**Promoter Name** M/s Olive Realcon Pvt. Ltd.
**Project Name** Trump Towers Delhi NCR

| HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6 | | | | | |
|---|---|---|---|---|---|
| **S.No.** | **Particulars** | **Details** | | | |
| 1. | Name of the project | Trump Towers Delhi NCR | | | |
| 2. | Name of the promoter | M/s Olive Realcon Pvt. Ltd. | | | |
| 3. | Nature of the project | Group Housing Colony | | | |
| 4. | Location of the project | Sector-65, Gurugram | | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | | |
| 6. | Name of license holder | M/s Manglam Multiplex Pvt. Ltd. | | | |
| 7. | Status of project | Ongoing | | | |
| 8. | RERA Registration No. | 78 of 2023 dated 17.07.2023 | | | |
| 9. | Validity of Registration Certificate | Valid From 17.07.2023 | | Valid Up to 30.06.2025 | |
| 10. | Date of receipt of application for extension | 27.03.2025 | | | |
| 11. | Whether extension of registration applied for whole/phase | Whole Project | | | |
| 12. | Extension applied till | 29.06.2026 | | | |
| 13. | Online extension ID | RERA-GRG-1928-2025 | | | |
| 14. | Registration Temp ID | RERA-GRG-1388-2023 | | | |
| 15. | QPR status | Submitted | | | |
| 16. | 4(2)(l)(D) reports status | Submitted | | | |
| 17. | Other conditions of RC | Fire scheme approval - submitted | | | |
| 18. | 4(2)(l)(C) compliance | Valid and applied for extension u/s 6 | | | |
| 19. | Status of change of bank account | N/A | | | |
| 20. | Details of proceedings pending against the project | N/A | | | |
| 21. | License no. | 234 of 2007 dated 16.10.2007 | | 15.10.2024 | |
| | | 52 of 2009 dated 28.08.2009 | | 27.08.2029 | |
| | | 35 of 2010 dated 06.05.2010 | | 05.05.2025 | |
| 22. | Total licensed area | 56.05 Acres | **Area for extension of registration** | 2.8312 Acres | |
| 23. | **Statutory approvals either applied for or obtained prior to registration** | | | | |

| S.No | Particulars | Date of approval | Validity up to |
|---|---|---|---|
| i) | License Approval | 234 of 2007 dated 16.10.2007 | 15.10.2029 |
| | | 52 of 2009 dated 28.08.2009 | 27.08.2029 |
| | | 35 of 2010 dated 06.05.2010 | 05.05.2030 |
| ii) | Zoning Plan Approval | 5880 | 22.05.2017 |

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| | iii) | Revised building plan Approval | ZP-357-I-Loose/AD(RA)/2022/10654 dated 19.04.2022 | 18.04.2027 |
| | iv) | Environmental Clearance | SEIAA/HR/2020/132 dated 17.02.2020 | 16.02.2030 |
| | v) | Airport height clearance | AAI/RHQ/NR/ATM/NOC/2017/1Z4/ 1902-1906 dated 31.11.2021 | 26.10.2029 |
| | vi) | Fire scheme approval | FS/2023/34 dated 13.09.2023 | |
| | vii) | Revised service plan estimates approval | LC-2159-JE(DS)-2023/2174 dated 23.01.2023 | |
| | viii) | Electrical load availability connection | Ch.-3SE/C-SOL-192 dated 03.05.2017 | |
| 24. | Total cost of the project | | Rs. 1910.18 crores | |
| 25. | Expenditure incurred on the project | | Rs. 1250.49 crores | |
| 26. | Expenditure to be incurred | | Rs. 659.69 crore | |
| 27. | Total units | | 262 Units | |
| 28. | Units sold/ unsold | | Sold: 215<br>Unsold: 47 | |
| 29. | Reasons for delay | | The promoter states that during the construction phase of the project there were various construction bans/ Graded response Action Plans imposed from time to time by NGT in Delhi NCR to maintain the air quality index. Due to bans, the progress of project development was slow. | |
| 30. | Fee details | | | |
| | Registration fee | | (87482.77 x 1.75 x 10)<br>= Rs. 15,30,949/- | |
| | Late Fee | | Nil | |
| | Processing fee | | 87482.77 x 10<br>=Rs. 8,74,828/- | |
| | Extension Fee (Half of Registration fee) | | Rs. 7,65,475/- | |
| | Processing fee | | 87482.77 x 10<br>=Rs. 8,74,828/- | |
| | Late fee | | Nil | |
| | Total fee | | Rs. 40,46,080/- | |
| 31. | DD amount submitted at the time of earlier registration (Interim RERA) | | Rs. 9,05,000/- | |
| | DD no. and date | | 034475 dated 03.11.2017 | |

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| | **DD amount submitted at the time of registration no. 78 of 2023** | Rs. 8,90,000/-<br>Rs. 6,55,000/- |
| | **DD no. and date** | 514451 dated 22.05.2023<br>514454 dated 22.05.2023 |
| | **Name of the bank issuing** | ICICI Bank |
| | **DD amount submitted at the time of extension** | Rs. 8,74,828/-<br>Rs. 7,36,424/- |
| | **DD no. and date for extension** | 507283 dated 27.03.2025<br>502782 dated 27.03.2025 |
| | Name of the bank issuing | ICICI Bank |
| | Total fee paid | Rs. 40,61,252/- |
| | **Deficient amount** | Nil |
| **32.** | **File Status** | **Date** |
| | **File received on** | 27.03.2025 |
| | **Deficiency notice sent on** | 17.04.2025 |
| | **First hearing on** | 21.04.2025 (Adjourned) |
| | **Second hearing on** | 05.05.2025 (Adjourned) |
| | **Third hearing on** | 26.05.2025 |
| | **Fourth hearing on** | 16.06.2025 |

**31. Case History:-**

The Promoter. M/s Olive Realcon Pvt. Ltd. has applied (online and manual) on dated 27.03.2025 for extension of the group housing project namely "Trump Towers Delhi NCR" in sector-65, Gurugram.

The project is registered in the Authority vide RC no. 78 of 2023 dated 17.07.2023 valid up to 30.06.2025 which subsumed the earlier registration no. 375 of 2017 dated 28.11.2017 issued by Interim RERA Panchkula.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/148 dated 17.04.2025 was issued to the promoter with an opportunity of being heard on 21.04.2025.

On 21.04.2025, the matter was adjourned to 05.05.2025. On 05.05.2025, the matter was further adjourned to 26.05.2025. On 26.05.2025, The matter was again adjourned to 16.06.2025.

A public notice dated 30.05.2025 inviting objections with respect to consideration of present application was published in The Tribune (English), The Hindu (English) and Dainik Tribune (Hindi). No objection with respect to the same has been received in the Authority.

Various replies submitted by the promoter have been scrutinized and the status of documents is mentioned below.

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| **32.** | **Present compliance status as on 16.06.2025 of deficit documents as conveyed in the notice dated 17.04.2025** | 1 REP-V needs to be submitted.<br>**Status: Submitted**<br>2 Online DPI needs to be corrected.<br>**Status: Submitted but correction needs to be done**<br>3 Original registration certificate of the project needs to be returned to the Authority.<br>**Status: Submitted** |

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| | | 4 Reasons for delay in the completion of the project along with supporting documents need to be provided.<br>**Status: Submitted**<br>5 Current photographs of the project showing the development on site need to be submitted.<br>**Status: Submitted**<br>6 Renewal of license no. 234 of 2007 needs to be submitted.<br>**Status: Submitted**<br>7 Copy of joint development agreement between M/s Olive Realcon Pvt. Ltd. and M/s Manglam Multiplex Pvt. Ltd. Needs to be submitted.<br>**Status: Submitted**<br>8 Land title search report needs to be provided.<br>**Status: Submitted**<br>9 Tree cutting permission, forest land diversion and power line shifting NOC need to be submitted, if applicable.<br>**Status: Affidavit for non- applicability of the same is submitted.**<br>10 Mining permission needs to be submitted.<br>**Status: The promoter has submitted the updated status of development. Mining permission is not required at current stage.**<br>11 PERT chart needs to be submitted.<br>**Status: Submitted**<br>12 Copies of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted.<br>**Status: On examination of the executed payment plan, it is noted that the 11% of the total consideration is demanded within 60 days of application without any mention of registration of agreement to sell. However, the promoter has submitted that the agreement to sell was already registered at the time of demand of 11% of total consideration.**<br>13 Draft payment plan needs to be revised.<br>**Status: Revised**<br>14 Cost of the land needs to be clarified according to the area applied for the extension along with supporting documents. Additionally, an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted.<br>**Status: Submitted but land cost needs to be clarified along with supporting collaboration agreement and an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted.** |

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| | | 15 REP II needs to be revised as OC & CC date is missing. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted. Date of obtaining CC needs to be mentioned**<br>16 Following CA Certificate needs to be submitted:<br>(i) CA Certificate of financial and inventory details of t project.<br>**Status: Submitted**<br>(ii) CA Certificate of expenditure incurred and to be incurre<br>**Status: Submitted**<br>(iii) CA Certificate of net worth of promoter on latest date.<br>**Status: Submitted**<br>(iv) CA Certificate of non-default in payment of debt statutory liabilities.<br>**Status: Submitted**<br>17 Project Report, Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.<br>**Status: Submitted but project report, quarterly fund flow statement and quarterly net cash flow statement needs to be revised as financial resources mentioned does not match with DPI.**<br>18 Details of financial resources needs to be submitted along with supporting documents. Promoter affidavit for no loan on the project and Charge Form (CHG) needs to be submitted.<br>**Status: Submitted**<br>19 Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted** |
| **33.** | **Remarks** | 1 Online DPI needs to be corrected.<br>**Status: Submitted but correction needs to be done**<br>2 Cost of the land needs to be clarified according to the area applied for the extension along with supporting documents. Additionally, an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted.<br>**Status: Submitted but land cost needs to be clarified along with supporting collaboration agreement and an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(l)(D) with the landowners needs to be submitted.**<br>3 REP II needs to be revised as OC & CC date is missing. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. |

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| | | | **Status: Submitted. Date of obtaining CC needs to be mentioned** |
| | | 4 | Project Report, Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.<br>**Status: Submitted but project report, quarterly fund flow statement and quarterly net cash flow statement needs to be revised as financial resources mentioned does not match with DPI.** |
| **34.** | Recommendation: The application for extension of the registration u/s 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 33. Above. It is recommended that the Authority may consider for grant of extension of the registration certificate up to 29.06.2026 subject to the submission of the above deficit documents. | | |

**(Ashish Dubey)**
**Chartered Accountant**

**(Neeraj Gautam)**
**Associate Architectural Executive**

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| **Day and Date of hearing** | Monday and 16.06.2025 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The extension of the registration certificate of the project is approved as proposed subject to the rectification of deficiencies listed above at S. No. 33.

The certificate shall be issued after the submission of above compliance.

On leave
**(Ashok Sangwan)**
**Member, HARERA**

V.I
**(Vijay Kumar Goyal)**
**Member, HARERA**

**(Arun Kumar)**
**Chairman, HARERA**