



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
Promoter

The Grove at Sanctuary
M/s 1000 Trees Housing Pvt. Ltd.

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S. No.	Particulars	Details
1.	Name of the project	The Grove at Sanctuary
2.	Name of the promotor	M/s 1000 Trees Housing Pvt. Ltd.
3.	Nature of the project	Commercial Colony
4.	Location of the project	Sector 105, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	Sh. Kanwar Singh, Sh. Rohtash Singh and others
7.	Status of project	New
8.	Online Application ID	RERA-GRG-2046-2025
9.	Fee calculation	
	Registration fee	Not calculated, as the revised building plans have not been submitted by the promoter.
	Late fee	
	Processing fee	
	Total fee	
10.	Details of fee deposited	
	DD amount	Rs 5,02,059/-
	DD no. and date	590168 dated 11.09.2025
11.	File Status	Date
	Project received on	24.09.2025
	1 st Hearing on	13.10.2025
12.	Case History:	
	- In this regard, it is submitted that the applicant M/s 1000 Trees Housing Pvt. Ltd. has submitted an application for registration of commercial colony namely "The Grove at Sanctuary" measuring 2.762 acres in sector 105, Gurugram u/s 4 of the Act of 2016 bearing temp ID RERA-GRG-PROJ-2046-2025 vide Dak receipt no. 98523 dated 11.09.2025 along with a fee of Rs. 2,28,560/- vide DD no. 99146 dated 24.09.2025. - While examining the application, it was observed that the promoter had not obtained the approval of revised building plans of the project. - Therefore, the file was put up before the Authority with a proposal to return the application to the promoter along with the forfeiture of processing fee.	



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4. The Authority decided to fix the matter for hearing on 13.10.2025 and return the application to the promoter along with the forfeiture of processing fee.

Asha
(Asha)

Chartered Accountant

Deepika

(Deepika)

Planning Executive

Day and Date of hearing

Monday and 13.10.2025

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.

None is present on behalf of the promoter.

Sh. Nitin Kataria, one of the landowners of the project, is present along with his counsel. The counsel submitted an objection before the Authority highlighting an ongoing dispute between the landowner and the applicant promoter regarding the delay in completion of the project and the allocation of units as per the terms of the Collaboration Agreement.

The Authority observes that the promoter has submitted the application for registration of the commercial colony without obtaining requisite prior approval of the revised building plan for the project. Such approval is a mandatory prerequisite for such registration under the provisions of the Act, the rules and regulations made thereunder.

In view of this non-compliance, **the application for registration is hereby returned.** The processing fee stands forfeited, while the registration fee deposited by the promoter shall be adjusted against any fresh application submitted to the Authority for registration of the project.

As the registration application itself is being returned and no registration is being granted at this stage, no proceedings on the objection raised by the landowner/allottee survive for consideration. The objection thus stands disposed of as infructuous at this stage. However, the objector shall be at liberty to approach the Authority afresh, in accordance with law, in case the promoter files a new application for registration of the project.

Arun Kumar

(Arun Kumar)

Chairman, HARERA

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