



HARERA
GURUGRAM

PUBLIC NOTICE

**APPLICATION FOR REGISTRATION OF THE COLONY UNDER RETIREMENT HOUSING COLONY UNDER THE POLICY DATED
04.11.2024 NAMEDLY
“WAL SERENIA 92”
SITUATED AT SECTOR-92, GURUGRAM
BEING DEVELOPED BY
M/S WAL DEVELOPMENTS PRIVATE LIMITED**

It is hereby informed for the information of the general public that M/s Wal Developments Private Limited has submitted an application on 30.06.2026 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for registration of the project namely "Wal Serenia 92", proposed to be developed as a Retirement Housing Colony under the Haryana Government Policy dated 04.11.2024, situated in the revenue estate of Dhorka, Sector-92, Gurugram-Manesar Urban Complex.

The Department of Town and Country Planning, Haryana granted License No. 30 of 2026 dated 17.02.2026 to B1 Warehousing LLP, in collaboration with M/s Wal Developments Private Limited, for development of the aforesaid Retirement Housing Colony over land measuring 4.575 acres, after migration from the Affordable Group Housing Colony covered under License No. 77 of 2024 dated 10.07.2024, situated in the revenue estate of Dhorka, Sector-92, Gurugram.

It is further informed that the project namely "Verde 92", developed under License No. 77 of 2024 dated 10.07.2024, had already been registered with the Authority vide Registration Certificate No. 41 of 2025 dated 01.05.2025, valid up to 09.07.2029, over an area measuring 4.575 acres (43,693.83949 sq. m.).

Subsequent to the migration of the licence from License No. 77 of 2024 to License No. 30 of 2026, the Department of Town and Country Planning, Haryana approved the Demarcation-cum-Zoning Plan vide Drawing No. DTCP/11902 dated 18.02.2026 and the Phasing Plan vide Drawing No. DTCP/12188 dated 18.05.2026, comprising: Phase 1: 4.073 acres; and Phase 2: 0.502 acres.

Thereafter, the Department approved the Building Plans for Phase 1, measuring 4.073 acres, vide Memo No. ZP-2320/SD(RD)/2026/22411 dated 25.06.2026, wherein Phase 2, measuring 0.502 acres, has been earmarked as "Future Development."

Accordingly, the promoter has now applied to the Haryana Real Estate Regulatory Authority, Gurugram for registration of Phase 1 of the project namely "Wal Serenia 92" over an area measuring 4.073 acres.

It is further informed that, in terms of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition to the sanctioned plan of a project requires the prior written consent of at least two-thirds of the allottees. **As per the information furnished by the promoter, 21 out of 105 commercial units in the earlier registered project have been sold till the date of submission of the application. The promoter has further submitted the written consent of all 21 allottees for the migration of the project from the Affordable Group Housing Colony under License No. 77 of 2024 dated 10.07.2024 to the Retirement Housing Colony under the Policy dated 04.11.2024 pursuant to License No. 30 of 2026 dated 17.02.2026.**

The relevant application and related documents are available in the office of the Haryana Real Estate Regulatory Authority, Gurugram which can be seen by any concerned on any working day during office hours upto 24.07.2026 upto 11:00 pm. The objections if any, shall be filed in the registry of the Authority before 24.07.2026 till 4:00 am and may appear before the Authority on 27.07.2026 at 11:00 am during the hearing.

Given under the approval of the Authority and its seal.

Dated: 11.07.2026

**Secretary
Haryana Real Estate Regulatory
Authority, Gurugram**