

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No	Particulars	Details	
1.	Name of the project	Flora Avenue 33 Phase II	
2.	Name of the promotor	M/s Global Horizon Holdings Pvt. Ltd	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Sector- 33, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Global Horizon Holdings Pvt. Ltd	
7.	Whether registration applied for whole	Whole	
8.	Status of project	New	
9.	Online Application ID	RERA-GRG-1975-2025	
10.	Date of completion of project as per REP-II/4(2)(I)(c)	30.11.2030	
11.	QPR Compliance (If applicable) of plotted colony RC no. 20 of 2021	Submitted till Dec, 2023	
12.	4(2)(I)(d) Compliance (If applicable) of plotted colony RC no. 20 of 2021	Pending: 2021-22,2022-23,2023-24	
13.	Compliance of RC Conditions of plotted colony RC no. 20 of 2021	Approved Service plan and estimates: Submitted	
14.	License no.	58 of 2019 dated 08.03.2019 (7.89375 acres)	valid up to 07.03.2024
		88 of 2022 dated 06.07.2022 (0.25625 acres)	valid up to 05.07.2027



15.	Total licensed area	8.15 acres	Area to be registered	1.8924 acres
16.	Fee Details- Fee cannot be calculated as area applied for registration of residential floors needs to be clarified.			
	Registration Fee	-		
	Processing Fee	-		
	Late Fee	N/A		
	Total Fee	-		
	Fees paid	Rs 1,53,166/-		
	DD no. and date	009748 dated 18.07.2025		
	Name of the bank issuing	HDFC Bank		
	Deficit fees	-		
17.	Total Project Cost	Rs 148.53 crs		
18.	Expenditure Incurred	Rs 30.33 crs		
19.	Expenditure to be incurred	Rs 118.20 crs		
20.	Total no of units	224 apartments on 56 plots.		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	58 of 2019 dated 08.03.2019 (7.89375 acres) 88 of 2022 dated 06.07.2022 (0.25625 acres)	07.03.2024 (Expired) 05.07.2027 (CC obtained for 8.15 acres dated 23.08.2023)
	ii)	Zoning Plan Approval	8827 dated 07.12.2022	
	iii)	Building plan Approval	Email dated May 16,2025 from DTP(P), Gurugram dated 16.05.2025	15.06.2027
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-3972-B/JE/(DS)/2023/1711 dated 18.01.2023	



	viii) Electricity load availability connection	Ch-53/DGR-26B dated 31.03.2022 (Needs to be submitted for whole area)
22.	File Status	Date
	Project received on	22.07.2025
	First deficiency notice sent on	13.08.2025
	First hearing on	18.08.2025 (adjourned)
	Second hearing on	08.09.2025 (adjourned)
	Third hearing on	29.09.2025
23.	<p>Case History:</p> <p>An application regarding registration of residential floors projects namely "Flora Avenue 33 Phase-II" situated at Sector- 33, Sohna, Gurugram Haryana being developed by M/s Global Horizon Holdings Pvt. Ltd. was submitted on 22.07.2025 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration of S+4 floors over 56 plots within a project "Flora Avenue 33" by name "Flora Avenue 33 Phase-II" is a part of the affordable plotted colony under DDJAY which falls under license no. 58 of 2019 dated 08.03.2019 valid upto 07.03.2024 and 88 of 2022 dated 06.07.2022 valid upto 05.07.2027 for area admeasuring 7.89375 acres and 0.25625 acres respectively being issued in favour of Global Horizon Holdings Pvt. Ltd. which got registered by the authority vide RC no. 20 of 2021 dated 15.07.2021 valid up to 06.09.2023 for area measuring 7.89375 acres whereas license no. 88 of 2022 is not registered with the Authority.</p> <p>Meanwhile, Completion Certificate has been obtained for area measuring 8.15 acres vide Memo. No. LC-3972/JE(SB)-2023/27768 dated 23.08.2023.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 18.08.2025.</p> <p>On 05.08.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Dainik Tribune" dated 05.08.2025 as per the directions of Authority. Objections to be filed till 18.08.2025.</p> <p>No Objections received till 18.08.2025.</p> <p>On 18.08.2025, the matter is adjourned to come up on 08.09.2025.</p>	
24.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> 1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be revised. 2 Corrections in detailed project information needs to be done.



		<p>Status: Submitted but needs to be revised.</p> <p>3 The application applied for residential floors falls under licenses vide license no. i.e. 58 of 2019 and 88 of 2022 wherein license no. 58 of 2019 is registered with Authority vide RC No. 20 of 2021 as affordable plotted colony under DDJAY whereas additional license i.e. 88 of 2022 is not registered with the Authority and the promoter has applied for an area measuring 1.8924 acres which falls under both the licenses including additional license no. 88 of 2022. Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter residential floors on the additional license be applied for registration. Status: The promoter stated that he has applied for the registration of additional area with RERA Gurugram vide application dated 18.09.2025.</p> <p>4 It is noted that additional license no. 88 of 2022 is not registered with the Authority. However, the area applied for registration of residential floors falls in unregistered DDJAY area also. The same needs to be clarified and corrected. Accordingly, fees will be calculated and deficit fee if any will be conveyed after clarification on area to be applied. Status: The promoter stated that he has applied for the registration of additional area with RERA Gurugram vide application dated 18.09.2025.</p> <p>5 Affidavit for no sale of plots needs to be provided. Status: Not Submitted</p> <p>6 Project report along with brochure of current project needs to be revised and project photos needs to be submitted. Status: Submitted but needs to be revised.</p> <p>7 Information to revenue department needs to be submitted for whole area. Status: Submitted</p> <p>8 Status of freezed plots on which residential floors has been applied needs to be submitted, unfreezing letter if plots are unfreezed needs to be provided. Status: Not Submitted, the promoter stated that Government of Haryana has removed the provision related to freezing of 50% saleable area under DDJAY scheme.</p> <p>9 Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</p>
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		<p>submitted. Charge form uploaded on ROC website needs to be submitted. Status: Submitted but REP II needs to be revised as OC date is missing and details of loan from Hero Housing Finance Pvt Ltd is missing. Further Noc from the lender needs to be submitted. Charge form uploaded on ROC website needs to be submitted.</p> <p>22 Project Report needs to be revised as infrastructure construction cost do not match with DPI. Details of financial resources amounts to Rs 28.53 lakhs mentioned in DPI needs to be submitted. Status: Submitted but Project Report needs to be revised as infrastructure construction cost do not match with DPI. Details of financial resources amounts to Rs 28.53 lakhs mentioned in DPI needs to be submitted.</p> <p>23 Following Original CA Certificate needs to be submitted: Original CA Certificate of non-default dated 01.07.2025, Original CA Certificate of expenditure incurred and to be incurred dated 20.07.2025, Original CA Certificate of net worth on latest date, and Original CA Certificate of REP-1 (A-H). Status: Submitted</p> <p>24 Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 18.03.2021. Status: Submitted but Original non-encumbrance certificate dated 04-08-2025 needs to be submitted.</p> <p>25 Affidavit of promoter dated 07.07.2025 regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost and area do not match with DPI. Status: Submitted</p> <p>26 Original Bank Undertaking dated 07.07.2025 needs to be revised as project name is mentioned as GCC Infra. Status: Submitted but Original bank undertaking dated 19-08-2025 needs to be submitted.</p> <p>27 Draft agreement for sale needs to be revised as master account details of the project is missing.</p>
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25.	Remarks	<p>1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2 Corrections in detailed project information needs to be done.</p> <p>3 The application applied for residential floors falls under licenses vide license no. i.e. 58 of 2019 and 88 of 2022 wherein license no. 58 of 2019 is registered with Authority vide RC No. 20 of 2021 as affordable plotted colony under DDJAY whereas additional license i.e. 88 of 2022 is not registered with the Authority and the promoter has applied for an area measuring 1.8924 acres which falls under both the licenses including additional license no. 88 of 2022. Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter residential floors on the additional license be applied for registration. Status: The promoter stated that he has applied for the registration of additional area with RERA Gurugram vide application dated 18.09.2025.</p> <p>4 It is noted that additional license no. 88 of 2022 is not registered with the Authority. However, the area</p>



	<p>applied for registration of residential floors falls in unregistered DDJAY area also. The same needs to be clarified and corrected. Accordingly, fees will be calculated and deficit fee if any will be conveyed after clarification on area to be applied.</p> <p>5 Affidavit for no sale of plots needs to be provided.</p> <p>6 Project report along with brochure of current project needs to be revised and project photos needs to be submitted.</p> <p>7 Status of frozen plots on which residential floors has been applied needs to be submitted, unfreezing letter if plots are unfrozen needs to be provided. Status: Not Submitted, the promoter stated that Government of Haryana has removed the provision related to freezing of 50% saleable area under DDJAY scheme.</p> <p>8 HUDA Construction water NOC needs to be submitted.</p> <p>9 Approval/NOC from various agencies regarding the external services like storm water drainage, drinking water supply needs to be submitted for whole area.</p> <p>10 Approval/NOC from various agencies regarding the external services like sewerage connection and road access permission needs to be submitted.</p> <p>11 Forest NOC needs to be submitted for whole area.</p> <p>12 Electrical load availability needs to be revised for whole area.</p> <p>13 Draft allotment letter needs to be revised.</p> <p>14 PERT Chart needs to be submitted.</p> <p>15 Draft brochure needs to be revised and draft advertisement needs to be submitted.</p> <p>16 Cost of the land amounts to Rs 1445.36 lakhs needs to be clarified according to the area applied for the registration is 1.8924 acres along with the supporting documents. Status: Submitted but needs to be clarified.</p> <p>17 REP II needs to be revised as OC date is missing and details of loan from Hero Housing Finance Pvt Ltd is missing. Further Noc from the lender needs to be submitted. Charge form uploaded on ROC website needs to be submitted.</p> <p>18 Project Report needs to be revised as infrastructure construction cost do not match with DPI. Details of financial resources amounts to Rs 28.53 lakhs mentioned in DPI needs to be submitted.</p>
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	<p>19 Original non-encumbrance certificate dated 04-08-2025 needs to be submitted.</p> <p>20 Original bank undertaking dated 19-08-2025 needs to be submitted.</p> <p>21 Draft agreement for sale needs to be revised as master account details of the project is missing.</p> <p>22 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> <p>23 Quarterly net cash flow and quarterly fund flow statement needs to be revised as source of funds do not match with DPI.</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 are found to be in order except the deficiencies pending in S. No. 24. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

on tour
Ashish Dubey
Chartered Accountant

Nikita
Nikita Mittal
Planning Executive

Day and Date of hearing	Monday and 29.09.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.09.2025.
Ms. Nikita Mittal, Planning Executive briefed about the facts of the case.
Sh. Anshul Thakur (AR) and Sh. Rakesh Kumar Yadav (AR) are present on behalf of the promoter.

The Authority observes that the promoter submitted an application under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for registration of the project titled "Flora Avenue 33 Phase II" on 22.07.2025. The project pertains to licenses bearing no. 58 of 2019 dated 08.03.2019 (valid up to 07.03.2024) and no. 88 of 2022 dated 06.07.2022 (valid up to 05.07.2027) for land measuring 7.89375 acres and 0.25625 acres respectively, both issued in favour of M/s Global Horizon Holdings Pvt. Ltd. It is further observed that license no. 58 of 2019 was granted for an area admeasuring 7.89375 acres and the same is registered with Authority vide RC No. 20 of 2021 dated 15.07.2021 as affordable plotted colony under DDJAY whereas additional license i.e., 88 of 2022 was granted for an area admeasuring 0.25625 acres and the same is not yet registered with the Authority. The promoter has applied for independent residential floors on 56 plots for an area admeasuring 1.8924 acres which falls under both the licenses mentioned above. Out of these 56 plots, 53 plots fall in registered licensed area (58 of 2019) and 3 plots i.e., B-01, D-1, A3-01 fall in unregistered additional licensed area under license no. 88 of 2022. Accordingly, the promoter was directed to clear the status of unregistered additional license i.e., 88 of 2022.

Sh. Ramesh Yadav (AR), Sh. Anshul (AR) are present on behalf of promoter and states that additional licensed area i.e., 0.25625 acres falling under license no. 88 of 2022 dated 06.07.2022 has been applied for registration in the Authority on 18.09.2025 itself and further requests to grant registration to the project after excluding the floors on the 3 plots i.e., B-01, D-1, A3-01 which falls under the unregistered additional licensed area. The AR further submits that revised documents including the applicable fees will be submitted in the Authority within a period of 1 week.

In view of the above, the promoter is directed to submit the revised documents including the applicable fees along with the remaining deficit documents mentioned at S. No 25.

Keeping in view of the above, the registration of the said project is approved as proposed excluding the floors on the 3 plots i.e., B-01, D-1, A3-01 which falls under the additional licensed area i.e., 0.25625 acres falling under license no. 88 of 2022 dated 06.07.2022, which is yet to be registered and the same is subject to the submission of documents including the applicable fees. The RC shall be issued after the submission of above.



(Arun Kumar)
Chairman, HARERA