Promoter Name: M/s Capital Heights Pvt. Ltd.
Project Name: One Global

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	One Global.		
2.	**Name of the promotor**	M/s Capital Heights Pvt. Ltd.		
3.	**Nature of the project**	Commercial Plotted Colony (SCO).		
4.	**Location of the project**	Sector-73, Gurugram.		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	M/s Goddard Builders and Constructions Pvt. Ltd.		
7.	**Name of the Collaborator**	M/s Capital Heights Pvt. Ltd.		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1996-2025.		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.09.2026.		
12.	**QPR Compliance (If applicable)**	Submitted – June 23 to March 25.		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – All reports.		
14.	**Compliance of RC Conditions**	N/A		
15.	**4(2)(l)(c) compliance**	N/A		
16.	**Details of proceedings pending against the project**	N/A		
17.	**Status of change of bank accounts**	**Changed.**		
18.	**License no.**	184 of 2022 dated 14.11.2022		Valid up to 13.11.2027.
19.	**Total licensed area**	7.4063 Acres	**Area to be registered**	7.4063 Acres
20.	**RERA Registration Number**	30 of 2023 dated 02.02.2023		Valid up to 30.09.2025
21.	**Total no of units**	82		
22.	**Sold Units**	65		
23.	**Unsold Units**	17		

24.	**Total Project Cost**	Rs. 231.58 Cr. (As per QPR for quarter ending March 25)
25.	**Expenditure Incurred**	Rs. 128.76 cr.
26.	**Expenditure to be incurred**	Rs. 102.82 cr.
27.	**Total amount to be received from sale proceeds**	Not provided.
28.	**Actual amount received from the allottees**	Not provided.
29.	**As per QPR closing balance in RERA A/c as on 30.06.2025**	Nil
30.	**Fee Details**	
	Registration fee	44,958.041 x 1.5 x 20 = Rs. 13,48,741/-
	Processing fee	44,958.041 x 10 = Rs. 4,49,580/-
	Late fee	N/A
	Total registration fee	13,48,741 + 4,49,580 = Rs. 17,98,321/-
	Extension Fee (Half of Registration fee)	= 13,48,741/2 = Rs. 6,74,371/-
	Processing fee for extension	44,958.041 x 10 = Rs. 4,49,580/-
	Late fee for 6 months delay as the promoter has applied on 11.03.2025	N/A
	Total extension fee	6,74,371 + 4,49,580 = Rs. 11,23,951/-
	Total fee (Registration and extension)	17,98,321+ 11,23,951 = Rs. 29,22,272/-
	DD amount	Rs. 6,00,000/- Rs. 3,00,000/- Rs. 8,98,321/- Rs. 3,00,000/- Rs. 3,00,000/- Rs. 5,23,951/- Total = Rs. 29,22,272 /-
	DD no. and date	024171 dated 29.11.2022. 024172 dated 29.11.2022. 024237 dated 21.01.2023. 695801 dated 17.06.2025. 695802 dated 17.06.2025. 695858 dated 05.08.2025.
	Name of the bank issuing	HDFC Bank. Kotak Mahindra Bank

	Deficient amount		29,22,272 - 29,22,272 = Rs 0/- (NIL)	
31.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	184 of 2022 dated 14.11.2022	13.11.2027.
	ii)	**Layout Plan approval**	DRG-DGTCP – 8910(1)	10.01.2023.
		Revised Layout Plan approval	DRG-DGTCP – 9494 (1)	18.08.2023
	iii)	**Environmental Clearance**	N/A	
	iv)	**Fire scheme approval**	N/A	
	v)	**Standard design approval**	ZP-1673/JD(RA)/2023/1053 dated 10.01.2023	
		Revised Standard design approval	ZP-1673/JD(RA)/2023/41590 dated 08.12.2023.	
	vi)	**Service plan estimates approval**	LC-4733-JE-DS-2023/1635 dated 18.01.2023.	
		Revised Service plan and estimate approval	LC-2330-C/JE(RK)/2022/36582 dated 07.12.2022.	
	vii)	**Electricity load availability connection**	Ch.-13/Drg.-PLC dated 19.01.2023	
32.	**File Status**		**Date**	
	Project received on		20.06.2025	
	First notice sent on		10.07.2025	
	First hearing on		21.07.2025	
	Documents Submitted on		08.08.2025	
	Second hearing on		11.08.2025	
	Documents Submitted on		18.08.2025	
	Third hearing on		25.08.2025	

33. **Case History:**

The promoter i.e., M/s Capital Heights Pvt. Ltd. who is a collaborator has applied (online and manual) on dated 20.06.2025 for extension of their Commercial Plotted Colony (SCO) namely "One Global" in sector- 73, Gurugram u/s 6 of the Act of 2016.

This application for extension of registration falls under license no. 184 of 2022 dated 14.11.2022 valid up to 13.11.2027 being issued in favour of M/s Goddard Builders and Constructions Pvt. Ltd. in collaboration with M/s Capital Heights Pvt. Ltd. which got registered by the authority vide RC no. 30 of 2023 dated 02.02.2023 valid up to 30.09.2025.
On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 21.07.2025.

On 21.07.2025, the matter has been adjourned to 11.08.2025.

	On 11.08.2025, the matter has been adjourned to 25.08.2025. The public notice has been published in 3 newspapers i.e., The Tribune, The Hindu, Dainik Jagran dated 31.07.2025 against which no objections has been received in the Authority. **Meanwhile, the site of the project was visited physically on 16.07.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project namely "One Global" has the access from the service road of 60m wide existing road. Further, services such as water supply, sewerage, storm, electrical are being carried out at the site by the promoter and road work has also been started at the site and GSB has been laid down at some portion of roads.**	
34.	**Present compliance status as on 25.08.2025 of deficient documents as observed during the last hearing 11.08.2025.**	1. Correction in online DPI need to be done. Status – Not Submitted. 2. Deficit fees of Rs 5,23,951/- need to be submitted. Status – Submitted Rs. 5,23,951- of Kotak Mahindra Bank vide DD no 695858 dated 05.08.2025. 3. REP-II needs to be revised. Status – Submitted. 4. Booking list of plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., area, date of booking, average rate, and total consideration needs to be provided. Status - Not Submitted 5. Details of unsold plots need to be provided. Status - Not Submitted 6. As there are revisions in layout plan, hence the changes duly marked on layout plan and also in tabular form needs to be submitted. Status - Not Submitted 7. As the approved layout plan and approved service plans estimates has been revised, accordingly 2/3rd consents of existing unique allottees needs to be submitted. Status – Promoter has submitted the list of 42 unique allottees and submitted the consents of 33 unique allottees but contact no. is not given for verification. 8. Copy of Jamabandi comprising the complete land details duly certified by revenue officer six months prior to the date of application needs to be submitted. Status – Submitted. 9. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Submitted 10. Land title search report from the advocate having bar roll no on latest dates needs to be submitted. Status – Submitted.

		11. Copy of revised standard design approvals needs to be submitted. Status – Submitted. 12. Draft brochure and advertisement need to be revised. Status - Not Submitted. 13. Reason for delays along with supporting documents needs to be submitted. Status - Not Submitted. 14. Site photographs showing the physical status of construction needs to be submitted. Status – Submitted. 15. PERT Chart needs to be submitted. Status - Not Submitted. 16. 5 copies of executed BBA, executed allotment letter, executed application form along with payment receipts & executed conveyance deed needs to be submitted. Status - Not Submitted. 17. Draft allotment letter, draft BBA, draft application form and draft conveyance deed needs to be revised. Status – Submitted. 18. Approval NOCs from the various agencies for connecting external services like, storm water drainage, water supply, sewage disposal needs to be submitted. Status – Submitted. 19. Land cost needs to be clarified according to area apply for registration. Status – Not submitted. 20. Bank undertaking needs to be revised. Status – Submitted. 21. Project report needs to be Submitted. Status - Not Submitted. 22. CA certificate for net worth needs to be submitted. Status - Not Submitted. 23. Construction and IDW cost need to be filled in the DPI. Status - Not Submitted. 24. Latest CA certificate for financial inventory needs to be submitted. Status - Not Submitted. 25. Financial resources need to be met with project cost. Status - Not Submitted. 26. Final approval of change in bank account needs to be submitted. Status - Not Submitted. 27. Affidavit regarding payment to landowner according to section 4(2)(l)(D) of RERA Act need to be submitted. Status - Not Submitted. 28. NOC from lender needs to be submitted.

		Status - Not Submitted. 29. CHG form need to be submitted. Status – Submitted. 30. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. Status - Not Submitted. 31. Cash flow statement needs to be submitted. Status - Not Submitted. 32. Copy of paid challan of EDC and IDC needs to be submitted. Status - Submitted. 33. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. Status - Not Submitted. 34. CA certificate regarding cost incurred and to be incurred needs to be submitted. Status – Not Submitted.
35.	**Remarks**	1. Correction in online DPI need to be done. 2. Booking list of plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., area, date of booking, average rate, and total consideration needs to be provided. 3. Details of unsold plots need to be provided. 4. As there are revisions in layout plan, hence the changes duly marked on layout plan and also in tabular form needs to be submitted. 5. As the approved layout plan and approved service plans estimates has been revised, accordingly 2/3rd consents of existing unique allottees needs to be submitted. 6. Draft brochure and advertisement need to be revised. 7. Reason for delays along with supporting documents needs to be submitted. 8. PERT Chart needs to be submitted. 9. 5 copies of executed BBA, executed allotment letter, executed application form along with payment receipts & executed conveyance deed needs to be submitted. 10. Land cost needs to be clarified according to area apply for registration. 11. Project report needs to be Submitted. 12. CA certificate for net worth needs to be submitted. 13. Construction and IDW cost need to be filled in the DPI. 14. Latest CA certificate for financial inventory needs to be submitted. 15. Financial resources need to be met with project cost. 16. Final approval of change in bank account needs to be submitted. 17. Affidavit regarding payment to landowner according to section 4(2)(l)(D) of RERA Act need to be submitted.

		18. NOC from lender needs to be submitted. 19. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. 20. Cash flow statement needs to be submitted. 21. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. 22. CA certificate regarding cost incurred and to be incurred needs to be submitted

Recommendation - All the required documents for extension of registration under section 6 of the Act, 2016 have been submitted except the deficiencies pending in S. No. 35. It is recommended that the Authority may consider for extension of registration subject to the submission of above deficiencies.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 25.08.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 25.08.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, CA briefed about the facts of the project.

Sh. Parmod(AR) and Sh. Bheem Singh(AR) are present on behalf of the promoter and states that remaining deficit documents will be submitted within a period of 10 days in the Authority.

Approved as proposed. The extension RC shall be issued after submission of correction in DPI and other remaining deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA