



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Ivory Arches
RERA-GRG-1987-2025

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Ivory Arches	
2.	Name of the promoter	M/s Zakspaces & Interiors Pvt. Ltd.	
3.	Nature of the project	Independent Residential Floors	
4.	Location of the project	Sector- 88B, Gurugram	
5.	Legal capacity to act as a promoter	Not Clarified	
6.	Name of the license holder	N/A	
7.	Name of the Landowner (If any)	Sh. Karan Bhalla for Plot no. E-31/24, Sh. Karana Bhalla and Ms Anchal Bhalla for Plot no. J-12/24 and Sh. Karan Bhalla and Ms Madhu Bhalla for Plot no. H-40/22.	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
10.	Online application ID	RERA-GRG-PROJ-1987-2025	
11.	License no.	N/A	N/A
12.	Total licensed area	121.0125 acres	Area to be registered 0.1384 acres
13.	Projected completion date	OC - 30.09.2029	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	N/A	
20.	Total Project cost	Rs 16.60/- crores	
21.	Project Expenditure So far	Rs 4.08/- crores	
22.	Estimates expenditure for completion so far	Rs 12.52/- crores	

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, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



RERA-GRG-1987-2023

23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	
	ii)	Zoning Plan Approval	10270 dated 12.06.2024	-
	iii)	Building plan Approval	E-31/24, H-40/22 and J-12/24 Under Self certification policy and Email dated 07.05.2025, 08.05.2025 and 19.05.2025 from DTCP	06.05.2027 07.05.2027 18.05.2027
	iv)	Environmental Clearance	N/A	N/A
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	N/A	
24.	Fee Details			
	Registration Fee	Residential - (For 12 residential floors on 3 plots) 1479.112 * 2.64 * 10 = Rs 39,049/-		
	Processing Fee	1479.112 * 10 = Rs 14,791/-		
	Late Fee	N/A		
	Total Fee	Rs 53,840/-		
25.	DD amount	Rs 53,840/-		
	DD no. and date	037316 dated 10.07.2025		
	Name of the bank issuing	IndusInd Bank		
	Deficient amount	NIL		
26.	File Status	Date		
	File received on	14.07.2025		
	First notice Sent on	06.08.2025		
	First hearing on	11.08.2025		
	Second hearing on	25.08.2025		
	Third hearing on	15.09.2025		
27.	Case History: The Promoter M/s Zakspaces & Interiors Pvt. Ltd. who is a Third party right holder (landowner) applied for the registration of real estate residential floors project namely "Ivory Arches" located at Sector- 88B, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 94328 dated 14.07.2025 and RPIN- 933. The			



Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1987-2025. The project area for registration is 0.1384 acres.

The land on which these 3 plots (E-31/24, H-40/22 and J-12/24) are proposed for registration has been registered with the Authority in the name of "Vatika India Next 2" having RC no. 74 of 2024 dated 08.07.2024 valid upto 30.06.2030.

The conveyance deed has been executed in the name of Sh. Karan Bhalla for Plot no. E-31/24, Sh. Karana Bhalla and Ms Anchal Bhalla for Plot no. J-12/24 and Sh. Karan Bhalla and Ms Madhu Bhalla for Plot no. H-40/22.

Details of plots applied for registration are as follows:-

Details of plots						
S. n o	Plot no	Conveyance Deed	BR-III	Area in sq mtr	FAR	Total FAR
1	E-31/24	12.12.2024	19.05.2025	190.60	2.64	503.184
2	H-40/22	12.12.2024	08.05.2025	150.88	2.64	398.323
3	J-12/24	12.12.2024	07.05.2025	218.79	2.64	577.605
Total				560.27		1479.1128

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/933 dated 06.08.2025 was issued to the promoter with an opportunity of being heard on 11.08.2025.

On 11.08.2025, the matter is adjourned and fixed for 25.08.2025.

Also, the site of the project has been visited to check the status of development and connectivity with road. It is confirmed that the project has access through the internal road of project "Vatika India Next 2".

The promoter has submitted a reply on 08.08.2025 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 25.08.2025, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Deepak Arora (AR) is present on behalf of the promoter. The AR of the promoter requests for two weeks' time for submission of executed conveyance deed of the plots applied for registration in favour of the applicant promoter i.e., M/s Zakspaces & Interiors Pvt. Ltd. alongwith other remaining deficiencies. The request is allowed and the matter to come up on 15.09.2025.

The promoter has submitted a reply on 21.08.2025 and 03.09.2025 which were scrutinized and the status of documents is mentioned below.

28.	Present compliance status as on 15.09.2025 of deficient documents conveyed in hearing dated 25.08.2025.	1.	The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.
		2.	Online DPI needs to be corrected.

		<p>Status: Not Submitted.</p> <p>3. The conveyance deed has been executed in the name of Sh. Karan Bhalla for Plot no. E-31/24, Sh. Karan Bhalla and Ms Anchal Bhalla for Plot no. J-12/24 and Sh. Karan Bhalla and Ms Madhu Bhalla for Plot no. H-40/22 and Building plans were also approved in the same name. However, the applicant is M/s Zakspaces & Interiors Pvt. Ltd. hence the legal capacity of the applicant needs to be clarified. Status: Submitted. Sale deed has been executed on 27.08.2025 in favour of M/s Zakspaces & Interiors Pvt. Ltd.</p> <p>4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted but not in the annexure as required.</p> <p>5. Land title search report of all the plots applied for registration from the advocate after incorporating bar enrolment number needs to be submitted. Status: Not Submitted.</p> <p>6. Draft Application form needs to be revised Status: Submitted but needs to be revised.</p> <p>7. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>8. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>9. Draft Conveyance Deed needs to be submitted. Status: Submitted but needs to be revised.</p> <p>10. Draft Brochure needs to be revised. Status: Submitted but needs to be revised.</p> <p>11. Pert Chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>12. Construction water NOC needs to be submitted. Status: Not Submitted.</p> <p>13. REP-II needs to be revised. Status: Not Submitted.</p> <p>14. Cost of plots needs to be clarified according to the area applied for the registration. Status: Not Submitted.</p> <p>15. MOA, object clause needs to be amended i.e., object for construction and development of real estate project. Status: Not Submitted.</p> <p>16. Legible copy of Aadhar card of director (Mr. Deepesh Dua) needs to be submitted. Status: Submitted.</p>
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29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p>4. Land title search report of all the plots applied for registration from the advocate after incorporating bar enrolment number needs to be submitted.</p> <p>5. Draft Application form needs to be revised</p> <p>6. Draft Allotment letter needs to be revised.</p> <p>7. Draft Builder Buyer Agreement needs to be revised.</p> <p>8. Draft Conveyance Deed needs to be revised.</p> <p>9. Draft Brochure needs to be revised.</p> <p>10. Pert Chart needs to be revised.</p> <p>11. Construction water NOC needs to be submitted.</p> <p>12. REP-II needs to be revised.</p>



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13. Cost of plots needs to be clarified according to the area applied for the registration.
14. MOA, object clause needs to be amended i.e., object for construction and development of real estate project.
15. CA certificate for net worth needs to be submitted.
16. CA certificate for expenditure incurred and to be incurred needs to be submitted.
17. CA certificate for REP I needs to be submitted.

Recommendations: 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. 29. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Asha
Asha

Chartered Accountant

on leave

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 15.09.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.09.2025

Ms. Asha, Chartered Accountant, briefed the facts of the case.

Shri Deepak Arora (AR) and Sagar Gupta (AR) are present on behalf of the promoter.

The AR of the promoter stated that the conveyance deed has been executed in the name of applicant promoter i.e., M/s Zakspaces & Interiors Pvt. Ltd.

The registration of the project is approved as proposed subject to the compliance of the above deficiencies along with corrections in online DPI and change in object clause of MOA. The registration certificate shall be issued after corrections in A to H, DPI and submission of above deficiencies.

V.I. 3
(Vijay Kumar Goyal)
Member, HARERA

[Signature]
(Arun Kumar)
Chairman, HARERA