

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.

S.No	Particulars		Details		
1.	Name of the project		VERIS		
2.	Name of the lice holders	ense	M/s Krrish Realty Nirmal Pvt. Ltd. and others		
3.	Name of the promote	r	M/s Adani Infrastructure and Developers Pvt. Ltd. (Change of Developer)		
4.	Nature of the phase		Group housing		CIR 18 I RELEVANT
5.	Location of the project	ct	Sector 02, Gurugran	n	
6.	Legal capacity to ac a promoter	t as	Change of Develope	r	 Ferrel of Children (
7.	Status of project		Ongoing	SECTIONS 14	NEWS TRACK
8.	Whether registration applied for whole/Phase		Phase		and the party of the second se
9.	Phase no. (If applicab	le)	2	action is	in the state
10.	Online application ID		RERA-GRG-1877-20)25	65 41 200
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 regist ered	4.0069 acres
13.	Project completion date as declared u/s 4(2)(l)(C)		31.12.2031		in piceron
14.	QPR Compliance applicable)	(If	For RC no. 64 of 202 Not submitted for Ja		2025
15.	4(2)(l)(c) Compliance (If applicable)		N/A	(indepies	en entre de la les proces
16.	4(2)(l)(D) Compliance (If applicable)		Submitted	el alugado d	l forma service production of the service of the se
17.	Status of change of bank account		N/A	and an	bad take
18.	RC compliance		For RC no. 64 of 202 Submitted	24:	and the com
19.	Number of Units		32 Residential Units	s, 2 Commerci	al 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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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21.	Project Expenditure So far		Rs. 35.71 cr	a data da ante				
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		Ch12/DGR-26B dated 15.02.2024					
	8.	Fire scheme approval						
	9. Service plan and estimate approval		Not submitted					
6.	Fee l	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/-	Englisher and the second se				
	~ ~ ~ ~	ne project decided tila	lings dated 10.06.2024, while cons t the late fee be calculated from 0 velopers Pvt. Ltd. got project throu	1062022				
΄.	DD Details							
	Amou	int Paid	Rs. 3,82,000/-	Riborne				
	DD No	o. and Date	712553 dated 07.02.2025					
	BI C.I.		Axis Bank	A Number of Units				
	Total fee paid							

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	Deficit fee	Rs. 8,43,826/-
18.	File Status	Date
	File received on	18.03.2025
	First notice Sent on	04.04.2025
	1 st hearing on	07.04.2025 (adjourned)
	1st reply submitted on	07.04.2025
	2 nd hearing on	16.04.2025
	3 rd hearing on	21.04.2025
19.	Case History: -	

- 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.
- 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.
- 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.
- 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.
- 5. The applicant M/s Adani Infrastructure & Developers Pvt. Ltd. obtained the change of developer from DTCP vide order dated 15.05.2024.
- 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.
- 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.
- 8. The entire project comprises of 2 phases as per the phasing plan dated 05.06.2024:

		Phase wise	e 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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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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	Phase- 02	4.0069	13814.10 sqm	Tower 3 Tower 4 EWS Tower 5 Convenient shopping	Applied for registration
				Community center	too Projection and
	TOTAL	12.356	90785.315 sqm		9. Gase Migrange
1.0	were convey . The reply da	ed to the pro ated 07.04.2	moter vide notice	dated 07.04.2025 the promoter ha	e application and the same 5. as been examined and the
stat of as o dat	sent cor tus as on 21 deficient do conveyed in th ed 07.04.202	npliance .04.2025 cuments he notice .5	 Online corrections Documents copy less the Status: Corrections Status: Corrections Status: Corrections Deficit fee of Status: Not Deficit fee of Status: Not Drawings a approval (E needs to be Status: The that BR III annexed an Details of project nee Status: The the land of The list of Demarcation to be subm Status: Sul Approved a Status: DI lakhs dep 	ections in REP-I (to be uploaded n an 5 mb in size. rected copy need in online DPI need rected copy need f Rs. 8,43,826/- n paid. re submitted for BR III) is submitted clarified. e promoter submitted for re the original bu mutually agreed d to be submitted for submitted for mutually agreed d to be submitted e promoter stat wners is allocated i on superimposed itted. comitted coning plan needs omitted fire scheme needs o no. 712680 d osited as a secu	ds to be submitted eeds to be paid. revised building plans while ed for building plans. Same mits a clarification stating building plan and the plans uilding plans.

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	MITS ADANT INFRASTRUCTURE & DEVELOPERS PVT. LTD.
of Hafrichied and Daneits and	ri borrico plans and estimates need to pe
and a second second second second second	submitted.
An at the strange of some of the second	Status: DD no. 712679 dated 26.03.2025 of Rs. 25
	lakhs deposited as a security amount to submit the
and the off which you which at	approval of service plans and estimates within the
Aughter and challed that have a	prescribe time.
A FEEL 662 & PROTOTOP OF 6298	10. NOC from the concerned department with respect to
erina "hargethei) (CDC) and ato	water supply, sewerage, storm water drainage and
	construction water needs to be submitted.
Gelehaut NFC dated 25 03, 2025	Status: Submitted
at hand at 428 top to terminal	11. Valid mining permission needs to be submitted.
and alund more board and	Status: Submitted
bullipsing administration	12. Copy of aks shijra duly certified by revenue officer not
- Los notes and the Revenue and	more than 6 months prior to date of application needs to
white there is a state	be submitted.
	Status: Submitted
	13. Details of project account mentioned in application form
bais di etypianin an besions 14 mil	need to be rectified.
	Status: Submitted
	14. Revised payment plan needs to be submitted.
Fints addited the best	Status: Submitted
I I I I I I I I I I I I I I I I I I I	15. Revised brochure needs to be submitted.
and all abuen emediates his has	Status: Submitted
	16. Cost of land amounts to Rs 2236 lakhs needs to be clarified
Really was applied with the strate and	according to area i.e. 4.0069 acres applied for registration.
	Additionally, an affidavit outlining the area-sharing model
tes de centificare modul de no	along with compliance of Sec 4(2)(l)(D) with the
	landowners needs to be submitted.
a non-default in payment of echt &	Status: Submitted
Alleit certal an test	17. Clarification needs to be submitted as License Fee, IDC,
and all obcosts another and the	Miscellaneous Cost, IDW, Construction Cost and financial
	resources not mentioned in DPI.
ad al man bound in a man to be	Status: Submitted
ad it consistents used of ba-	and the secret is cure is missing, Annexure
	A of land encumbrance detail is missing, and REP II and Affidavit of promoter u/s $A(2)(1)(D)$ shall be
and the environments in the second	Affidavit of promoter u/s 4(2)(l)(D) shall be signed, stamped & notarized.
work has been dramen bor share	
less dates	Status: Submitted but as per REP II land is
-bacines ad all discus which is not	encumbered to RBL Bank Ltd, NOC from lender needs to be submitted
Part of a line star and a line star and a	
the rup-purdect and understating	read 10-04-2024 lead
attraction multi state de la factifica de	with license no. 98 of 2011, Venta Realtech Pvt Ltd
	(previously known as Krrish Reality Nirman Pvt Ltd) has

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and the different of the second se	been merged into Adani Infrastructure and Developers
	Pvt Ltd. ROC & order of NCLT for such merger needs to be
and the state of t	submitted along with change of name of company.
pathologic los of shappent to it of est \$2.50 hz	Status: Submitted
20.	Non-encumbrance certificate not below the rank of
	tehsildar certified on the latest date needs to be submitted
the second state in the second second state of the	1
THE APP WAS ADDRESS TO DATE	for no loan on the project and Charge form (CHG) needs to
an and a set of dealer ed	
34	
 Security restriction of the security of the security 	needs to be submitted. Further as per REP II land is
	encumbered to RBL Bank Ltd. NOC from lender and
The second contract with the second second	Charge Form (CHG) needs to be submitted
21.	KYC of CA, Engineer, Architect, Consultant and Authorised
	Signatory mentioned under board resolution for
1	operating bank accounts.
and all marked by all an an addition. Additional in	Status: Submitted
22.	Bank undertaking needs to be revised as employee ID and
	designation is missing.
 Department and a second second 	Status: Submitted
23.	Following CA Certificate needs to be submitted:
 In the second sec	(i) CA Certificate of REP I of the project.
	Status: Original CA certificate needs to be
a strategy date and a strategy of the	submitted
Collection and a second state of the second st	(ii) CA Certificate of net worth of promoter on latest
· Seren physical provide that as fully may brack the	date.
a r bury State of the A market	
h Below in a company of the	submitted
	(iii) CA Certificate of non-default in payment of debt &
to be aphysically on this environmental ab	statutory liabilities on latest date.
a straight the last of the same of the	Status: Original CA certificate needs to be
est distances	submitted
here and the second secon	(iv) CA Certificate of expenditure incurred and to be
surplus and a destablished	incurred.
Sile 1797 Constant Provident	Status: Original CA certificate needs to be
The start way was a start of the start of th	submitted
24.	
tel Mar or etc. KSP II have a	quarterly source of funds and quarterly net cash flow
SIN Fight 1.07 801, rowelsman see a	statement needs to be submitted.
	Status: Submitted but cash flow needs to be revised.
25.	
and the second s	Conversion fees paid for the project and undertaking
	regarding auto credit of 10% of receipts from separate

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entrastri.	254 extra 2 star polici Interestina preto a s	RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted
	emarks	 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 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 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
Lingu		 to be submitted 7. 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
A IN A		 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 8. All CA Certificate needs to be submitted in original.
		 Status: Copies of CA certificates submitted but the original certificates need to be submitted. 9. Quarterly net cash flow statement needs to be submitted. Status: Submitted but needs to be revised.

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2.	submitted by the promot pointed above at S. No. 2 The promoter has subm 26.03.2025 of Rs. 25 lak and service plans & estin It is recommended that submission of fire scher	ter has been exa 1. itted the DD no ths each as a se mates within th the Authority ne approval and	r registration of the project u/s \$ of the Act of 2016 amined and found to be in order except the deficiencies b. 712680 dated 26.03.2025 and DD no. 712679 dated ocurity amount to submit the approvals of fire scheme e prescribed time. may consider for grant of registration subject to the d service plans & estimates approval within 4 months and other deficiencies listed above before the issuance
	of the registration certif	icate.	veAdk0x3 4
	(Ashish Dube	y)	(Neeraj Gautam)
0.05 (4	Chartered Accou		Associate Architectural Executive
	and Date of hearing		Monday and 21.04.2025 Ram Niwas
Pr	oceeding recorded by	DROCEED	DINGS OF THE DAY
about Sh. Raj DD no deposi	the facts of the project. jesh Jain (AR) and Sh. Dhe o. 733216 dated 04.04.2 ition of deficit fee and sha	eeraj Garg (AR) 025 of RBL ba Il be submitted	are present on behalf of the promoter and state that th ank amounting Rs. 8,44,000/- has been prepared fo in the registry of the Authority within two days. Furthe
about Sh. Raj DD no deposi DD no a secu The A appro deficie	the facts of the project. jesh Jain (AR) and Sh. Dhe o. 733216 dated 04.04.2 ition of deficit fee and sha . 712680 and 712679 dat rity to submit the approv .uthority approves the r ved fire scheme and ap encies including the defic	eeraj Garg (AR) 025 of RBL ba 11 be submitted eed 26.03.2025 rals of fire scher registration of oproved service it fee before iss 11 be issued afte	are present on behalf of the promoter and state that the ank amounting Rs. 8,44,000/- has been prepared for in the registry of the Authority within two days. Furthe of Rs. 25 lakhs each has been deposited in the Authority me and service plans & estimates within 4 months. the project as proposed subject to the submission of e plans & estimates within 4 months and remaining uance of the registration certificate. er compliance of remaining deficiencies.
about Sh. Raj DD no deposi DD no a secu The A appro deficie	the facts of the project. jesh Jain (AR) and Sh. Dhe b. 733216 dated 04.04.2 ition of deficit fee and sha . 712680 and 712679 dat rity to submit the approv .uthority approves the r ved fire scheme and ap encies including the defic egistration certificate sha	eeraj Garg (AR) 025 of RBL ba 11 be submitted eed 26.03.2025 rals of fire scher registration of oproved service it fee before iss 11 be issued afte	the project as proposed subject to the submission of e plans & estimates within 4 months and remaining uance of the registration certificate. er compliance of remaining deficiencies.
about Sh. Raj DD no deposi DD no a secu The A appro deficie	the facts of the project. jesh Jain (AR) and Sh. Dhe o. 733216 dated 04.04.2 ition of deficit fee and sha . 712680 and 712679 dat rity to submit the approv authority approves the r ved fire scheme and ap encies including the defic egistration certificate sha (Ashok Sangwan) Member, HARERA	eeraj Garg (AR) 025 of RBL ba 11 be submitted red 26.03.2025 rals of fire scher registration of oproved service it fee before iss 11 be issued afte	are present on behalf of the promoter and state that the ank amounting Rs. 8,44,000/- has been prepared for in the registry of the Authority within two days. Further of Rs. 25 lakhs each has been deposited in the Authority me and service plans & estimates within 4 months. the project as proposed subject to the submission of e plans & estimates within 4 months and remaining uance of the registration certificate. er compliance of remaining deficiencies.

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