



AGENDA OF THE MEETING

MEETING OF THE AUTHORITY:

DATED: 13.10.2025.

ITEM NO.	
SUBJECT	Appeal No. 547 of 2025 titled as M/s Inspire Parking Nest Pvt. Ltd. Vs. HARERA, Gurugram decided on 15.09.2025 before Hon'ble Appellate Tribunal, Chandigarh and compliance in continuation thereto.
DETAILS	M/s Inspire Parking Nest Pvt. Ltd. has applied on 08.04.2025 for registration of the project namely "THE DOME CENTRE" admeasuring 2.89 acres situated in Sector 29, Gurugram under section 4 of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"). The said application was rejected by the Authority vide its order dated 30.06.2025 observing as under: <i>"In view of the foregoing, since the application for registration dated 08.04.2025 submitted by M/s Inspire Parking Nest Pvt. Ltd. (a Special Purpose Vehicle of M/s Adani Infrastructure and Developer Pvt. Ltd.) is based on a concession agreement that is revocable in nature, and considering that the title to the land remains vested with HSVP, coupled with the fact that the applicant does not intend to sell any units of the project to the public, the proposed infrastructure does not qualify as a "real estate project" within the meaning of Section 2(zn) of the Act. Consequently, the applicant does not fall within the definition of a "promoter" as defined under Section 2(zk) of the Act. Therefore, the Authority holds that the present application for registration under Section 4 of the Real Estate (Regulation and Development) Act, 2016, is not maintainable and therefore, decides to reject and return the application with the following direction:</i> (i) <i>The registration fee deposited by the applicant shall be returned to M/s Inspire Parking Nest Pvt. Ltd. and the processing fee deposited is hereby forfeited."</i>



Being aggrieved by the said order dated **30.06.2025** passed by the Authority, an appeal bearing no. **547 of 2025** was filed by the M/s Inspire Parking Nest Pvt. Ltd. against the Respondent-Authority and Anr. The above-noted appeal has been disposed of by the Hon'ble Appellate Tribunal vide order dated 15.09.2025. The relevant paras of the order dated 15.09.2025 are reproduced below for the ready reference:

"10. In the peculiar facts of the case, this Tribunal is of the considered view that the order passed by the Chairman without waiting for the Members, one of whom was on leave and the other who was not able to participate on 23.06.2025, has caused prejudice to the appellant. The observations of Hon'ble Supreme Court, as reproduced above, needed to be kept in view while passing the impugned order. The same is, thus, set aside.

11. As this Tribunal has set aside the impugned order on the first issue itself, the second issue raised by the appellant is left open to be decided by the Authority while adhering to the quorum.

12. In view of above, the appeal is allowed. Matter is remitted to the Authority to be decided as per law after thorough scrutiny of the suggestions/observations of the Planning Branch, opinion of Advocate General and other material on record. Decision be taken expeditiously, preferably within six weeks of receipt of this order."

Further, an application was received in the Authority on 19.09.2025 from M/s Inspire parking Nest Pvt. Ltd. requesting to review the project registration application - 'The Dome Centre', Sector 29, Gurugram in view of the aforesaid order dated 15.09.2025 passed by the Hon'ble Appellate Tribunal.

In view of the directions passed by the Hon'ble Appellate Tribunal and request made by the Applicant- M/s Inspire parking Nest Pvt. Ltd., the Authority decided to grant an opportunity of hearing to the applicant M/s Inspire Parking Nest Pvt. Ltd. for decision of the registration application.



HARERA
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Accordingly, a Notice dated 10.10.2025 was issued to the applicant to appear before the Authority on 13.10.2025 along with necessary documents.

Neeraj Gautam

Associate Architectural Executive

PROCEEDINGS OF THE AUTHORITY

Dated: 13.10.2025.

The Authority noted that an email dated 12.10.2025 has been received in the Authority from Himanshu Arora, Advocate stating that he has been engaged as counsel for the applicant i.e., Inspire Parking Nest Pvt Ltd to appear before the Authority in the present matter. It was stated in the email that the counsel is held up before the Hon'ble High Court at Chandigarh in other matters and would not be able to attend the present hearing before HARERA, Gurugram on 13.10.2025. In view of the same, the counsel prays to grant an adjournment in the interest of justice and fix a date as per the convenience of the Authority.

Keeping in view the request of the counsel for applicant and in the interest of justice, one opportunity is hereby granted to the applicant to appear and present its case. In view of the directions passed by the Hon'ble Appellate Tribunal relating to the expeditious disposal of the present matter preferably within 6 weeks, it is made clear that no further adjournment shall be granted under any circumstances and in case of non-appearance on the next date of hearing, the registration application shall be decided on merits.

The matter to come up on 27.10.2025.

(Arun Kumar)

Chairman, HARERA

