

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Levante Residences
2.	Name of the promoter	M/s SV Infra Management Solutions Pvt. Ltd.
3.	Nature of the project	Mixed Land Use
4.	Location of the project	Sector-104, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of the license holder	M/s SV Infra Management Solutions Pvt. Ltd.
7.	Status of project	New
8.	Whether registration applied for whole	Onego
	Phase no.	N/A
9.	Online application ID	RERA-GRG-PROJ-2027-2025
10.	License no.	140 of 2024 dated 11.11.2024
11.	Total licensed area	4.6563 acres
	Area to be registered	valid up to 10.11.2029
12.	Projected completion date	OC - 30.12.2031 CC - 31.03.2032
13.	QPR Compliances (if applicable)	N/A
14.	4(2)(I)(D) Compliances (if applicable)	N/A
15.	4(2)(I)(C) Compliances (if applicable)	N/A
16.	Status of change of bank account	N/A
17.	Details of proceedings pending against the project	N/A
18.	RC Conditions Compliances (if applicable)	N/A
19.	Number of Towers	Residential - 3 + EWS - 1
20.	Number of units	Residential - 495 + EWS- 90 + Commercial - 5
21.	Total Project cost	Rs 106.75 Crores
22.	Project Expenditure So far	Rs 6.42 Crores
23.	Estimates expenditure for completion so far	Rs 100.33 Crores
24.	Statutory approvals either applied for or obtained prior to registration	



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	140 of 2024 dated 11.11.2024	10.11.2029
ii)	Zoning Plan Approval	DRG. NO. DG,TCP 11186 dated 20.06.2025	-
iii)	Building plan Approval	ZP-2153/SD(RD)/2025/33585 dated 27.08.2025	26.08.2030
iv)	Environmental Clearance	Applied on 29.05.2025	
v)	Airport height clearance	PALM/NORTH/B/080924/116595 1 dated 03.09.2024	02.09.2032
vi)	Fire scheme approval	Applied on 28.08.2025	-
vii)	Service plan and estimate approval	Applied on 02.09.2025	
25.	Fee Details		
	Registration Fee	Resi- 90,370.918 * 4.81 * 10 = Rs 43,46,841/- Comm- 314.115 * 4.81 * 20 = Rs 30,218/- Total = Rs 43,77,059/-	
	Processing Fee	90,685.034 * 10 = Rs 9,06,850/-	
	Late Fee	N/A	
	Total Fee	Rs 52,83,909/-	
26.	DD amount	Rs 43,86,160/- Rs 9,06,850/-	
	DD no. and date	078798 dated 06.09.2025 078799 dated 06.09.2025	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	NIL	
27.	File Status	Date	
	File received on	09.09.2025	
	First notice Sent on	29.09.2025	
	First hearing on	06.10.2025	
28.	Case History: The Promoter M/s SV Infra Management Solutions Pvt. Ltd. who is a License Holder applied for the registration of real estate Mixed Land Use colony namely "Levante Residences" located at Sector- 104, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98377 dated 09.09.2025 and RPIN-954. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2027-2025. The project area for registration is 4.6563 acres as that of the licensed area i.e., 4.6563 acres granted under License no - 140 of 2024 dated 11.11.2024 which is valid upto 10.11.2029. The license has been granted in favour of SV Infra Management Solutions LLP. After the grant of license the name of applicant has been changed to M/s SV Infra Management Solutions Pvt. Ltd. which was duly recognized by DTCP, Haryana vide Memo no. LC-5386/JE(AK)/2025/23300 dated 20.06.2025. The application for registration of Mixed Land Use colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/954 dated 29.09.2025 was issued to the promoter with an opportunity of being heard on 06.10.2025.		

	<p>The promoter has submitted a reply on 19.09.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Indian Express (English), Financial Express (English) and Jansatta (Hindi) dated 18.09.2025 for objection till 03.10.2025.</p> <p>Meanwhile, the site of the project has been visited by the concerned PE and CA to check the status of development and connectivity with road. It is confirmed that the project has access through 6 Karam wide revenue rasta and 9 Karam Revenue Rasta which connects to 60 meter wide road.</p> <p>The promoter also submitted the reply on 30.09.2025 and 01.10.2025 which were scrutinized and the status of the documents is mentioned below:</p>
29. Present compliance status as on 06.10.2025 of deficient documents conveyed through notice dated 29.09.2025.	<ol style="list-style-type: none"> 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 needs to be revised. Online DPI needs to be corrected. Status: Not Submitted. 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. Approved Environment Clearance needs to be submitted. Status: Applied on 29.05.2025, receipt attached. Fire Scheme approval needs to be submitted. Status: Applied on 28.08.2025, receipt attached. Approved Service plan and estimates needs to be submitted. Status: Applied on 02.09.2025, receipt attached. Electrical Load availability needs to be submitted. Status: Applied on 01.05.2025. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted. Status: Not Submitted. However, the promoter submitted an affidavit stating that the site has access from 9 Karam wide revenue rasta and 6 Karam wide revenue raasta which is proposed to be widened to 24 mtr wide internal circulation road. Applied on 08.09.2025. REP-II needs to be revised. Status: Submitted. Draft Application form needs to be revised. Status: Submitted. Draft Allotment letter needs to be revised. Status: Submitted.



		<p>12. Draft Builder buyer agreement needs to be revised. Status: Submitted..</p> <p>13. Draft Brochure needs to be revised. Status: Submitted.</p> <p>14. Cost of the land amounts to Rs 19421.79 lakhs needs to be clarified according to the area applied for the registration is 4.6563 acres. Status: Submitted but cost of land needs to be clarified along with supporting documents.</p> <p>15. Details of any other cost amounts to Rs 5787.60 lakhs and details of financial resources from equity amounts to Rs 10 lakhs, loan from banks amounts to Rs 24500 lakhs and loan from other sources amounts to Rs 8400 lakhs needs to be submitted. Status: Submitted but details of loan from other sources amounts to Rs 8400 lakhs needs to be submitted.</p> <p>16. As per license, LLP has changed its name from SV Infra Management Solutions LLP to SV Infra Management Solutions Pvt Ltd. Hence, Certificate of Change in name of LLP needs to be submitted. Status: Submitted.</p> <p>17. Independent Auditors Report dated 31.03.2025 of SV Infra Management Solutions LLP needs to be submitted. Status: Not Submitted.</p> <p>18. Following Original CA Certificate needs to be submitted: CA Certificate for details in REP-1 (A-H) dated 29.08.2025, CA Certificate of net worth of promoter dated 29.08.2025, CA Certificate of non-default in payment of debt & statutory liabilities dated 29.08.2025 and CA Certificate of expenditure incurred and to be incurred dated 29.08.2025 needs to be submitted. Status: Submitted.</p> <p>19. Debenture Trust Deed along with repayment of schedule needs to be submitted. Charge form uploaded on website of ROC needs to be submitted. Status: Submitted.</p>
30.	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. Approved Environment Clearance needs to be submitted. Status: Applied on 29.05.2025, receipt attached.</p> <p>4. Fire Scheme approval needs to be submitted. Status: Applied on 28.08.2025, receipt attached.</p> <p>5. Approved Service plan and estimates needs to be submitted. Status: Applied on 02.09.2025, receipt attached.</p> <p>6. Electrical Load availability needs to be submitted.</p>



		<p>Status: Applied on 01.05.2025.</p> <p>7. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted.</p> <p>Status: Not Submitted. However, the promoter submitted an affidavit stating that the site has access from 9 Karam wide revenue rasta and 6 Karam wide revenue raasta which is proposed to be widened to 24 mtr wide internal circulation road. Applied on 08.09.2025.</p> <p>8. Cost of the land amounts to Rs 19421.79 lakhs needs to be clarified according to the area applied for the registration is 4.6563 acres.</p> <p>9. Details of any other cost amounts to Rs 5787.60 lakhs and details of financial resources from equity amounts to Rs 10 lakhs, loan from banks amounts to Rs 24500 lakhs and loan from other sources amounts to Rs 8400 lakhs needs to be submitted.</p> <p>10. Independent Auditors Report dated 31.03.2025 of SV Infra Management Solutions LLP needs to be submitted.</p>
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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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Environment Clearance, Fire Scheme approval, Approved Service plan and Estimates, Electrical load availability and the documents mentioned above.

The promoter shall submit three BG/DD amounting to Rs 25 lakhs each as a security amount for submission of Approved Environment Clearance, Fire Scheme approval, Approved Service plan and Estimates within 3 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
06/10/25

Ashish Dubey
Chartered Accountant

Ashish Kush
06/10/2025

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

Sh. Manoj Kumar (AR), Sh. Vivek Kr. Singh (AR) and Sh. Ashish Tyagi (AR) are present on behalf of the promoter.



The Authorized Representative of the promoter submits that presently, the Environment clearance, Fire Scheme Approval, Approved service plans and estimates, mining permission and Electrical load availability are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- The Approved Environmental Clearance, Fire Scheme Approval and Approved Service Plans and Estimates within 3 months from the date of grant of registration.
- Electrical load availability within 2 months from the date of grant of registration.
- Mining permission before the start of construction.

Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Approved Environmental Clearance: within 3 months from the date of grant of registration;
- Fire Scheme Approval: within 3 months from the date of grant of registration; and
- Approved Service Plans and Estimates: within 3 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the Electrical load availability within 2 months from the grant of registration certificate and Mining permission before start of construction.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.

**(Arun Kumar)
Chairman, HAREERA**