



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू.संपदा विनियामक प्राधिकरण गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Promoter - M/s SPRE Gurugram Properties Pvt. Ltd. (formerly known as S D Heights Developers Pvt. Ltd.)
Project - The Dualis.

Hearing brief for registration of project u/s 4

S.No	Particulars	Details
1.	Name of the project	The Dualis.
2.	Name of the promoter	M/s SPRE Gurugram Properties Pvt. Ltd. (formerly known as S D Heights Developers Pvt. Ltd.)
3.	Nature of the project	Group Housing Colony.
4.	Location of the project	Sector- 46, Gurugram.
5.	Legal capacity to act as a promoter	Collaborator.
6.	Name of the landowner.	M/s Kanodia Hi-tech Pvt. Ltd. (Conveyance deed is executed vide documentation no. 13182 dated 16.09.2024)
7.	Name of Collaborator	M/s Spre Gurugram Properties Pvt. Ltd.
8.	Status of project	New.
9.	Whether registration applied for whole	Whole.
	Phase no. applied	N/A
	Nature of phase	N/A
10.	Online application ID	RERA-GRG-PROJ-1880-2025.
11.	Allotment Letter No and Date (Land allotted by HSVP)	Memo No. Z0002/EO018/UE029/GALOT/0000000251 dated 08.08.2024.
12.	Conveyance deed no	13182 dated 16.09.2024.
13.	Total area of the Project	7037.79 Sq.mtr. (1.74 acres)
	Area to be registered	7037.79 Sq.mtr. (1.74 acres)
14.	Projected completion date	OC - 30.10.2031. CC - 31.12.2031.
15.	QPR Compliances	N/A as new project.
16.	4(2)(I)(D) Compliances	N/A as new project.
17.	4(2)(I)(C) Compliances	N/A as new project.
18.	Status of change of bank account	N/A as new project.
19.	Details of proceedings pending against the project	N/A as new project.
20.	RC Conditions Compliances	N/A as new project.
21.	Total Project cost	Rs. 820.21/- cr.
22.	Project expenditure so far	Rs. 197.08/- cr.
23.	Estimated expenditure for completion so far	Rs. 623.13/- cr.
24.	Total no of towers and units	Towers - 2 (G+33), Units - 198.
25.	Statutory approvals either applied for or obtained prior to registration	
	S.No.	Particulars
	i)	Allotment from HSVP
		Date of approval
		Validity upto
		Memo No. Z0002/EO018/UE029/GALOT/0000000251 dated 08.08.2024.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	ii)	Conveyance deed registration	13182 dated 16.09.2024.
	iii)	Revised zoning plan Approval	Drg No. CTP/HSVP - 42/2025 dated 10.01.2025.
	iv)	Revised Building plan Approval	Memo no. CTP/DTP(NN)/57548 dated 20.02.2025.
	v)	Airport height clearance	PALM/NORTH/B/092324/241863 dated 08.10.2024.
	vi)	Environmental Clearance	Not Submitted.
	vii)	Fire scheme approval	FS/2025/394 dated 24.03.2025.
	viii)	Revised service plan and estimate approval	N/A.
26.	Fee Details		
	Registration Fee		Residential 35,998.296 * 5.12 * 10 = Rs 18,43,113/- Commercial 35.189 * 5.12 * 20 = Rs 3,603/- Total = Rs 18,46,716/-
	Processing Fee		36,033.485 * 10 = Rs 3,60,335/-
	Late Fee		N/A
	Total Fee		18,46,716 + 3,60,335 Rs 22,07,051/-
	Online amount		Rs 22,05,125.96/- Rs. 2000/- Total - Rs. 22,07,125.96/-
	Online details		RTGS/UTIBR72025022500421496 dated 25.02.2025. NEFT/AXISP00630553105 dated 10.03.2025.
	Name of the bank issuing		ICICI Bank Axis Bank
	Deficient amount		22,07,051 - 22,07,125.96 = Rs. -74.96/- (NIL)
27.	File Status		Date
	File received on		25.02.2025.
	First notice sent on		13.03.2025.
	Documents submitted on		13.03.2025.
	Documents submitted on		18.03.2025.
	First hearing on		24.03.2025.
	Documents submitted on		07.04.2025.
28.	Case History:		
	The Promoter M/s SPRE Gurugram Properties Pvt. Ltd. (formerly known as S D Heights Developers Pvt. Ltd.) who is a joint development right holder applied for the registration of real estate project of Group Housing Colony namely "The Dualis" located at Sector-46, Gurugram under section 4 of the Real		



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Estate (Regulations and Development) Act. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1880-2025.

The land measuring 7037.79 Sq.mtr. (1.74 acres) has been allotted to M/s Kanodia Hi-tech Pvt. Ltd. vide memo no Z0002/E0018/UE029/GALOT/0000000251 dated 08.08.2024 and further conveyance deed has been done vide documentation no. 13182 dated 16.09.2024.

After that, a joint development agreement dated 15.10.2024 has been executed between M/s Kanodia Hi-tech Pvt. Ltd. and M/s SPRE Gurugram Properties Pvt. Ltd. (formerly known as S D Heights Developers Pvt. Ltd.) for the development of whole project.

The first deficiency notice has been dispatched on 13.03.2025.

Proceedings dated: 24.03.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Harshit Batra (Advocate) and Sh. Jitesh (AR) are present on behalf of the promoter and states that no third-party rights have been created on the said project.

The Authority observes that there are revisions in the building plans issued by HSVP vide memo no CTP/DTP(NN)/57548 dated 20.02.2025. So, in view of the above, it is decided that a two-week public notice be issued in three prominent newspapers (two english and one hindi) of wide circulation for inviting objections, if any, regarding revision in the building plans. The promoter is further directed to submit the remaining deficit documents.

The matter to come up on 21.04.2025.

The promoter has published the public notice with regard to the revision in building plans in 3 newspapers namely "Hindustan Times, The Tribune, Dainik Bhaskar" dated 26.03.2025 against which no objections have been received in the Authority.

29. Present compliance status as on 21.04.2025 of deficit documents as observed during the last hearing 24.03.2025.	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the 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 - Not Submitted.3. Deficit fees of Rs. 1925/- needs to be submitted. Status - Submitted Rs 2000/- vide NEFT no. AXISP00630553105 dated 10.03.2025.4. No permission of HSVP regarding recognition of applicant promoter i.e., M/s Spre Gurugram Properties Pvt. Ltd. as a developer (as per joint development agreement dated 15.10.2024) submitted, same needs to be clarified. Status - NOC from HSVP vide memo no 2124 dated 11.03.2025 regarding execution of Joint Development Agreement dated 15.10.2024 with SPRE Gurugram Properties Pvt. Ltd. (formerly known as S D Heights Developers Pvt. Ltd.) for overall project development has been submitted.5. As there are revisions in building plans, hence the changes made in the revised building plans in tabular form and duly marked on site plan needs to be submitted. Status - Submitted.
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	<p>6. As there are revisions in building plans, list of sold/ unsold inventory needs to be submitted along with particulars. Status - The promoter has submitted an affidavit through its Authorized representative i.e., Sh. jitesh Bhonde wherein, he stated that as on dated i.e., 13.03.2025, there are no third-party rights (qua the allottees) over the project in question and no sale of any unit has been made by the promoter company to any allottee. Further, promoter stated that any sale/market of any unit shall be made after the RERA Registration number of the said project is granted, in compliance of section 3 of the Real Estate (regulation and Development) Act, 2016.</p> <p>7. As there are revisions in building plans, copy of 2/3rd consent of existing unique allottees needs to be submitted. Status - Not submitted and promoter has submitted an affidavit through its Authorized representative i.e., Sh. jitesh Bhonde wherein, he stated that as on dated i.e., 13.03.2025, there are no third-party rights (qua the allottees) over the project in question and no sale of any unit has been made by the promoter company to any allottee. Further, promoter stated that any sale/market of any unit shall be made after the RERA Registration number of the said project is granted, in compliance of section 3 of the Real Estate (regulation and Development) Act, 2016 As per the directions of Authority, the promoter has published the public notice with regard to the revision in building plans in 3 newspapers namely "Hindustan Times, The Tribune, Dainik Bhaskar" dated 26.03.2025 against which no objections have been received in the Authority.</p> <p>8. Environment Clearance needs to be submitted. Status - Not submitted and the promoter has submitted an DD amounting to Rs 25 lakhs vide DD no 009362 dated 20.03.2025 as a security deposit to submit the EC within 4 months of RERA registration.</p> <p>9. Fire Scheme approval needs to be submitted. Status - Not submitted and applied on 21.02.2025.</p> <p>10. Mining Permission needs to be submitted. Status - Not submitted and promoter stated that mining permission shall be submitted, as and when received.</p> <p>11. PERT chart needs to be revised. Status - Submitted.</p> <p>12. Allottee related documents like draft application form, draft allotment letter and draft BBA needs to be submitted. Status - Submitted but needs to be revised.</p>
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		<p>13. Draft conveyance deed needs to be submitted. Status - Submitted but needs to be revised.</p> <p>14. Draft brochure/ advertisement document needs to be submitted. Status - Submitted.</p> <p>15. Financial resources need to be met with project cost. Status - DPI not submitted.</p> <p>16. Land cost needs to be clarified according to area apply for registration. Status - Submitted.</p> <p>17. In bank undertaking project name needs to be mentioned. Status - Submitted.</p> <p>18. Quarterly statement of expenditure needs to be revised. Status - Submitted.</p> <p>19. CHG form needs to be submitted. Status - Submitted.</p> <p>20. Board resolution for operation of bank account needs to be revised. Status - Submitted.</p> <p>21. KYC of authorized person to operate bank account needs to be provided. Status - Submitted.</p> <p>22. Cash flow statement needs to be revised. Status - Submitted.</p> <p>23. NOC from lender for creating of third party right needs to be provided. Status - Submitted.</p> <p>24. Annual balance sheet for the last 3 financial year needs to be submitted. Status - Promoter stated that M/s SPRE Gurugram Properties Pvt. Ltd. has been incorporated on 22/03/2024.</p>
30.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted. (Not submitted and the promoter has submitted an DD amounting to Rs 25 lakhs vide DD no 009362 dated 20.03.2025 as a security deposit to submit the EC within 4 months of RERA registration.)</p> <p>4. Mining Permission needs to be submitted. (Not submitted and promoter stated that mining permission shall be submitted, as and when received.)</p> <p>5. Allottee related documents like draft application form, draft allotment letter and draft BBA needs to be submitted.</p> <p>6. Draft conveyance deed needs to be submitted.</p> <p>7. Financial resources need to be met with project cost.</p>

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Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved environment clearance, mining permission, draft allottees documents corrections in form A-H and DPI. The promoter has submitted the DD amounting to Rs 25 lakhs vide DD no 009362 dated 20.03.2025 as a security deposit to submit the EC within 4 months of RERA registration. The Authority may consider for grant of registration upon submission of draft allottees documents and mining permission before start of excavation work.


Asha

Chartered Accountant



Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 21.04.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

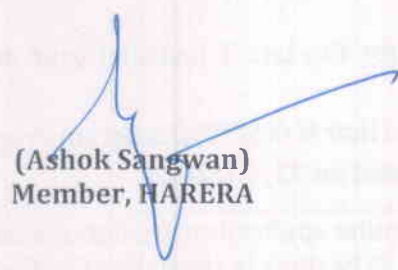
Proceedings dated: 21.04.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

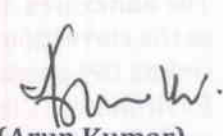
Sh. Jitesh Bhonde (AR) Ms. Tanya (Advocate) are present on behalf of the promoter and states that they had submitted the DD amounting to Rs 25 lakhs vide DD no 009362 dated 20.03.2025 as a security deposit to submit the EC within 4 months of RERA registration and draft allottee documents ~~has been submitted~~ in the Authority on 18.04.2025.

Keeping in view of the above, it is decided that approved environment clearance shall be submitted within 4 months from the issuance of registration certificate and mining permission shall be obtained before start of excavation at site.

Approved as proposed. The RC shall be issued after submission of remaining documents and correction in the form A-H and DPI.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA