Project – The 88
RERA-GRG-1485-2023

Hearing brief for amendment in registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	The 88		
2.	Name of the promoter	M/s Emaar India Limited		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector-112, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Ajit Singh, Tejpal Singh and Others		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1908-2025		
10.	License no.	04 of 2013 dated 18.02.2013		valid up to 17.02.2029
11.	Total licensed area	10.744 acres	Area to be registered	1.580 acres
12.	Projected completion date	31.03.2029		
13.	QPR Compliances (if applicable)	For RC No. 18 of 2024: QPR submitted till quarter April- June 2025		
14.	4(2)(l)(D) Compliances (if applicable)	For RC No. 18 of 2024: 4(2)(l)(D) report submitted for FY 2024- 2025.		
15.	4(2)(l)(C) Compliances (if applicable)	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances (if applicable)	For RC No. 18 of 2024: No conditions were imposed		
19.	Present stage of completion (%)	20% (As per QPR April- June 2025)		
20.	Total Project cost	Rs 106.75 crs		
21.	Project expenditure so far	Rs 6.42 crs		
22.	Estimated expenditure for completion so far	Rs 100.33 crs		
23.	Closing Balance of RERA A/c as on 30.06.2025	Rs 3.90 crs		
24.	Number of towers	2 towers		
25.	Number of units	88 Units		
26.	Sold/ unsold units	Sold: 84 Unsold: 4		
27.	Total consideration of sold units	Not mentioned		

28.	Total amount received from sale proceeds	Not mentioned		
29.	Total amount to be received from sale proceeds	Not mentioned		
30.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	04 of 2013 dated 18.02.2013	17.02.2029
	ii)	Revised Zoning Plan Approval	DRG. No. DG,TCP-10505 dated 20.09.2024	-
	iii)	Revised Building plan Approval	866/AD(VK)/2024/5039 dated 09.02.2024	08.02.2029
	iv)	Environmental Clearance	EC24B3812HR5630306N dated 21.01.2025	20.01.2035
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023 /538/2230-2333 dated 03.08.2023	02.08.2031
	vi)	Fire scheme approval	FS/2024/297 dated 28.02.2024 FS/2025/497 dated 11.04.2025	-
	vii)	Service plan and estimate approval	LC-1337/JE(RK)/2024/7432 dated 29.02.2024	
31.	Fee Details			
	Registration Fee		Residential 9,223.761* 3.62 * 10 = Rs 3,33,900/- Commercial 63.634 * 3.62 * 20 = Rs 4,607/- **Total – Rs 3,38,507/-**	
	Processing Fee		9287.395 sqm x 10= Rs 92,874/-	
	Late fee from October 2018 to 27.12.2023, as the promoter applied for registration under Section 4 of the Act, 2016 on 27.12.2023.		550% of registration Fee 1,72,858 * 5.5 = Rs 9,50,719/-	
	Total Fee		Rs 13,82,100/-	
32.	DD amount		Rs 2,56,000/- Rs 15,000/- Rs 9,51,000/- Rs 5000/- Rs 2,53,240/-	
	DD no. and date		300066 dated 18.12.2023 300617 dated 27.02.2024 300671 dated 01.03.2024 883790 dated 19.02.2025 933006 dated 03.09.2025	
	Name of the bank issuing		HSBC Bank	
	Registration and late fee already paid which is to be adjusted and considered now.		Rs 1,72,858/- + Rs 9,50,719/- = Rs 11,23,577/-	

	Processing fee already paid which is not considered now as the application has been amended as the area is reduced from 9813.988 sqm to 9287.395 sqm	Rs 98,140/-
	Amount paid to be considered	Rs 12,27,000/- - Rs 98,140/- = Rs 11,28,860/-
	Deficient amount	Nil
33.	**File Status**	**Date**
	File received on	06.08.2025
	First notice Sent on	27.08.2025
	First hearing on	01.09.2025 (Adjourned)
	Second hearing on	15.09.2025

34. Case History:

The Promoter M/s Emaar India Limited who is a collaborator applied for the registration of real estate group housing colony namely "THE 88" located at Sector- 112, Gurugram under 06.08.2025 and RPIN-940. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1908-2025. The project area for registration is 1.58 acres but the licensed area i.e., 10.744 acres granted under License no – 04 of 2013 dated 18.02.2013 which is valid upto 17.02.2029.

It is noted that the DTCP, Haryana has approved the revision of phasing plan along with the revision in Building Plans of the project. However, in Phase-1 now there are 88 No. residential units and 3 commercial units in the project. The Building Plans of EWS Block has been revised and now 160 EWS units are approved instead of 16 EWS units earlier registered in RC No. 18 of 2024.

Thereafter, based on the revised building plans issued by the DTCP, Haryana, authority registered the project namely "Urban Ascent" for an area measuring 9.164 acres consisting of 816 residential units, 12 commercial units (Phases 2) and 160 no. EWS units (which includes 16 No. EWS units registered in the earlier registration No. 18 of 2024), Primary school, Nursery school (Phase 3) vide registration no. 01 of 2025. During the registration process of project namely 'Urban Ascent' no objections were received in the authority in respect of the same. Further, there are total 82 allottees out of which 18 units are allotted to the landowner / Collaborator. Out of 64 allottees, the consent of 53 allottees had been submitted by the promoter.

Accordingly, the 16 EWS units were registered in the earlier RC no. 18 of 2024 which are now included in total 160 EWS units of Phase 3 registered under RC no. 01 of 2025.

Therefore, the amendment in the earlier registered project namely "The 88" for an area measuring 1.847 acres, to be amended as area measuring 1.58 acres after deducting 0.267 acres land allocated for EWS pocket and inventory of Phase 1 registered earlier now shall be mentioned as 88 residential units, 3 commercial units only.

	Details as per RC No. 18 of 2024	**Details for amendment in RC No. 18 of 2024**	**Remarks**

Total Area in acres	1.847 Acre	1.58 Acres	0.297 acres EWS pocket to be deducted which now forms part of RC No. 01 of 2025 namely Urban Ascent
Total FAR area in Sqmt.	9813.988 Sqmt.	9287.395 Sqmt	The revised FAR 9287.395 Sqmt, after reducing 526.593 Sqmt FAR of 16 EWS units.
Total No. of Unit	88 Residential +16 EWS + 3 Commercial	88 Residential + 3 Commercial	16 EWS units included in Phase-3, RC No. 01 of 2025 namely Urban Ascent

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/940 dated 27.08.2025 was issued to the promoter with an opportunity of being heard on 01.09.2025.

On 01.09.2025, the matter is adjourned and to come up on 15.09.2025.

The promoter has submitted a reply on 12.02.2024 which was scrutinized and the status of the documents is mentioned below:

35.	**Present compliance status as on 15.09.2025 of deficient documents conveyed in deficiency notice dated 27.08.2025.**	1. Deficit fee of Rs 2,53,240/- needs to be submitted. **Status: Submitted, vide DD no. 933006 dated 03.09.2025.** 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. **Status: Submitted, but corrections need to be done.** 3. Online DPI needs to be corrected. **Status: Submitted, but corrections need to be done.** 4. The approved building plans are revised, hence the changes made in the building plans in tabular form and duly marked on the plans is need to be submitted. **Status: Submitted** 5. Booking list of units sold to the allottees as on date of the application applied for amendment in registration which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. **Status: Submitted** 6. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 7. It is noted that the application submitted by you does not consist of any registered collaboration or development agreement with all the landowners, nor any registered irrevocable GPA/SPA or other relevant documents. These documents need to be submitted. **Status: Submitted** 8. As per the collaboration agreement, the revenue/unit sharing between the collaborator and the landowner

		must be submitted, duly signed by both the parties, and clearly marked on the site plan needs to be submitted. **Status: Submitted** 9. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. **Status: Not submitted** 10. Approved Zoning plan on A1 size sheet (laminated) needs to be submitted. **Status: Submitted** 11. Fire scheme approval for whole licensed area needs to be submitted. **Status: Submitted** 12. Copy of approved service plans and estimates booklet needs to be submitted. **Status: Estimates submitted but service plans needs to be provided.** 13. Approval NOC from agency for connecting external service like road access needs to be submitted. **Status: Not submitted** 14. Copy of mutation, jamabandi and aks shijra for applied licensed area duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be revised. **Status: Jamabandi and aks shijra submitted.** 15. Latest Land title search report for 30 years with bar enrolment no. of Advocated needs to be revised. **Status: Submitted, but not on recent dates.** 16. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted** 17. Stamped and signed PERT chart needs to be re-submitted. **Status: Submitted, but needs to be revised.** 18. The project photos of the site need to be submitted. **Status: Submitted** 19. Draft advertisement for the project needs to be submitted. **Status: Submitted** 20. Allottee related documents like Draft application form, Allotment letter, Builder buyer agreement, conveyance deed and payment plan need to be submitted. **Status: Submitted, but needs to be revised.** 21. Copy of five sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted. **Status: Submitted, but not as per our draft formats.** 22. Cost of the land amounts to Rs 1176 lakhs needs to be clarified according to the area applied for the registration is 1.58 acres. **Status: Not Submitted**

		23. Clarification needs to be submitted as License fees, conversion charges, taxes, cess, financial resources and revenue not mentioned in DPI. **Status: Not Submitted** 24. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 10.11.2023. Affidavit of no loan on the project needs to be submitted. Charge form uploaded on website of ROC needs to be submitted. **Status: Submitted, affidavit of no loan on the project needs to be submitted. Charge form uploaded on website of ROC needs to be submitted.** 25. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted for latest date as previously dated 24.01.2024, project cost not match with DPI. **Status: Submitted** 26. Bank Undertaking dated 07.12.2023 needs to be revised, as project name is not match with DPI. **Status: Submitted but Bank Undertaking dated 07.12.2023 needs to be revised** 27. Project Report needs to be revised as costing details not match with DPI. Quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted. **Status: Submitted but quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted.** 28. REP II, Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories. **Status: Submitted** 29. Schedule and 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. **Status: Submitted** 30. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate for details in REP-1 (A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 28.11.2023 and CA Certificate of expenditure incurred and to be incurred needs to be revised as costing details not match with DPI. **Status: Submitted but CA Certificate of financial and inventory details of the project dated 29.08.2025 needs to be revised. Original CA Certificate of**

		expenditure incurred and to be incurred and CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 28.11.2023 needs to be submitted. 31. Bank statement of RERA A/c of the month of June 2025 needs to be submitted. **Status: Submitted**
36.	**Remarks**	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. 4. Copy of approved service plans and estimates booklet needs to be submitted. **Status: Estimates submitted but service plans needs to be provided.** 5. Approval NOC from agency for connecting external service like road access needs to be submitted. 6. Latest Land title search report for 30 years with bar enrolment no. of Advocated needs to be revised. 7. Stamped and signed PERT chart needs to be re-submitted. 8. Allottee related documents like Draft application form, Allotment letter, Builder buyer agreement, conveyance deed and payment plan need to be submitted. 9. Copy of five sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted. 10. Cost of the land amounts to Rs 1176 lakhs needs to be clarified according to the area applied for the registration is 1.58 acres. 11. Clarification needs to be submitted as License fees, conversion charges, taxes, cess, financial resources and revenue not mentioned in DPI. 12. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 10.11.2023. Affidavit of no loan on the project needs to be submitted. Charge form uploaded on website of ROC needs to be submitted. **Status: Submitted. Affidavit of no loan on the project needs to be submitted. Charge form uploaded on website of ROC needs to be submitted.** 13. Bank Undertaking dated 07.12.2023 needs to be revised, as project name is not match with DPI. 14. Project Report needs to be revised as costing details not match with DPI. Quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted.

		Status: Submitted but quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted. 15. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate for details in REP-1 (A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 28.11.2023 and CA Certificate of expenditure incurred and to be incurred needs to be revised as costing details not match with DPI. **Status: Submitted but CA Certificate of financial and inventory details of the project dated 29.08.2025 needs to be revised. Original CA Certificate of expenditure incurred and to be incurred and CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 28.11.2023 needs to be submitted.**

Recommendation: The application submitted by the promoter for amendment of 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 201,6 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H form, corrections in online DPI and the documents mentioned above.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above-mentioned deficiencies.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 15.09.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.09.2025

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Kulbhushan (AR), Sh. Anitesh Singh (AR) and Ms. Deepa Rana (AR) are present on behalf of the promoter.

The AR of the promoter stated that an application has been submitted for amendment of the registration certificate. The amendment pertains to the earlier registered project titled "The 88," wherein the originally registered area of 1.847 acres is now proposed to be amended to 1.58 acres after deducting 0.267 acres of land allocated for the EWS pocket. Additionally, the inventory of Phase 1, as registered earlier, shall now be reflected as comprising 88 residential units and 3 commercial units only.

It was further submitted that the revised building plans for Phases 2 and 3, approved vide ZP-866-III/SD(RD)/2024/37273 dated 29.11.2024, along with the revised phasing plan, were duly submitted by the promoter. Based on these, an application for registration of Phases 2 and 3 under Section 4 of the Act was filed with the Authority, accompanied by the consent of more than two-thirds of the existing allottees

of the project "The 88." Consequently, the Authority registered Phases 2 and 3 on 08.01.2025 under section 4 of the Act, 2016 vide RC No. 01 of 2025.

Accordingly, the promoter has requested that the above submissions and existing consent of the allottees, obtained at the time of registration of Phases 2 and 3, be considered for processing the present amendment request, and the amended registration certificate be issued.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI. This approval is without prejudice to the rights of the allottees under section 18 of the Act, 2016.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form & online DPI.

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA