



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Serenity Hills (Phase-1)
Promoter	M/s Emaar India Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	Serenity Hills (Phase-1)
2.	Name of the license holders	M/s Pyramid Infratech Pvt. Ltd. M/s Gallium Propbuild Pvt. Ltd. M/s Gems Buildcon Pvt. Ltd. M/s Amardeep Buildcon Pvt. Ltd. M/s Gateau Propbuild Pvt. Ltd.
3.	Name of collaborator	M/s Pyramid Infratech Pvt. Ltd.
4.	Name of the promoter (Change of developer)	M/s Emaar India Ltd.
5.	Nature of the project	Residential Colony under NILP
6.	Nature of the phase	Group Housing
7.	Location of the project	Sector 86, Gurugram
8.	Legal capacity to act as a promoter	Change of Developer
9.	Status of project	New
10.	Whether registration applied for whole/Phase	Phase
11.	Phase no. (If applicable)	1
12.	Online application ID	RERA-GRG-2052-2025
13.	License no.	75 of 2025 dated 22.05.2025 10 of 2025 dated 16.01.2025
14.	Total licensed area	25.90 Acres
15.	Phase completion date as declared u/s 4(2)(I)(C)	30.09.2032 (OC date)
16.	QPR Compliance (If applicable)	N/A
17.	4(2)(I)(C) Compliance (If applicable)	N/A
18.	4(2)(I)(D) Compliance (If applicable)	N/A
19.	Status of change of bank account	N/A
20.	RC compliance	N/A
21.	Number of units	581 residential units
22.	Total Project cost	Rs. 1596.61 crores



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23.	Project Expenditure So far	Rs. 787.78 crores		
24.	Expenditure to be incurred	Rs. 808.83 crores		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	10 of 2025 dated 16.01.2025	22.05.2025
			75 of 2025 dated 15.01.2030	21.05.2030
	2.	Revised zoning plan approval	DTCP 11315 dated 06.08.2025	
	3.	Phasing plan approval	ZP-2184/PA(DK)/2025/37080 dated 19.09.2025	
	4.	Building plan approval	ZP-2184/PA(DK)/2025/37614 dated 25.09.2025	24.09.2030
	5.	Environmental Clearance	Not submitted (ToR approved on 12.09.2025)	
	6.	Airport height clearance	PALM/NORTH/B/072825/1883647 dated 04.08.2025	03.08.2033
	7.	Fire scheme approval	Not submitted	
	8.	Service plan and estimate approval	Not submitted	
	9.	Electrical load	Not submitted	
16.	Fee Details			
	Registration fee		(70411.919 x 1.4 x 10) + =Rs. 9,85,767/-	
	Late fee		N/A	
	Processing fee		70411.919 x 10 =Rs. 7,04,119/-	
	Total fee		Rs. 16,89,886/-	
17.	DD Details			
	DD amount		Rs. 16,97,000/-	
	DD no. and date		934082 dated 18.09.2025	
	Name of the bank issuing		HSBC Bank	
	Total fee paid		Rs. 16,97,000/-	
	Deficient amount		Nil	
18.	File Status		Date	
	File received on		25.09.2025	
	First notice Sent on		08.10.2025	
	1 st reply submitted on		09.10.2025	



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1st hearing on 13.10.2025

19. Case History: -

1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. 10 of 2025 dated 16.01.2025 to M/s Pyramid Infratech Pvt. Ltd., M/s Gallium Propbuild Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Amardeep Buildcon Pvt. Ltd. and M/s Gateau Propbuild Pvt. Ltd. in collaboration with M/s Pyramid Infratech Pvt. Ltd. for setting up Residential Colony under NILP over an area measuring 24.4375 acres (under migration from license no. 66 of 2023 dated 30.03.2023 granted for 17.425 acres for development of DDJAY plotted colony and 7.0125 acres from license no. 67 of 2023 granted for 8.33125 acres for development of DDJAY plotted colony) under Sector 86, Gurugram.
2. Further, DTCP granted license no. 75 of 2025 dated 22.05.2025 to M/s Pyramid Infratech Pvt. Ltd., M/s Gallium Propbuild Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., in collaboration with M/s Pyramid Infratech Pvt. Ltd. for setting up of Residential Colony under NILP on the additional land measuring 1.4625 acres (in addition to license no. 10 of 2025 measuring 24.4375 acres) hereby making total area measuring 25.90 acres in the Sector 86, Gurugram.
3. Thereafter, the permission for change of developer in favour of M/s Emaar India Ltd. was granted by DTCP vide memo dated 14.07.2025.
4. Now, M/s Emaar India Ltd. has applied on 25.09.2025 for registration of phase 1 of Residential Colony (under NILP) namely "Serenity Hills (Phase-1)" under section 4 of Real Estate (Regulation and Development), Act 2016.
5. The entire project measuring 25.90 acres is divided into following 8 phases as per the phasing plan dated 19.09.2025:

Phase no.	Towers	Area (acres)	Status of RERA registration
Phase 1	Towers C1, D1, D2, D3	8.004	Applied for registration
Phase 2	Towers B1, B2, B3	7.213	Applied for registration
Phase 3	Future Development	3.391	-
Phase 4	Future Development	2.612	-
Phase 5	Future Development	3.195	-
Phase 6	Commercial	0.519	-
Phase 7	Future Development	0.766	-
Independent Phase	Nursery School	0.200	-
TOTAL		25.90	

6. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/966 dated 08.10.2025.
7. Further, a public notice dated 28.09.2025 with respect to the application dated 25.09.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), The Hindustan Times (English), and Dainik Bhaskar (Hindi).



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	8. The reply dated 09.10.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:
20.	Present compliance status as on 13.10.2025 of deficient documents as conveyed on 08.10.2025 - Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted - Corrections in online DPI need to be done. Status: 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 - It is noted that the license no. 10 of 2025 measuring 24.4375 acres is granted after migration of 17.425 acres from license no. 66 of 2023 and 7.0125 acres from license no. 67 of 2023 granted for affordable residential plotted colony under DDJAY. Therefore, you are required to clarify the status of RERA registration, advertisement, marketing, booking, sale and offer to sale made in any manner by current as well as all the earlier developers with respect to the above-mentioned licenses. Status: An affidavit through authorized signatory of Emaar India Ltd. is submitted stating that the project is yet to be developed and RERA registration is not obtained, and no 3rd party rights have been created on the project land and earlier granted license no. 66 of 2023 and 67 of 2023. - Electrical load availability needs to be submitted. Status: The promoter undertakes to submit the proof of approval of electrification plan within 4 months - Approved fire scheme needs to be submitted. Status: The promoter undertakes to submit the same within 4 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930192 dated 08.10.2025 for submission of fire scheme within 4 months and further states that in case of failure, this security amount may be forfeited. - Approved service plans and estimates need to be submitted.



Project	Serenity Hills (Phase-1)
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	Status: The promoter undertakes to submit the same within 4 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930193 dated 08.10.2025 for submission of service plans & estimates within 4 months and further states that in case of failure, this security amount may be forfeited. 8. Mining permission needs to be submitted. Status: The promoter submits that the mining permission shall be obtained before commencement of construction and same shall be submitted to the Authority. 9. Road access permission needs to be submitted. Status: Not submitted 10. Environmental clearance needs to be submitted. Status: The promoter undertakes to submit the same within 6 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930194 dated 08.10.2025 for submission of EC within 6 months and further states that in case of failure, this security amount may be forfeited. 11. Draft BBA and allotment letter needs to be revised. Status: BBA needs to be revised. 12. Draft brochure and advertisement document needs to be submitted. Status: Submitted 13. Land cost needs to be clarified according to area apply for registration along with the sales deed of the land. Status: Submitted 14. Project report needs to be revised. Status: Submitted 15. Bank undertaking needs to be revised. Status: Submitted 16. Affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D) needs to be submitted. Status: Submitted but needs to be signed by landowners as well. 17. Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted. Status: Submitted 18. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted
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Project	Serenity Hills (Phase-1)
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		19. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted 20. Cash flow statement needs to be revised. Status: Submitted 21. Details of promoter from MCA website need to be submitted. Status: Submitted 22. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted 23. CA certificate for REP I needs to be submitted. Status: Submitted 24. Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted 25. CA certificate for net worth needs to be provided. Status: Submitted 26. CA certificate for non-default needs to be submitted. Status: Submitted 27. Affidavit regarding arrangement with the separate bank account under section 4(2)(I)(D) of the Act needs to be revised. Status: Submitted 28. Financial resources need to be met with project cost. Status: Submitted
21.	Remarks	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted 2. It is noted that the license no. 10 of 2025 measuring 24.4375 acres is granted after migration of 17.425 acres from license no. 66 of 2023 and 7.0125 acres from license no. 67 of 2023 granted for affordable residential plotted colony under DDJAY. Therefore, you are required to clarify the status of RERA registration, advertisement, marketing, booking, sale and offer to sale made in any manner by current as well as all the earlier developers with respect to the above-mentioned licenses. Status: An affidavit through authorized signatory of Emaar India Ltd. is submitted stating that the project is yet to be developed and RERA registration is not obtained, and no 3rd party rights have been created on



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the project land and earlier granted license no. 66 of 2023 and 67 of 2023.

3. Electrical load availability needs to be submitted.

Status: The promoter undertakes to submit the proof of approval of electrification plan within 4 months

4. Approved fire scheme needs to be submitted.

Status: The promoter undertakes to submit the same within 4 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930192 dated 08.10.2025 for submission of fire scheme within 4 months and further states that in case of failure, this security amount may be forfeited.

5. Approved service plans and estimates need to be submitted.

Status: The promoter undertakes to submit the same within 4 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930193 dated 08.10.2025 for submission of service plans & estimates within 4 months and further states that in case of failure, this security amount may be forfeited.

6. Mining permission needs to be submitted.

Status: The promoter submits that the mining permission shall be obtained before commencement of construction and same shall be submitted to the Authority.

7. Road access permission needs to be submitted.

Status: Not submitted

8. Environmental clearance needs to be submitted.

Status: The promoter undertakes to submit the same within 6 months. Further, the promoter submitted security amount of Rs. 25 lakhs vide DD no. 930194 dated 08.10.2025 for submission of EC within 6 months and further states that in case of failure, this security amount may be forfeited.

9. Draft BBA and allotment letter needs to be revised.

Status: BBA needs to be revised.

10. Affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D) needs to be submitted.

Status: Submitted but needs to be signed by landowners as well.

22. **Recommendation:** The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrected copy of REP-I, approved electrical load, approved fire scheme, approved service



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plans & estimates, environmental clearance, mining permission, road access permission, rectified BBA and affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D).

The promoter has submitted three DDs of Rs. 25 lakhs each vide DD nos. 930192, 930193, and 930194 dated 08.10.2025 as a security amount to submit the approvals of fire scheme, service plans & estimates within 4 months and environmental clearance within 6 months failing which these DDs may be forfeited in delayed/non-compliance.

It is recommended that the application may be considered for registration subject to submission of the approvals of fire scheme, service plans & estimates, road access permission within 4 months, environmental clearance within 6 months, mining permission before commencement of construction and other deficit documents listed above at S. No. 21 before issuance of the registration certificate.


(Asha)

Chartered Accountant



(Neeraj) Gautam

Associate Architectural Executive

Day and Date of hearing

Monday and 13.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Venkat Rao (advocate), Sh. Purushottam Grover, Ms. Priyanka Miglani and Sh. Anitesh Singh (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, the electrical load approval, fire scheme approval, service plans & estimates approval, environmental clearance and road access permission 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 Electrical Load Approval, Fire Scheme Approval, Approved Service Plans & Estimates and Road Access Permission within 4 months from the date of grant of registration, Environmental Clearance within 6 months from the date of grant of registration and Mining permission before commencement of construction. Further, the AR states that three Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely submission of approved fire scheme, approved service plan & estimates and environmental clearance have already been submitted in the Authority. 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. Also, the rectified BBA is being submitted in the registry of the Authority today.

The Authority observes that the license no. 10 of 2025 measuring 24.4375 acres was granted after migration of 17.425 acres from license no. 66 of 2023 and 7.0125 acres from license no. 67 of 2023 granted for affordable residential plotted colony under DDJAY. Further, License no. 75 of 2025 was granted under NIPL Policy, 2022 on the additional area measuring 1.4625 acres (in addition to license no. 10 of 2025 granted for 24.4375 acres) thereby making total project area measuring 25.90 acres. In this regard, an affidavit cum undertaking dated 08.10.2025 through authorized signatory of Emaar India Ltd. has been submitted in the Authority stating that '*the project is yet to be developed where RERA registration is not obtained, and no third party have been created on the project land and earlier granted license no. 66 of 2023 and 67 of 2023, which stands already migrated.*'



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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 and undertaking regarding non creation of 3rd party rights on the project land and earlier granted license no. 66 of 2023 and 67 of 2023. In view of the submission of three Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, the promoter is directed to submit of following approvals:

- Fire Scheme Approval: within 4 months from the date of grant of registration,
- Service Plans and Estimates: within 4 months from the date of grant of registration; and
- Environmental Clearance: within 6 months from the date of grant of registration.

Further, the promoter shall submit the approved electrical load and road access permission within 4 months from the date of grant of registration and mining permission before the commencement of construction.

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.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 21. Also, the declaration made by the promoter vide Affidavit cum undertaking dated 08.10.2025 shall be incorporated in the registration certificate.

The Registration Certificate shall be issued after submission of corrected REP-I and other deficiencies as listed above at S. No. 21.


(Arun Kumar)

Chairman, HARERA

