

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Imperial Homes International City.
2.	Name of the promoter	M/s Chintels India Pvt. Ltd.
3.	Nature of the project	Independent Residential Floors.
4.	Location of the project	Sector- 109, Gurugram.
5.	Legal capacity to act as a promoter	License holder
6.	Name of the license holder	1.Raj Kiran Pvt. Ltd. (B-107 to B-114) 2.Vidhu Properties Pvt. Ltd. (B-115 to B-118, B-120) 3.Ashok Solomon. (B-121 to B-125)
7.	Name of the Collaborator	M/s Chintels India Pvt. Ltd.
8.	Status of project	New
9.	Whether registration applied for whole	Whole
	Phase no.	N/A
10.	Online application ID	RERA-GRG-1951-2025
11.	License no.	79 of 2014 dated 07.08.2014 valid up to 06.08.2024. (Expired) {CC obtained for an area measuring 18.585 acres (13.375 + 5.21 acres) vide memo no LC-1439-B-PA(VA)-2023/17787 dated 07.06.2023.}
12.	Total licensed area	13.375 acres .
	Area applied	1.023 acres (4140.345 sqmtr)
13.	Projected completion date	
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 no of units	72 apartments on 18 plots.
21.	Total Project Cost	Not provided.
22.	Expenditure Incurred	Not provided.
23.	Expenditure to be incurred	Not provided.
24.	Statutory approvals either applied for or obtained prior to registration	
	S.No.	Particulars
		Date of approval
		Validity up to

Project – Imperial Homes International City.
Promoter - M/s Chintels India Pvt. Ltd.

i)	License Approval	79 of 2014 dated 07.08.2014 88 of 2022 dated 06.07.2022.	06.08.2024. (Expired) {CC obtained for an area measuring 18.585 acres (13.375 + 5.21 acres) vide memo no LC-1439-B-PA(VA)-2023/17787 dated 07.06.2023.}
ii)	Zoning Approval Plan	DGTCP 5062 dated 30.01.2015.	
iii)	Building approval plan	V-3299 to 3315, 3317 dated 11.12.2024 and form of self certification from DTCP.	10.12.2026
iv)	Environmental Clearance	F.No.21-173/2017-IA-III dated 25.08.2017.	
v)	Airport clearance height	N/A.	
vi)	Fire approval scheme for commercial	N/A.	
vii)	Service plan and estimate approval	Not Submitted.	
25.	Fee Details		
	Registration fee	4140.345 x 2.64 x 2.64 x 10 =10,930.5108 x 2064 x 10 = Rs. 2,88,565/-	
	Late fee	N/A	
	Processing fee	10,930.5108 x 10 = Rs. 1,09,305/-	
	Total fee	2,88,565+ 1,09,305 = Rs. 3,97,870/-	
26.	DD details	Rs 85,436/-	
	DD details	003220 dated 18.08.2025	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	3,97,870 - 85,436 = Rs. 3,12,434/-	
27.	File Status	Date	
	File received on	08.09.2025	
	First notice Sent on	25.09.2025	
	Documents Submitted on		
	First hearing on	06.10.2025	
28.	Case History: The Promoter i.e., M/s Chintels India Pvt. Ltd.. who is a collaborator has applied for 72 Independent Residential Floors (on 18 plots i.e., B-107 to B-118, B-120 to B-125) namely "Imperial Homes		

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 (नियामन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

International City” located at Sector- 109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 1.023 acres (4140.345 sqmtr). The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/953 dated 25.09.2025 was issued to the promoter.

Brief facts of the case are as follows:-

1. The License no. 79 of 2014 dated 07.08.2014 valid up to 06.08.2024 was granted by DTCP in favour of Raj Kiran Pvt. Ltd., Vidhu Properties Pvt. Ltd. , Ashok Solomon in collaboration with M/s Chintels India Pvt. Ltd. for an area admeasuring 13.375 acres. This is an additional land.
2. The part completion certificate (CC) obtained vide memo no LC-1439-B-PA(VA)-2023/17787 dated 07.06.2023.
3. The license no 79 of 2014 dated 07.08.2014 is still not registered with the Authority.
4. The building plans for the independent residential floors has been obtained on 10.12.2024.
5. The promoter i.e., M/s Chintels India Pvt. Ltd. has applied for 72 independent residential floors on 18 plots i.e., B-107 to B-118, B-120 to B-125.
6. Details of independent residential floors on the plots applied for registration are as follows:-

S. No	Plot no	BR-III date	Area in sq mtr	Total area	FAR	Total FAR	Allotment
1	B-107	11.12.2024	217.11	217.11	2.64	573.1704	Raj Kiran Pvt. Ltd.
2	B-108 to B-114	11.12.2024	224.92	1574.44	2.64	4156.5216	
3	B-115	11.12.2024	226.995	226.995	2.64	599.2668	Vidu Properties Pvt. Ltd.
4	B-116	11.12.2024	228.99	228.99	2.64	604.5336	
5	B-117, B-118, B-120	11.12.2024 & 16.12.2024 for B-120	242	726	2.64	1916.64	Ashok Solomon
6	B-121 to B-123	11.12.2024	242	726	2.64	1916.64	
7	B-124	11.12.2024	241.92	241.92	2.64	638.6688	
8	B-125	11.12.2024	198.89	198.89	2.64	525.0696	
				4140.345		10,930.5108	

Meanwhile, the site of the project was visited physically on 18.09.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project namely “Imperial Homes International City” is a part of the unregistered land for which part completion certificate (CC) obtained vide memo no LC-1439-B-PA(VA)-2023/17787 dated 07.06.2023 and is well connected to the 24 m wide sector road and the services such as water supply, sewer line, electrical and storm line has been laid down.

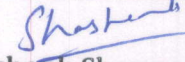
29.	Present compliance status as on 06.10.2025 of deficient documents as conveyed in the deficiency notice dated 25.09.2025.	1. Deficit fee amounting to Rs. 3,12,434/- need to be submitted. 2. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 3. Corrections in detailed project information needs to be done. 4. The application applied for registration of independent residential floors on plots i.e., B-107 to B-118, B-120 to B-125 falls under license no. i.e., 79 of 2014 dated 07.08.2014 for an area admeasuring 13.375 acres which is not registered with the Authority. Accordingly, the promoter needs to get the license registered with the Authority and thereafter independent residential floors on the said license can be applied for registration. The same need to be clarified. 5. Affidavit for no sale of plots on which independent residential floors are applied for registration needs to be submitted. 6. 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. 7. Copy of LC-IV and LOI need to be submitted. 8. Copy of approved service plans and estimates needs to be submitted. 9. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted. 10. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 11. Information to revenue department needs to be submitted for whole area. 12. Forest NOC needs to be submitted. 13. Latest Land Title search report from an advocate having bar roll no needs to be submitted. 14. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. 15. HUDA Construction water NOC needs to be submitted. 16. Approval/NOC from various agencies regarding the external services like storm water drainage, drinking water supply, sewerage connection and road access permission area needs to be submitted. 17. Draft allottees documents i.e., Application form and Conveyance deed needs to be submitted.
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		18. Draft allottees documents i.e., BBA, allotment letter needs to be revised. 19. PERT Chart needs to be submitted. 20. Draft brochure and advertisement need to be submitted. 21. REP-II needs to be revised. 22. Land cost needs to be clarified according to area apply for registration. 23. MOA, AOA and COI need to be submitted. 24. KYC of director needs to be provided. 25. KYC of project consultant (chartered Accountant, Architect, Structural Engineer, MEP Consultant) needs to be submitted. 26. Details of promoter form MCA site needs to be submitted. 27. Project proponent needs to be submitted. 28. TAN, and GST of promoter needs to be provided. 29. Project report needs to be revised. 30. Board resolution for opening of RERA bank account needs to be submitted along with KYC of authorized person. 31. Affidavit of promoter regarding arrangement with the bank of master account as per section 4(2)(I)(D) needs to be submitted. 32. Bank undertaking needs to be provided along with details of authorized signatory i.e., name of employee, designation, employee code and date of issue. 33. Details of Project cost need to be provided. 34. Cash flow statement needs to be revised. 35. Quarterly statement of expenditure and sources need to be provided. 36. CA certificate for net worth needs to be provided. 37. CA certificate for REP I needs to be submitted. 38. CA certificate regarding expenditure incurred and to be incurred needs to be revised. 39. CA certificate regarding inventory needs to be submitted. 40. Affidavit regarding no loan on project land needs to be submitted. 41. Copy of paid challan of EDC and IDC needs to be provided. 42. Affidavit regarding 10 % auto deduction of EDC from separate bank account needs to be submitted. 43. Affidavit from developer and landowner regarding payment to landowner as per compliance of section 4(2)(I)(D) of the Act.
30.	Remarks	No reply received.




Asha

Chartered Accountant



Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 06.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 06.10.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

None appeared on behalf of the promoter.

Further it is noted that the promoter has failed to file reply to the deficiency notice issued on 25.09.2025.

The Authority observes that the promoter submitted an application dated 08.09.2025 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 in the Authority for the registration of independent residential floors. The registration application under consideration pertains to license no. i.e., 79 of 2014 dated 07.08.2014 valid up to 06.08.2024 for land measuring 13.375 acres issued in favour of Raj Kiran Pvt. Ltd. (B-107 to B-114), Vidhu Properties Pvt. Ltd. (B-115 to B-118, B-120), Ashok Solomon (B-121 to B-125) in collaboration with M/s Chintels India Pvt. Ltd.

It is further observed that licensed area for development of the residential plotted colony under license No. 79 of 2014 dated 07.08.2014 has not yet been registered with the Authority and the promoter has sought registration of independent residential floors on 18 plots, admeasuring a total area of 1.023 acres, which form part of the aforesaid licensed land.

Keeping in view of the aforesaid facts, the concerned official is directed to issue a show cause notice to the promoter, as to why the said project application for registration of the project may not be rejected under the provisions of the Act, rules and regulations framed thereunder.

The matter to come up on 10.11.2025.



(Arun Kumar)

Chairman, HARERA