

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROJECT	THE DOME CENTRE
PROMOTER	M/S INSPIRE PARKING NEST PVT. LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	The Dome Centre
2.	Name of the land owner	Haryana Shehri Vikas Pradhikaran
3.	Name of the successful bidder	M/s Adani Infrastructure and Developer Pvt. Ltd.
4.	Name of the applicant promoter	M/s Inspire Parking Nest Pvt. Ltd.
5.	Nature of the project	Commercial colony
6.	Location of the project	Sector- 29, Gurugram
7.	Legal capacity to act as a promoter	Concessionaire
8.	Status of project	New
9.	Whether registration applied for whole/Phase	Whole
10.	Phase no. (If applicable)	N/A
11.	Online application ID	RERA-GRG-1920-2025
12.	License no.	N/A
13.	Total licensed area	2.89 acres
		Area to be registered
		2.89 acres
14.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2028
15.	QPR Compliance (If applicable)	N/A
16.	4(2)(I)(c) Compliance (If applicable)	N/A
17.	4(2)(I)(D) Compliance (If applicable)	N/A
18.	Status of change of bank account	N/A
19.	RC compliance	N/A
20.	Number of units	1144 commercial and 1903 parking
21.	Total Project cost	Rs. 401.41 cr
22.	Project Expenditure So far	Rs. 23.85 cr
23.	Estimates expenditure for completion so far	Rs. 377.56 cr
24.	Statutory approvals either applied for or obtained prior to registration	
	S.N	Particulars
		Date of approval
		Valid up to



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1.	Concession deed approval	20.04.2023	22.05.2056
2.	Building plan approval	CTP/DTP(NN)/07874 dated 03.04.2025	02.04.2030
3.	Zoning Plan Approval	CTP(HSVP)/57/2025 dated 21.02.2025	
4.	Environmental Clearance	SEIAA/HR/2023/344 dated 29.08.2023	28.08.2033
5.	Airport Height Clearance	PALM/NORTH/B/082823/781048 dated 12.09.2023	11.09.2031
6.	Electrical load	Ch-/Drg.-26B dated 25.1.2022	
7.	Fire scheme approval	FS/2025/571 dated 28.04.2025	
8.	Service plan and estimate approval	N/A	
16.	Fee Details		
	A) Registration fee for	56,809.9894 * 4.86 * 20= Rs 55,21,931 /-	
	B) Late Fee	N/A	
	C) Processing Fee	56,809.9894 * 10= Rs 5,68,100/-	
	Total Fee (A+B+C)	Rs 60,90,031/-	
17.	DD Details		
	Amount Paid	Rs. 22,00,000/- Rs. 18,79,688/- Rs. 20,10,343/-	
	DD No. and Date	009415 dated 05.04.2025 000016 dated 12.06.2025 000001 dated 30.04.2025	
	Name of the bank issuing	Axis Bank	
	Total fee paid	Rs 60,90,031/-	
	Deficit fee	Nil	
18.	File Status	Date	
	File received on	08.04.2025	
	First notice Sent on	07.05.2025	
	1 st reply submitted on	08.05.2025	
	1 st hearing on	12.05.2025	
	2 nd reply submitted on	12.06.2025	
	2 nd hearing on	16.06.2025 (adjourned)	
	3 rd hearing on	23.06.2025	
19.	Case History: -		
	1. The promoter M/s Inspire Parking Nest Pvt. Ltd. has applied (online and manual) on dated 08.04.2025 for registration of their commercial project namely "The Dome Centre" in sector-29, Gurugram.		
	2. The project pertains to the 2.89 acres land assigned to Adani Infrastructure & Developer Pvt. Ltd. for construction of integrated MLP and commercial infrastructure vide memo dated		



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	14.01.2022. HSVP further executed the concession agreement dated 20.04.2023 with M/s Inspire Parking Nest Pvt. Ltd. 3. The application was scrutinized and the deficiencies were conveyed to the applicant vide notice dated 07.05.2025 with an opportunity of hearing on 12.05.2025. 4. <u>Proceeding dated 12.05.2025</u>: Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Rajesh Jain (AR), Sh. Satyendra Nath Tiwari, Sh. Rishi Gujwal and Ms. Chahat Arya appeared on behalf of the promoter. The present application pertains to the 2.89 acres land assigned to M/s Adani Infrastructure & Developer Pvt. Ltd. for construction of integrated MLP and commercial infrastructure vide memo dated 14.01.2022. HSVP further executed the concession agreement dated 23.05.2023 for a period of 33 years with M/s Inspire Parking Nest Pvt. Ltd. (SPV of M/s Adani Infrastructure & Developer Pvt. Ltd.) Since the applicant intends to further sub license the commercial units of the project to the prospective allottees, a legal opinion from AG, Haryana be sought with respect to the registrability of the project. The matter to come up on 16.06.2025. 5. With respect to the opinion sought by the Authority, the Additional Advocate General, Haryana opined that; (i) Once the developer/ applicant wants to submit itself to the compliances of RERA laws coupled with the fact that there is creation of third- party rights in the project, the authority shall proceed for the registration. (ii) As stated above, project is being developed by the Special Purpose Vehicle of the Concessionaire namely, M/s Inspire Parking Nest Pvt. Ltd., therefore, the registration is also to be granted in its name only. 6. The replies dated 08.05.2025 and 12.06.2025 submitted by the applicant have been examined and the status of remaining deficiencies is as below:
20. Present compliance status as on 23.06.2025 of deficient documents as conveyed in the notice dated 07.05.2025	1. 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 2. Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted 3. Promoters of the projects need to be clarified. Status: Applicant states that M/s Inspire Parking Nest Pvt. Ltd. is the promoter of the project as per the concession agreement dated 23.05.2023. It is stated in the agreement that the land was originally awarded to M/s Adani Infrastructure and Developers Pvt. Ltd., however, M/s Adani Infrastructure and Developers Pvt. Ltd. incorporated Inspire Parking Nest Pvt. Ltd. as SPV for execution of the project and HSVP while accepting such incorporation on SPV entered into registered concession agreement. 4. Deficit fee Rs 38,90,031/- needs to be submitted.



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		Status: Submitted Vide DD nos. 000016 dated 12.06.2025 and 000001 dated 30.04.2025 amounting to Rs. Rs. 18,79,688/- and Rs. 20,10,343/-, respectively.
	5.	Arrangement between the M/s Adani Infrastructure and Development Pvt. Ltd. and M/s Inspire Parking Nest Pvt. Ltd. needs to be clarified. Supporting documents need to be provided. Status: Applicant states that M/s Inspire Parking Nest Pvt. Ltd. is an SPV created by M/s Adani Infrastructure and Developers Pvt. Ltd.
	6.	As per the concession agreement, the time period for construction of the project has already lapsed which needs to be clarified. Status: The applicant submits that the possession certificate of the project land was issued on 24.06.2023 and possession was unclear due to standing trees, the possession was finally given on 30.10.2023. The timelines are extendable on account of delay faced by force majeure and payment of delay fees as covered under LOA dated 14.10.2022. Further, HSVP itself has passed plans on 03.04.2025 for 5 years being conscious about the timeline of concession agreement.
	7.	Clarification for further sub license in the project by the applicant needs to be submitted. Status: The applicant submits that the promoter has right to sub license the commercial area as per clause 5.9(b) of the registered concession agreement and as per the right granted to them, they will enter into agreement to license with prospective allottees on lump sum amount basis.
	8.	Copy of approved zoning plan needs to be submitted. Status: Submitted
	9.	Copy of service estimates and plans need to be submitted. Status: Submitted
	10.	Fire Scheme approval needs to be submitted. If applied, copy of same needs to be submitted. Status: Submitted
	11.	PERT Chart needs to be submitted. Status: Submitted
	12.	Copy of project report along with brochure of current project and project photos need to be submitted. Status: Submitted
	13.	REP-II needs to be revised. Status: Promoter stated that as per clause 5.4 of the binding Concession Agreement, the Independent Engineer appointed in terms of the Agreement shall



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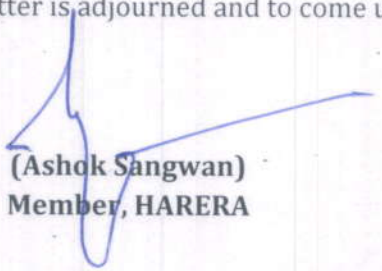
		certify the completion of work by issuing a Completion Certificate. No specific requirement for an Occupancy Certificate is there, as the Project is allotted by HSVP. 14. Draft of documents related to license agreement as per schedule 13 of the concession agreement, if any, needs to be submitted. Status: Submitted 15. Draft brochure/advertisement document of the project needs to be submitted. Status: Submitted 16. MOA needs to be provided. Status: Submitted 17. Land cost needs to be clarified according to area apply for registration. Status: Submitted. Details of license fee to be paid to HSVP as per the concession agreement dated 20.04.2023 needs to be mentioned in costing details. 18. Latest affidavit regarding no loan on the project land needs to be submitted. Status: Submitted 19. KYC of authorized person to operate bank account needs to be submitted. Status: Submitted 20. Cash flow statement needs to be provided. Status: Submitted. 21. KYC of project consultant needs to be submitted. Status: Submitted 22. Permission regarding use of logo of Adani Realty needs to be submitted. Status: Submitted, however, details and BR of the authorized signatory on the permission letter needs to be submitted. 23. Clarification regarding fund inflow for the construction in the project needs to be submitted. Status: Submitted
21.	Remarks	1. 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 2. Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted 3. Promoters of the projects need to be clarified. Status: Applicant states that M/s Inspire Parking Nest Pvt. Ltd. is the promoter of the project as per the concession agreement dated 23.05.2023. It is stated in

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	the agreement that the land was originally awarded to M/s Adani Infrastructure and Developers Pvt. Ltd., however, M/s Adani Infrastructure and Developers Pvt. Ltd. incorporated Inspire Parking Nest Pvt. Ltd. as SPV for execution of the project and HSVP while accepting such incorporation on SPV entered into registered concession agreement.
4.	Arrangement between the M/s Adani Infrastructure and Development Pvt. Ltd. and M/s Inspire Parking Nest Pvt. Ltd. needs to be clarified. Supporting documents need to be provided. Status: Applicant states that M/s Inspire Parking Nest Pvt. Ltd. is an SPV created by M/s Adani Infrastructure and Developers Pvt. Ltd.
5.	As per the concession agreement, the time period for construction of the project has already lapsed which needs to be clarified. Status: The applicant submits that the possession certificate of the project land was issued on 24.06.2023 and possession was unclear due to standing trees, the possession was finally given on 30.10.2023. The timelines are extendable on account of delay faced by force majeure and payment of delay fees as covered under LOA dated 14.10.2022. Further, HSVP itself has passed plans on 03.04.2025 for 5 years being conscious about the timeline of concession agreement.
6.	Clarification for further sub license in the project by the applicant needs to be submitted. Status: The applicant submits that the promoter has right to sub license the commercial area as per clause 5.9(b) of the registered concession agreement and as per the right granted to them, they will enter into agreement to license with prospective allottees on lump sum amount basis.
7.	REP-II needs to be revised. Status: Promoter stated that as per clause 5.4 of the binding Concession Agreement, the Independent Engineer appointed in terms of the Agreement shall certify the completion of work by issuing a Completion Certificate. No specific requirement for an Occupancy Certificate is there, as the Project is allotted by HSVP.
8.	Land cost needs to be clarified according to area apply for registration. Status: Submitted. Details of license fee to be paid to HSVP as per the concession agreement dated 20.04.2023 needs to be mentioned in costing details.



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		9. Permission regarding use of logo of Adani Realty needs to be submitted. Status: Submitted, however, details and BR of the authorized signatory on the permission letter needs to be submitted.
 (Asha) Chartered Accountant		 (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing		Monday and 23.06.2025
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), Sh. Satyender Nath Tiwari, Sh. Rishi Gujral and Ms. Chahat Arya appeared on behalf of the promoter. The matter is adjourned and to come up on 30.06.2025.		
 (Ashok Sangwan) Member, HARERA		<i>(on EL today i.e. on 24-25)</i>  (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

