

**Hearing brief for registration of Project u/s 4**

Hearing order for registration of Project u/s 4				
S.No	Particulars	Details		
1.	Name of the project	Tulip Violet		
2.	Name of the promoter	M/s Tulip Infratech Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 69 &70, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	<b>78 of 2010</b> Sh Amit Sumit Ss/o Sh Chattar Singh, Sh Daya Nand S/o Sh Roshan Lal, Sh. Braham Parkash, Sh Ram Niwas, Sh Tek Ram s/o Sh Kunan Lal, Sh. Balbir S/o Sh Roshan Lal, Sh Mukesh s/o Sh Balbir Singh, Sh Lalit Kumar s/o Sh. Dayanand, Sh Mukal Kumar s/o Sh. Tek Chand, M/s Tulip Infratch Pvt Ltd. <b>34 of 2024</b> Sh. Ram Niwas, Sh. Tek Ram, Sh. Lalit Kumar, Sh. Amit Kumar, M/s Roshan Lal & Sons, M/s Tulip Infratech Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase 2 & 3		
9.	Online application ID	RERA-GRG-PROJ-1939-2025		
10.	License no.	78 of 2010 dated 15.10.2010 34 of 2024 dated 07.03.2024	Valid upto 14.10.2025 Valid upto 06.03.2029	
11.	Total licensed area	33.0838 acres	Area to be registered	4.176 acres
12.	Projected completion date	30.12.2032		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	78 of 2010 dated 15.10.2010 34 of 2024 dated 07.03.2024	14.10.2025 06.03.2029
	ii)	Zoning Plan Approval	DRG No. DGTCP-10100 dated 07.03.2024	
	iii)	Building plan Approval	ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025	19.02.2030





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	iv)	Environmental Clearance	SEAC/HR/2024/174 dated 31.01.2025	30.01.2035
	v)	Airport clearance height	PALM/NORTH/B/071224/111490 2 dated 06.08.2024	05.08.2032
	vi)	Fire scheme approval	FS/2025/560 dated 25.04.2025	
	vii)	Service plan and estimate approval	LC-1233-C/JE(RK)/2025/14933 dated 24.04.2025	
16.	<b>Fee Details</b>			
		Registration Fee	Residential – Phase 2: 16318.65 *1.87* 10= Rs. 3,05,159/- Phase 3: 31595.73*1.87*10= Rs. 5,90,840/- Commercial –154.79 *1.87 *20 = Rs. 5,789/- Total = Rs 9,01,788/-	
		Processing Fee	48,069.17 x 10 = Rs. 4,80,692/-	
		Late Fee	- Note: Late fees is not applicable as the area applied for registration is marked as future expansion and building plan for the same has been approved vide no. ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025.	
		Total Fee	Rs. 13,82,480/-	
17.		DD amount	Rs. 8,42,000/- Rs. 4,81,000/- Rs. 60,000/-	
		DD no. and date	282183 dated 23.04.2025 282184 dated 23.04.2025 Transaction No. 250515228563455 dated 15.05.2025	
		Name of the bank issuing	Punjab National Bank ICICI Bank	
		Deficient amount	-	
18.		Total Project cost	Rs 345.05 crs.	
19.		Expenditure incurred	Rs 19.06 crs.	
20.		Expenditure to be Incurred	Rs 325.99 crs.	
21.		File Status	Date	
		File received on	23.04.2025	
		First notice Sent on	15.05.2025	
		First hearing on	19.05.2025	
		Second hearing on	02.06.2025	
		Third hearing on	16.06.2025 (adjourned)	

**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 (नियामक 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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	<b>Fourth hearing on</b>	23.06.2025
	<b>Fifth hearing on</b>	30.06.2025
<b>22.</b>	<p><b>Case History:</b></p> <p>The promoter M/s Tulip Infratech Pvt. Ltd. had applied for the registration of real estate project namely “Tulip Violet” located at Sector-69 &amp; 70, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 90431 dated 23.04.2025 and RPIN-902. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1939-2025. The project area for registration is 4.176 acres and the licensed area is 33.0838 acres granted under License no – 78 of 2010 dated 15.10.2010 which is valid upto 14.10.2025 measuring 25.44 acres and 34 of 2024 dated 07.03.2024 valid upto 06.03.2029 measuring 7.64375 acres for setting up of Group Housing Colony.</p> <p>The phasing plan of group housing colony of area admeasuring 33.08375 acres has been approved vide no. DTCP 11019 dated 17.04.2025. It is noted that OC for phase 1 has already been received for 23.18875 acres out of 25.44 acres and 8.44 acres (10 towers and shopping complex) has been registered with the Authority as group housing colony vide RC No. 36 of 2018 dated 18.12.2018.</p> <p>The promoter has applied for phase -2 &amp; 3 admeasuring 1.301 acres and 2.875 acres, total 4.176 acres out of whole license area i.e. 33.08375 acres. Phase 2 comprises of Block 9 &amp; 10, Nursery School 1 &amp; 2, Convenient shopping whereas Phase 3 comprises of Block D and Villa 1 &amp; 2. Block 9 &amp; 10 and Block D falls under license no. 78 of 2010 which was shown as future expansion previously, Villas 1 &amp; 2 are a part of additional license no. 34 of 2024 dated 07.03.2024 whereas changes in the location of nursery school have been noticed as per previously approved layout plan. Further, promoter has submitted the approval of building plans for additional license area vide ZP-663-II/PA(DK)/2025/6649 dated 20.02.2025 valid up to 19.02.2030.</p> <p>The application for registration of Phase 2 &amp; 3, group housing colony was scrutinized and 1st deficiency notice was issued on 15.05.2025 to the promoter. An opportunity of being heard is scheduled on 19.05.2025.</p> <p><b>Proceeding dated: 19.05.2025.</b></p> <p>Ms. Nikita Mittal, Planning Executive briefed about the facts of the case. Sh. Vikas Jain (AR), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter.</p> <p>Sh. Ram Niwas S/o Sh. Roshan Lal (Landowner), Sh. Sumit (Landowner), Sh. Amit (Landowner), Sh. Deepak (Landowner) are present. A public notice to be published in three prominent newspapers, one Hindi and two English newspapers for two weeks w.r.t. revision in the site plan for inviting objections if any along with submission of 2/3rd consent of the allottees submitted regarding revision in building plans. The matter to come up on 02.06.2025.</p>	



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**On 22.05.2025, the promoter has submitted the public notice in three newspapers, three English, "The Tribune", "The Pioneer" and "The Statesman" one Hindi, "The Pioneer" dated 21.05.2025 as per the directions of Authority. Objections to be filed till 30.05.2025.**

**On 23.05.2025, the promoter has also submitted the public notice in two more newspapers, one English, "The Indian Express" and one Hindi, "Dainik Bhaskar" dated 23.05.2025 as per the directions of Authority. Objections to be filed till 30.05.2025.**

**One objection has been received dated 30.05.2025 by Adv. Garv Malhotra to the public notice issued with respect to revision in the site plan stating concerns pertaining to violation of building safety measures and building byelaws.**

**One more objection has been received dated 02.06.2025 by Poonam Manchanda and Ankur Manchanda to the public notice issued with respect to revision in the site plan.**

**Proceeding dated: 02.06.2025.**

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vikas Jain (Director), Sh. Parveen Jain (CMD), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter. Sh. Garv Malhotra (Adv.) and Sh. Yajur Bhola (Adv.) are present on behalf of the complainants. Sh. Bharat Shawen (Resident), Sh. Pulkit Gupta (Resident) and Sh. Kunal Sethi (Resident) are present. Objections on the behalf of allottees were received against the public notice inviting objections in the Authority for which copy of the same to be supplied to the promoter, who may submit the reply against a complaint received from the allottees within a period of one week. Meanwhile, the site of the project was visited by the concerned executive and status of connectivity of the project site with the service road of 60 mtr. wide road is confirmed by the concerned executive along with the construction of two towers (Block 9 and 10) has been started on the site. In view of the above, detailed order shall follow.

The matter to come up on 16.06.2025.

**As the copy of the objections by the allottees has been supplied to the promoter against the public notice inviting objections in the Authority, the promoter has submitted the point wise reply to the objections dated 04.06.2025.**

**On 16.06.2025, The matter is adjourned and to come up on 23.06.2025.**

**Proceeding dated: 23.06.2025.**

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vikas Jain (AR), Sh. Chirag Nagpal (AR) and Ms. Kavia Anand (AR) are present on behalf of the promoter. Sh. Pranav Verma (Adv.), Sh. Yajur Bhola (Adv.), Sh. Apoorv Anmol and Sh. Paritosh Agarwal are present on behalf of the complainants.

Public notices dated 21.05.2025 and 23.05.2025 were issued with respect to the application of the promoter for registration of project wherein objections had been received in the Authority dated 30.05.2025 & 02.06.2025 and the copy of the same were supplied to the



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	<p>promoter. The promoter had submitted the reply to the objections dated 04.06.2025. The objections and reply were discussed/heard in the Authority meeting and Authority during hearing dated 02.06.2025 reserved the same for orders. Accordingly, the Authority has passed the orders separately. The copy of same be supplied to all the concerned.</p> <p>In respect of the application under section 4, the promoter is directed to submit the remaining deficiencies along with corrections in DPI and A to H.</p> <p>The matter to come up on 30.06.2025.</p> <p>The status of the documents is mentioned below:</p>		
<p><b>23.</b></p>	<table border="1"> <tr> <td data-bbox="199 728 662 2045"> <p><b>Present compliance status as on 30.06.2025 deficient documents as observed on scrutiny</b></p> </td><td data-bbox="662 728 1513 2045"> <ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.  <b>Status: Submitted but needs to be revised.</b></li> <li>DPI needs to be corrected.  <b>Status: Submitted but needs to be revised.</b></li> <li>Deficit Fee of Rs. 59,480/-needs to be submitted.  <b>Status: Submitted</b></li> <li>Project report along with the brochure of current project and project photos needs to be submitted.  <b>Status: Submitted</b></li> <li>Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted.  <b>Status: Submitted</b></li> <li>Mutation, Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted for the whole area applied.  <b>Status: Submitted</b></li> <li>AAI needs to be submitted for whole licensed area.  <b>Status: Submitted</b></li> <li>Complete details of license no. 78 of 2010 needs to be provided along with collaboration agreement if any.  <b>Status: Submitted</b></li> <li>Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.  <b>Status: The promoter states road access permission is not required as road is already connected.</b>  <b>Accordingly, it has been checked as 60m wide road is connected.</b></li> <li>Mining permission needs to be submitted.  <b>Status: Undertaking regarding the same has been submitted.</b></li> </ol> </td></tr> </table>	<p><b>Present compliance status as on 30.06.2025 deficient documents as observed on scrutiny</b></p>	<ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.  <b>Status: Submitted but needs to be revised.</b></li> <li>DPI needs to be corrected.  <b>Status: Submitted but needs to be revised.</b></li> <li>Deficit Fee of Rs. 59,480/-needs to be submitted.  <b>Status: Submitted</b></li> <li>Project report along with the brochure of current project and project photos needs to be submitted.  <b>Status: Submitted</b></li> <li>Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted.  <b>Status: Submitted</b></li> <li>Mutation, Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted for the whole area applied.  <b>Status: Submitted</b></li> <li>AAI needs to be submitted for whole licensed area.  <b>Status: Submitted</b></li> <li>Complete details of license no. 78 of 2010 needs to be provided along with collaboration agreement if any.  <b>Status: Submitted</b></li> <li>Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.  <b>Status: The promoter states road access permission is not required as road is already connected.</b>  <b>Accordingly, it has been checked as 60m wide road is connected.</b></li> <li>Mining permission needs to be submitted.  <b>Status: Undertaking regarding the same has been submitted.</b></li> </ol>
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	<p>11. Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>12. Comparison sheet regarding the revision in the building plans needs to be submitted in tabular form and to be marked on the plan. <b>Status: Submitted</b></p> <p>13. Status of registration of Phase-I along with OC needs to be submitted. <b>Status: The promoter has submitted registration certificate of Tulip Violet (Phase-II). i.e. in Phase-I, 10 towers were registered with RERA along with three OC's dated 31.03.2017, 05.07.2019, 16.10.2019 and 06.06.2023.</b></p> <p>14. As there are revision in plans the prior written consent from 2/3rd allottees of the project needs to be submitted. <b>Status: The promoter has submitted the 2/3<sup>rd</sup> consent in which total allottees are 1330, accordingly required 2/3<sup>rd</sup> consent is 887.</b> <b>As the promoter has submitted the contact details of all the allottees, sample verification of 10% of 2/3<sup>rd</sup> consent has been done accordingly.</b> <b>Further, the promoter has submitted the consents voluntarily given by all 1330 allottees through registered affidavits before the Sub-Registrar.</b></p> <p>15. Forest NOC to be submitted for the whole applied area. <b>Status: Submitted</b></p> <p>16. Non-encumbrance certificate for whole area needs to be submitted. <b>Status: Submitted</b></p> <p>17. Allottee related draft documents i.e. Builder Buyer Agreement, needs to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>18. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>19. PERT Chart needs to be revised. <b>Status: Submitted</b></p>
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		<p>20. Draft brochure and draft advertisement need to be submitted.  <b>Status: Submitted</b></p> <p>21. Cost of the land i.e. Rs 630.43 lakhs needs to be clarified according to the area applied for the registration is 7.64375 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.  <b>Status: Submitted</b></p> <p>22. REP II needs to be revised as CC date is missing and completion date is incorrect. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised.  <b>Status: Submitted</b></p> <p>23. Original non encumbrance certificate dated 04.04.2025 needs to be submitted along with non-encumbrance certificate of balance area. Promoter affidavit for no loan on the project needs to be submitted.  <b>Status: Submitted</b></p> <p>24. Bank Undertaking dated 22.04.2025 needs to be revised and submitted in original as project name is missing.  <b>Status: Submitted</b></p> <p>25. CA Certificate dated 21.04.2025 of expenditure incurred and to be incurred and CA Certificate of REP-1 (A-H) needs to be revised.  <b>Status: Submitted</b></p> <p>26. Details of financial resources from others mentioned in DPI amounts to Rs 1406.27 lakhs and equity by promoter amounts to Rs 500 lakhs needs to be submitted.  <b>Status: Submitted</b></p> <p>27. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.  <b>Status: Submitted</b></p> <p>28. Schedule and Challan of 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)(I)(D) needs to be submitted.  <b>Status: Submitted</b></p>
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<b>24.</b>	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>2. DPI needs to be corrected.</li> <li>3. Comparison sheet regarding the revision in the building plans needs to be marked on the plan.</li> <li>4. Allottee related draft documents i.e. Builder Buyer Agreement, needs to be revised.</li> </ol>
<p><b>Recommendations:</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies pending in S. No. 24. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.</p>		
<p><i>Ashish Dubey</i> <b>Ashish Dubey</b> Chartered Accountant</p>		<p><i>Nikita Mittal</i> <b>Nikita Mittal</b> Planning Executive</p>
<b>Day and Date of hearing</b>		Monday and 30.06.2025
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceeding dated: 30.06.2025.</p> <p>Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Vikas Jain (AR) and Sh. Chirag Nagpal (AR) are present on behalf of the promoter.</p> <p>Approved as proposed subject to rectification of remaining deficiencies.</p> <p>The registration certificate shall be issued after corrections in A to H and DPI.</p>		
		<p><i>Arun Kumar</i> <b>(Arun Kumar)</b> Chairman, HARERA</p>