

Hearing brief for continuation of registration of project u/s 7(3)

S No.	Particulars	Details
1.	Name of the project	India Business Centre
2.	Name of the promoter	M/s Emaar India Limited (Formerly known as Emaar MGF Land Pvt. Ltd.)
3.	Nature of the project	IT Park Colony
4.	Location of the project	Sector 61, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	M/s Active Promoters Pvt. Ltd.
7.	Name of the collaborator	M/s Emaar India Limited (Formerly known as Emaar MGF Land Pvt. Ltd.)
8.	Status	Ongoing
9.	RERA Temp ID	RERA-GRG-1949-2025
10.	RERA Registration No.	58 of 2017 dated 17.08.2017
11.	Validity of Registration Certificate	Valid From 17.08.2017 31.03.2021 + 6 months covid = (30.09.2021)
12.	Extension validity u/s 6	NIL
13.	Date of application u/s 7(3)	24.04.2025
14.	Date of Completion of project.	30.09.2031
15.	QPR Compliance	Submitted upto March 2025
16.	4(2)(L)(D) Compliance	Submitted
17.	4(2)(L)(C) Compliance	Applied for continuation on 24.04.2025
18.	Compliance of conditions of RC	NIL
19.	Proceeding pending against the project	RERA-GRG-2863-2022 for 4(2)(I)(C) RERA-GRG-2864-2022 for 4(2)(I)(C) RERA-GRG-5086-2022 for 4(2)(I)(D) RERA-GRG-5249-2019 for 4(2)(I)(D) RERA-GRG-2925-2022 for QPR
20.	Authorized Signatory/ Legal Representatives	
21.	Date of commencement of project	17.08.2017
22.	Present stage of completion (%)	0%
23.	Total Project cost	Rs 1415.30/- Crores

Emaar India Ltd.

24.	Project expenditure so far	Rs 121.27/- Crores																							
25.	Estimated expenditure for completion so far	Rs 1294.03/- Crores																							
26.	Reasons for delay	Not Submitted.																							
27.	License no.	34 of 2008 dated 23.02.2008	Valid up to	22.02.2026																					
28.	Total licensed area	5.65 acres	Area for applied Continuation of project registration u/s 7(3)	5.65 acres																					
29.	Fee Calculation- The project has been registered with the Interim RERA. No approved plan has been found in the registered file. As per noting sheet the fee of Rs 14,86,260.75/- has been calculated. As per that the FAR factor is 3.25. Accordingly, registration fee has been calculated on the basis of FAR of 3.25 mentioned below. $74,310.466 * 3.25 * 20 = \text{Rs } 48,30,180.29/-$ Now, the promoter has applied for the continuation of registration of project after getting the building plans revised with the increased FAR. As per latest scenario the FAR of the project has been increased from 3.25 to 4.86. Hence, fee is calculated on the same. The registration of the project was lapsed on 30.09.2021. The continuation fee upto 30.09.2024 is calculated on the previous FAR and after that for seven years upto 30.09.2031 on the latest FAR. The processing fee is calculated for the whole area. The late fee is calculated according to the previous FAR. However, registration fee is calculated for whole area including the earlier area. Fee at the time of registration <table><tr><td>A.</td><td>Registration fee</td><td>1,07,049.667 * 4.68 * 20 =Rs 1,00,19,849/-</td></tr><tr><td>B.</td><td>Processing fee</td><td>N/A</td></tr><tr><td>C.</td><td>Late fee at the time of registration</td><td>N/A</td></tr><tr><td>D.</td><td>Total fee (a+b+c)</td><td>Rs 1,00,19,849/-</td></tr></table> Fee at the time of extension of registration <table><tr><td>A.</td><td>Extension Fee (Half of Registration fee)</td><td>Not Applicable (Not applied for extension)</td></tr><tr><td>B.</td><td>Processing fee</td><td>Not Applicable (Not applied for extension)</td></tr><tr><td>C.</td><td>Late fee</td><td>Not Applicable (Not applied for extension)</td></tr></table>				A.	Registration fee	1,07,049.667 * 4.68 * 20 =Rs 1,00,19,849/-	B.	Processing fee	N/A	C.	Late fee at the time of registration	N/A	D.	Total fee (a+b+c)	Rs 1,00,19,849/-	A.	Extension Fee (Half of Registration fee)	Not Applicable (Not applied for extension)	B.	Processing fee	Not Applicable (Not applied for extension)	C.	Late fee	Not Applicable (Not applied for extension)
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	D.	Total fee (a+b+c)	Not Applicable (Not applied for extension)	
	Fee at the time of Continuation of registration			
	A.	Continuation Fee (Extension fee)* No. of Year extension required	24,15,090.165 * 3 = Rs 72,45,270.495/- 50,09,924.5 * 7 = Rs 3,50,69,471.5/- Total = Rs 4,23,14,742/-	
	B.	Processing fee	1,07,049.667 *10=Rs 10,70,497/-	
	C.	Late fee	12,07,545 * 46 = Rs 5,55,47,070/-	
	D.	Total fee (a+b+c)	Rs 9,89,32,309/-	
	Total Fee (Registration + Extension + Continuation)		Rs 10,89,52,158/-	
31.	DD Details at the time of registration			
	A.	DD amount	Rs 9,14,622/- Rs 9,14,622/-	
	B.	DD no. and date	678771 dated 28.07.2017 678773 dated 31.07.2017	
	C.	Total amount	Rs 18,29,244/-	
	DD Details for extension of registration			
	A.	DD Amount	N/A	
	B.	DD no. and date	N/A	
	C.	Total amount	N/A	
	DD Details for Continuation of registration			
	A.	RTGS amount	Rs 1,37,39,712/-	
	B.	RTGS no. and date	120367 dated 03.04.2025	
	C.	Total amount	Rs 1,37,39,712/-	
	D.	Total Amount Paid	Rs 1,55,68,956/-	
	E.	Deficit Fee	Rs 9,33,83,202/-	
32.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	1.	License no.	34 of 2008 dated 23.02.2008	22.02.2026
	2.	Building plan	Memo no. 8525 dated 29.09.2008	28.09.2013
		Revised Building plan approval	ZP-400-III/PA(DK)/2025/11992 dated 02.04.2025	01.04.2030
	3.	Environmental Clearance	SEAC/HR/2023/003 dated 17.02.2025	16.02.2035
	4.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2019/221/1080-1083 dated 27.06.2019	26.06.2027
	5.	Fire scheme approval	Not Submitted	



	6. Service plan and estimate approval	Applied on 15.04.2025
33.	File Status	Date
	File received on	24.04.2025
	First notice sent on	15.05.2025
	1st Hearing	19.05.2025
	Case History:	
	<p>The project is registered vide RC no. 58 of 2017 dated 17.08.2017 which was valid upto 31.03.2021 + 6 months COVID = 30.09.2021.</p> <p>Now, the promoter applied for continuation of registration of the project.</p> <p>It is noticed that the promoter has got the revised building plans alongwith the phasing plan. The revised building plans were approved vide no. ZP-400-III/PA(DK)/2025/11992 dated 02.04.2025 and phasing plan vide no. ZP-400-II/PA(DK)/2024/40517 dated 19.12.2024.</p> <p>The promoter has applied for the continuation of registration namely "India Business Centre".</p> <p>The promoter M/s Emaar India Limited who is a Collaborator has applied for continuation of registration of real estate project namely "India Business Centre" located at sector 61, Gurugram under section 7(3) of the Real Estate (Regulation and Development), Act 2016 vide central receipt no. 90509 dated 24.04.2025 and EPIN - 133. The Temp I.D of REP-I (Part A-H) is RERA-GRG-PROJ-670-2020 and online generated for project continuation temp id RERA-GRG-PROJ-1949-2025.</p> <p>The application for continuation of registration of project was scrutinized and accordingly, the deficiency notice was issued vide no. RC/HARERA/GGM/EPIN/7(3)/133 dated 15.05.2025 to rectify the deficiencies and a show cause notice for violation of section 4(2)(I)(C) vide no. RC/HARERA/GGM/EPIN/7(3)/133(Show Cause) dated 15.05.2025 with an opportunity of hearing on 19.05.2025.</p> <p>The status of documents is mentioned below.</p>	
34.	Present compliance status as on 19.05.2025 deficiencies conveyed vide notice dated 15.05.2025.	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 9,33,83,202/- needs to be submitted. 2. Online DPI needs to be corrected. 3. Application under section 7(3) needs to be corrected i.e., date of 4(2)(I)(c) needs to be corrected. 4. Two third consent of the existing allottees regarding the revision of building plans needs to be submitted. 5. Changes in the building plan of the colony duly marked on the plan and mentioned in tabular form needs to be submitted. 6. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. 7. Approved Service plan and Estimates needs to be submitted. 8. Tree Cutting permission from DFO needs to be submitted. 9. Mining permission needs to be submitted. 10. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 11. Collaboration agreement dated 31.03.2007 and 31.12.2009 needs to be submitted.

	<p>12. Site photographs for the physical status of construction needs to be submitted.</p> <p>13. Pert chart needs to be submitted.</p> <p>14. List of the units sold to the allottees as on date of the application for continuation of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be submitted.</p> <p>15. List of the unsold units as on date of the application for continuation of registration which includes unit no and unit area needs to be submitted.</p> <p>16. Allottee related documents like Draft Application form needs to be revised.</p> <p>17. Allottee related documents like Draft Allotment Letter needs to be revised.</p> <p>18. Allottee related documents like Draft Builder Buyer agreement needs to be revised.</p> <p>19. Five copies of executed Application form, Allotment Letter, Builder Buyer Agreement and Conveyance deed needs to be submitted.</p> <p>20. Explanatory note setting out the reasons for delay in completion of the project along with supporting documents needs to be submitted.</p> <p>21. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>22. Project report needs to be revised.</p> <p>23. Latest non encumbrance certificate (in original) not below the rank of tehsildar needs to be submitted.</p> <p>24. Others in financial resources needs to be clarified.</p> <p>25. Latest CA certificate for inventory (Sold / Unsold) needs to be submitted.</p> <p>26. CA Certificate for expenditure incurred has been submitted. However, correction in DPI needs to be done.</p> <p>27. CA certificate for net worth needs to be submitted.</p> <p>28. Details of promoter from the MCA needs to be submitted.</p> <p>29. Details of Construction cost as per quarter needs to be submitted.</p> <p>30. Other cost in quarterly statement of expenditure needs to be clarified.</p> <p>31. Copy of paid challan of EDC and IDC needs to be submitted.</p> <p>32. Bank undertaking needs to be revised with the details of the authorized signatory i.e., employee name, employee code and designation.</p> <p>33. Final approval of change in bank account needs to be submitted.</p>
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HARERA
GURUGRAM
India Business Centre
Emaar India Ltd.

		34. Clarification regarding difference in cost (Land cost and other cost) in DPI and Latest QPR March 2025 needs to be submitted.
		35. Affidavit regarding no loan on project land needs to be submitted.
35	Remarks	No reply has been submitted by the promoter.

Asha
Asha

Chartered Accountant

Ashish
19/05/2025
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 19.05.2025

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.05.2025.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Purushottam Grover (AR), Ms. Priyanka Miglani (AR), Sh. Venkat Rao (Advocate) and Sh. Anitesh Singh (AR) are present on behalf of the promoter.

The AR of the promoter stated that the reply to the deficiencies has been submitted on 16.05.2025. The building plans has been revised after utilization of TOD and TDR.

The office to examine the reply. Further, a complaint has been filed in the Authority, copy of which be supplied to the promoter for reply. A public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation as being given in case of continuation of registration under section 7(3) of the Act of 2016 alongwith the details of revision of building plans.

The matter to come up on 09.06.2025.

(Ashok Sangwan)
Member, HARERA

V.L.
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA