



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROJECT	VERIS
PROMOTER	M/S ADANI INFRASTRUCTURE & DEVELOPERS PVT. LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details	
1.	Name of the project	VERIS	
2.	Name of the license holders	M/s Krrish Realty Nirmal Pvt. Ltd. and others	
3.	Name of the promoter	M/s Adani Infrastructure and Developers Pvt. Ltd. (Change of Developer)	
4.	Nature of the phase	Group housing	
5.	Location of the project	Sector 02, Gurugram	
6.	Legal capacity to act as a promoter	Change of Developer	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole/Phase	Phase	
9.	Phase no. (If applicable)	2	
10.	Online application ID	RERA-GRG-1877-2025	
11.	License no.	98 of 2011 dated 11.11.2011	Valid up to 10.11.2029
12.	Total licensed area	12.356 acres	Area to be registered 4.0069 acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2031	
14.	QPR Compliance (If applicable)	For RC no. 64 of 2024: Not submitted for January- March 2025	
15.	4(2)(I)(c) Compliance (If applicable)	N/A	
16.	4(2)(I)(D) Compliance (If applicable)	Submitted	
17.	Status of change of bank account	N/A	
18.	RC compliance	For RC no. 64 of 2024: Submitted	
19.	Number of Units	32 Residential Units, 2 Commercial Units	
20.	Total Project cost	Rs. 258.37 cr	

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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21.	Project Expenditure So far	Rs. 35.71 cr		
22.	Estimates expenditure for completion so far	Rs. 222.66 cr		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	98 of 2011 dated 11.11.2011	10.11.2029
	2.	Phasing plan approval	ZP-767-JD(RA)/2024/16376 dated 05.06.2024	
	3.	Building plan approval	ZP-767-II/SD(PK)/2025/9122 dated 13.03.2025	12.03.2030
	4.	Revised zoning Plan Approval	DTCP 10898 dated 03.03.2025	
	5.	Environmental Clearance	EC24C3801HR5727496N dated 27.09.2024	28.09.2034
	6.	Airport Height Clearance	PALM/NORTH/B/121623/855 678 dated 27.12.2023	26.12.2031
	7.	Electrical load	Ch.-12/DGR-26B dated 15.02.2024	
	8.	Fire scheme approval	Not submitted	
	9.	Service plan and estimate approval	Not submitted	
16.	Fee Details			
	A) Registration fee for	(14031.124 X 1.87 X 10) + (225.478 X 1.87 X 20) = Rs. 2,70,815/-		
	B) Late Fee	300% of registration fee* = Rs. 8,12,445/-		
	C) Processing Fee	14256.602 x 10 = Rs. 1,42,566/-		
	Total Fee (A+B+C)	Rs. 12,25,826/-		
	*The Authority in its proceedings dated 10.06.2024, while considering the registration of phase 1 of the project decided that the late fee be calculated from 01.06.2022 as the promoter M/s Adani Infrastructure and Developers Pvt. Ltd. got project through NCLT on 30.05.2022.			
17.	DD Details			
	Amount Paid	Rs. 3,82,000/-		
	DD No. and Date	712553 dated 07.02.2025		
	Name of the bank issuing	Axis Bank		
	Total fee paid	Rs. 3,82,000/-		



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18.	Deficit fee	Rs. 8,43,826/-																	
	File Status	Date																	
	File received on	18.03.2025																	
	First notice Sent on	04.04.2025																	
	1 st hearing on	07.04.2025 (adjourned)																	
	1 st reply submitted on	07.04.2025																	
	2 nd hearing on	16.04.2025																	
	3 rd hearing on	21.04.2025																	
19.	Case History: - <div><div>1. The promoter M/s Adani Infrastructure & Developers Pvt. Ltd. has applied on 18.03.2025 for registration of the group housing colony namely "VERIS" under section 4 of Real Estate (Regulation and Development), Act 2016.</div><div>2. The project pertains to license no. 98 of 2011 dated 11.11.2011 granted by DTCP in favour of M/s Krrish Realty Pvt. Ltd, M/s IST Green Power Pvt. Ltd. and M/s Global Credit Capital Pvt. Ltd. for setting up group housing colony measuring 12.356 acres in sector-02, Gurugram.</div><div>3. The project was already registered vide Registration No. 230 of 2017 dated 19.09.2017 (Monde-De-Provence, Phase-1, Tower B & D) which was valid up to 30.06.2020 +6 months COVID 19 i.e., 30.12.2020 and 266 of 2017 dated 09.10.2017 (Monde-De-Provence, phase-II, Tower C) which was valid up to 30.06.2019. The CIRP proceeding u/s 7 of IBC was commenced against the erstwhile promoter of the project and a resolution plan was submitted by the M/s Adani Infrastructure & Developers Pvt. Ltd.</div><div>4. The member of CoC had approved the resolution plan submitted by M/s Adani Infrastructure & Developers Pvt. Ltd. and finally, the resolution plan was approved by Hon'ble NCLT, Delhi on 30.05.2022 and M/s Adani Infrastructure & Developers Pvt. Ltd. was declared as successful bidder and project was assigned to them.</div><div>5. The applicant M/s Adani Infrastructure & Developers Pvt. Ltd. obtained the change of developer from DTCP vide order dated 15.05.2024.</div><div>6. The phase 1 of the project is registered in the Authority vide RC no. 64 of 2024 dated 14.06.2024 as "Lushlands" measuring 8.3491 acres.</div><div>7. At the time of registration of the project "Lushlands", the promoter had obtained and submitted the consents of 23 unique allottees out of 30 unique allottees. A public notice inviting objections was published on 04.06.2024 in Hindustan Times (Hindi) and Hindustan Times (English) and no objection was received in the Authority.</div><div>8. The entire project comprises of 2 phases as per the phasing plan dated 05.06.2024:</div></div>																		
<table><tr><th colspan="5">Phase wise details</th></tr><tr><th>Phase No.</th><th>Area in acres</th><th>FAR proposed</th><th>Towers</th><th>Status of registration</th></tr><tr><td>Phase- 01</td><td>8.3491</td><td>76971.215 sqm</td><td>Towers1 Tower 2</td><td>Registered</td></tr></table>					Phase wise details					Phase No.	Area in acres	FAR proposed	Towers	Status of registration	Phase- 01	8.3491	76971.215 sqm	Towers1 Tower 2	Registered
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			Tower 3 Tower 4 EWS	
Phase- 02	4.0069	13814.10 sqm	Tower 5 Convenient shopping Community center	Applied for registration
TOTAL	12.356	90785.315 sqm		

9. On scrutiny, it was observed that there were deficiencies in the application and the same were conveyed to the promoter vide notice dated 07.04.2025.

10. The reply dated 07.04.2025 submitted by the promoter has been examined and the status of remaining deficiencies is as below:

20.	Present compliance status as on 21.04.2025 of deficient documents as conveyed in the notice dated 07.04.2025	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted Deficit fee of Rs. 8,43,826/- needs to be paid. Status: Not paid. Drawings are submitted for revised building plans while approval (BR III) is submitted for building plans. Same needs to be clarified. Status: The promoter submits a clarification stating that BR III is submitted for building plan and the plans annexed are the original building plans. Details of mutually agreed owner's allocation in the project need to be submitted. Status: The promoter states that the entire share of the land owners is allocated in phase 1 of the project. The list of units allocated is submitted. Demarcation superimposed on approved site plan needs to be submitted. Status: Submitted Approved zoning plan needs to be submitted. Status: Submitted Approved fire scheme needs to be submitted. Status: DD no. 712680 dated 26.03.2025 of Rs. 25 lakhs deposited as a security amount to submit the fire scheme approval within the prescribe time.
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		<p>9. Approved service plans and estimates need to be submitted. Status: DD no. 712679 dated 26.03.2025 of Rs. 25 lakhs deposited as a security amount to submit the approval of service plans and estimates within the prescribe time.</p> <p>10. NOC from the concerned department with respect to water supply, sewerage, storm water drainage and construction water needs to be submitted. Status: Submitted</p> <p>11. Valid mining permission needs to be submitted. Status: Submitted</p> <p>12. Copy of aks shijra duly certified by revenue officer not more than 6 months prior to date of application needs to be submitted. Status: Submitted</p> <p>13. Details of project account mentioned in application form need to be rectified. Status: Submitted</p> <p>14. Revised payment plan needs to be submitted. Status: Submitted</p> <p>15. Revised brochure needs to be submitted. Status: Submitted</p> <p>16. Cost of land amounts to Rs 2236 lakhs needs to be clarified according to area i.e. 4.0069 acres applied for registration. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted</p> <p>17. Clarification needs to be submitted as License Fee, IDC, Miscellaneous Cost, IDW, Construction Cost and financial resources not mentioned in DPI. Status: Submitted</p> <p>18. REP II needs to be revised as CC date is missing, Annexure A of land encumbrance detail is missing, and REP II and Affidavit of promoter u/s 4(2)(I)(D) shall be signed, stamped & notarized. Status: Submitted but as per REP II land is encumbered to RBL Bank Ltd, NOC from lender needs to be submitted</p> <p>19. As per Collaboration Agreement dated 10-04-2024 read with license no. 98 of 2011, Venta Realtech Pvt Ltd (previously known as Krrish Reality Nirman Pvt Ltd) has</p>
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	<p>been merged into Adani Infrastructure and Developers Pvt Ltd. ROC & order of NCLT for such merger needs to be submitted along with change of name of company.</p> <p>Status: Submitted</p> <p>20. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 18.04.2024. Promoter affidavit for no loan on the project and Charge form (CHG) needs to be submitted.</p> <p>Status: Submitted but Original NEC dated 25.02.2025 needs to be submitted. Further as per REP II land is encumbered to RBL Bank Ltd. NOC from lender and Charge Form (CHG) needs to be submitted</p> <p>21. KYC of CA, Engineer, Architect, Consultant and Authorised Signatory mentioned under board resolution for operating bank accounts.</p> <p>Status: Submitted</p> <p>22. Bank undertaking needs to be revised as employee ID and designation is missing.</p> <p>Status: Submitted</p> <p>23. Following CA Certificate needs to be submitted:</p> <p>(i) CA Certificate of REP I of the project. Status: Original CA certificate needs to be submitted</p> <p>(ii) CA Certificate of net worth of promoter on latest date. Status: Original CA certificate needs to be submitted</p> <p>(iii) CA Certificate of non-default in payment of debt & statutory liabilities on latest date. Status: Original CA certificate needs to be submitted</p> <p>(iv) CA Certificate of expenditure incurred and to be incurred. Status: Original CA certificate needs to be submitted</p> <p>24. Project report, Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but cash flow needs to be revised.</p> <p>25. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project and undertaking regarding auto credit of 10% of receipts from separate</p>
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		RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted
21.	Remarks	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted Deficit fee of Rs. 8,43,826/- needs to be paid. Status: Not paid. Approved fire scheme needs to be submitted. Status: DD no. 712680 dated 26.03.2025 of Rs. 25 lakhs deposited as a security amount to submit the fire scheme approval within the prescribe time. Approved service plans and estimates need to be submitted. Status: DD no. 712679 dated 26.03.2025 of Rs. 25 lakhs deposited as a security amount to submit the approval of service plans and estimates within the prescribe time. REP II needs to be revised as CC date is missing, Annexure A of land encumbrance detail is missing, and REP II and Affidavit of promoter u/s 4(2)(I)(D) shall be signed, stamped & notarized. Status: Submitted but as per REP II land is encumbered to RBL Bank Ltd, NOC from lender needs to be submitted Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 18.04.2024. Promoter affidavit for no loan on the project and Charge form (CHG) needs to be submitted. Status: Submitted but Original NEC dated 25.02.2025 needs to be submitted. Further as per REP II land is encumbered to RBL Bank Ltd. NOC from lender and Charge Form (CHG) needs to be submitted All CA Certificate needs to be submitted in original. Status: Copies of CA certificates submitted but the original certificates need to be submitted. Quarterly net cash flow statement needs to be submitted. Status: Submitted but needs to be revised.



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- 22. Recommendation:** The application for registration of the project u/s § of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies pointed above at S. No. 21.
- The promoter has submitted the DD no. 712680 dated 26.03.2025 and DD no. 712679 dated 26.03.2025 of Rs. 25 lakhs each as a security amount to submit the approvals of fire scheme and service plans & estimates within the prescribed time.
- It is recommended that the Authority may consider for grant of registration subject to the submission of fire scheme approval and service plans & estimates approval within 4 months from the date of grant of registration; and other deficiencies listed above before the issuance of the registration certificate.


(Ashish Dubey)

Chartered Accountant


(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 21.04.2025

Proceeding recorded by

Ram Niwas

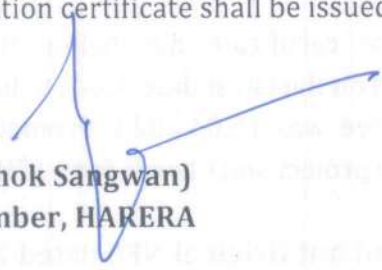
PROCEEDINGS OF THE DAY


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

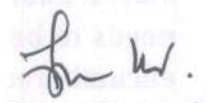
Sh. Rajesh Jain (AR) and Sh. Dheeraj Garg (AR) are present on behalf of the promoter and state that the DD no. 733216 dated 04.04.2025 of RBL bank amounting Rs. 8,44,000/- has been prepared for deposition of deficit fee and shall be submitted in the registry of the Authority within two days. Further, DD no. 712680 and 712679 dated 26.03.2025 of Rs. 25 lakhs each has been deposited in the Authority a security to submit the approvals of fire scheme and service plans & estimates within 4 months.

The Authority approves the registration of the project as proposed subject to the submission of approved fire scheme and approved service plans & estimates within 4 months and remaining deficiencies including the deficit fee before issuance of the registration certificate.

The registration certificate shall be issued after compliance of remaining deficiencies.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA