress report, the project is only 14.85% complete. The Director further submits that an additional license has been obtained by the promoter, which necessitates revisions to the building plans. Additionally, the implementation of GRAP restrictions and shortage of labor are cited as the primary reasons for the delay in completion of the project.

The Director of the promoter company further submits that the requisite statutory approvals for the project, including Revised Environmental Clearance, Revised Service Plans and Estimates, and Revised

Electrification Plan, are presently under process. With regard to the Revised Environmental Clearance, it is submitted that the Terms of Reference have already been granted by the Committee and the EIA report has been uploaded, while the final approval is awaited. The promoter assures that the Revised Environmental Clearance shall be submitted within 3 months. It is further submitted that the Revised Service Plans and Estimates are under approval with HSVP, and the demand for BG is expected to be raised and the approval will be submitted within 3 months. Further, the approval of the Revised Electrification Plan is also expected to be issued by DHBVN and will be submitted within 3 months from extension certificate.

The Director of the promoter company undertakes to obtain and submit the Revised Environmental Clearance, Revised Service Plans and Estimates, and Revised Electrification Plan within a period of three months from the date of grant of extension, as the aforesaid approvals are presently under process.

The Director of the promoter company further submits that, as on the date of hearing, no loan has been availed either against the project or by the company from any financial institution. However, to expedite the construction and completion of the project, the promoter company is in the process of availing construction finance. In this regard, an in-principle sanction has been issued by LIC Housing Finance Limited (LIC HFL), subject to the grant of extension of the registration of the project, pursuant to which the disbursement process is to commence. The promoter company further submits that it is also exploring construction finance from a couple of other banks to secure more favorable terms and conditions than those offered by LIC HFL.

The Authority, after considering the submissions made by the promoter, takes note of the fact that the Revised Environmental Clearance, Revised Service Plans and Estimates, and Revised Electrification Plan have not yet been obtained as on the date of hearing. The Authority further takes note of the submission of the promoter that the aforesaid approvals are under process and that the promoter seeks a period of three months to obtain and submit the same. Accordingly, an undertaking shall be furnished by the Director of the promoter company to obtain and submit all the aforesaid approvals within three months from the date of grant of extension. The said conditions shall also be incorporated in the Extension Certificate, and the promoter shall ensure strict compliance with the same.

Further, with regard to the construction finance, the Authority takes note of the submission of the Director of the promoter company that the company is in the process of availing a loan for expediting the construction and completion of the project and that an in-principle sanction has already been issued by LIC HFL, subject to the grant of extension. The Director further undertakes that, upon availing any loan from any financial institution against the project or by the company, the promoter shall duly intimate the Authority and furnish all relevant loan-related documents. The Director also undertakes to submit a duly stamped and signed affidavit in this regard before the issuance of the Extension Certificate under Section 6 of the Act, 2016.

Approved as proposed, subject to rectification of the deficiencies mentioned above.

The Extension of the Registration Certificate shall be issued after the rectification of the remaining deficiency at S. No. 46, including the submission of online DPI under Section 6.

(Arun Kumar)
Chairman, HARERA