



PUBLIC NOTICE

**APPLICATION FOR REGISTRATION OF THE PROJECT NAMEDLY
“COCOA COUNTY PHASE 04”
SITUATED IN SECTOR- 88A, GURUGRAM BEING DEVELOPED BY
M/s ASHIANA LANDCRAFT REALTY PVT LTD**

It is for the information of the general public and existing allottees of the project namely **“The Center Court”** in Sector-88A, Gurugram, that an application dated 03.08.2026 for registration of the Real Estate Project namely **“Cocoa County Phase 04”** under Section 4 of the Act of 2016 is submitted in the Authority by M/s Ashiana Landcraft Realty Pvt Ltd.

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.

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.

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. The Promoter 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.

As per record of the Authority, Phase 1 namely "The Center Court" is already registered with the Authority vide registration number 46 of 2017 dated 11.08.2017.

Now, the promoter (M/s Ashiana Landcraft Realty Pvt Ltd) has approached the Haryana Real Estate Regulatory Authority, Gurugram for registration of the project (Phase 4) namely "Cocoa County Phase 04" under Section 4 of the Act of 2016 vide their application dated 03.08.2026.

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.

The promoter 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.

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 up to 26.08.2026 from 11:00 AM to 04:00 PM. The objections, if any, shall be filed in the registry of the Authority up to 27.08.2026. Also, if anyone wishes to appear, may appear before the Authority on 31.08.2026 at 11:00 AM during the hearing.

Given under the approval of the Authority and its seal.

Dated: 06.08.2026

Sd/-
Secretary,
Haryana Real Estate Regulatory Authority,
Gurugram

