HARERA
GURUGRAM

PUBLIC NOTICE

FOR GENERAL INFORMATION REGARDING REGISTRATION OF RESIDENTIAL VILLAS NAMELY

"MARBELLA NORTH"

LOCATED AT SECTOR-65 & 66, GURUGRAM BEING DEVELOPED BY

M/s Emaar India Limited

It is for the information of the general public that an application dated 10.11.2026 for registration of the Real Estate Residential Villas project namely "**MARBELLA NORTH**" over an area measuring 1.189 acres falling in Phase 7 of the Residential Plotted Colony being developed by Emaar India Limited in Sector 65 & 66, Gurugram, under Section 4 of the Act of 2016 is submitted in the Authority by M/s Emaar India Limited.

The Promoter (M/s Emaar India Limited) in collaboration with landowners obtained the licenses from Director, Town and Country Planning Department (DTCP), Haryana, vide license no.'s 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011 for setting up of Residential Plotted Colony in Sector-65 & 66, Gurugram for area admeasuring 109.069 acres along with delicensing of part area measuring 1.15 acres, thereby remaining area for the project 107.919 acres.

Out of above total licensed area for the project, an area measuring **41.86 acres** is registered with the Authority vide **RC no. 307 of 2017 dated 17.10.2017 valid till 16.10.2022** and an area measuring **66.059 acres** (Amended to 12.99 Acres) is registered with the Authority **vide RC no. 08 of 2021 dated 01.03.2021 valid till 31.12.2027.**

After that promoter obtained two additional licenses vide license no.'s 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025 for the residential plotted colony for area admeasuring 7.65625 acres along with delicensing of part area measuring 1.15625 acres from overall area of residential plotted colony.

As on date there are 4 licenses vide no. 97 of 2010 dated 18.11.2010 Valid up to 17.11.2027 area measuring 108.006 acres (1.15 acres delicensed), 41 of 2011 dated 03.05.2011 Valid up to 02.05.2028 area measuring 1.063 acres (1.025 acres applied for delicense), 101 of 2023 dated 06.05.2023 Valid up to 05.05.2028 area measuring 4.00625 acres (0.13125 acres applied for delicense) and 265 of 2025 dated 31.12.2025 valid up to 30.12.2030 area measuring 3.65 acres granted by DTCP, Haryana for developing the residential plotted colony over total area admeasuring 116.72525 acres in Sector 65 & 66, Gurugram. Out of total area admeasuring 116.72525 acres, the area delicensed/applied for delicense is 2.30625 acres, thereby remaining total area of project as per approved revised layout plan/revised phasing plan of the colony is 114.419 acres.

Further the promoter has obtained the approval of revised Layout cum Phasing plan for the overall licensed area of the project vide DRG No. DTCP 12524 dated 21.08.2026, revised Zoning plan for the colony vide DRG No. DTCP 12523 dated 21.08.2026 and approval of Building plans of the Villas on 12 plots which are falling in the Phase 7 of the Residential Plotted Colony, now applied for Registration of Villas on 12 plots. Phase 7 of the Residential Plotted colony admeasuring 2.594 Acres is registered by the Authority vide RC no. RC/REP/HARERA/GGM/1080/812/2026/52 of 2026 dated 05.08.2026 namely "**MARBELLA PHASE 7**".

As per recent revised phasing plan the total licensed area measuring 114.419 acres is being developed in eleven phases.

The details of phasing as mentioned on approved plan by DTCP is tabled below:

(i) Phase 1 – 41.127 Acres (Part of R.C. No. 307 of 2017 – Third Party right Created).

(ii) Phase 2 – 12.99 Acres (R.C. No. 08 of 2021 as amended on 09.10.2026, earlier registered for an area measuring 66.059 (12.609+53.45) Acres, Third Party Right created.)

(iii) Phase 3 - 2.781 Acres (Earlier part of RC no. 08 of 2021 - No Third-party right Created.)

(iv) Phase 4 – 1.548 Acres (Registration in process, Earlier part of RC no. 08 of 2021.)

(v) Phase 5 – 20.24225 Acres (Registered vide RC no. RC/REP/HARERA/GGM/1068/800/2026/40 of 2026 dated 25.06.2026 namely MARBELLA TERRACES.)

(vi) Phase 6 - 2.00 Acres, Phase 8 -16.35625 Acres, Phase 9 – 10.825 Acres (Earlier part of RC no. 08 of 2021 – No Third-party rights Created.)

(vii) Phase 7 – 2.594 Acres (Registered vide RC no. RC/REP/HARERA/GGM/1080/812/2026/52 of 2026 DATED 05.08.2026 namely "MARBELLA PHASE 7"). **Present application submitted for Registration of proposed villas to be constructed in Phase 7 as "MARBELLA NORTH" over area measuring 1.189 Acres., No Third-Party Rights Created.**

(viii) Phase 10 – 1.930 Acres (Applied for Registration as MARBELLA WEST.)

(ix) Phase 11 – 2.0255 Acres (Not Registered - No Third party right created)

The promoter has further submitted an affidavit to the effect that they have not created any third-party rights of any Residential Plots/Units/ Villas in Phase 7 and the said project namely "**MARBELLA NORTH**" over area measuring 1.189 acres being Phase 7 of the Residential Plotted Colony.

The Authority is considering the application of the promoter to grant registration certificate under Section 4 of the Act 2016 for this project and hereby invite objections if any, in this regard.

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 02.12.2026 from 11:00 AM to 04:00 PM. Also, if anyone wishes to appear, may appear before the Authority on 07.12.2026 at 11:00 AM during the hearing.

Given under the approval of the Authority and its seal.

Dated: 17.11.2026

Secretary,
Haryana Real Estate Regulatory Authority, Gurugram.