



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Green Valley Homes
RERA-GRG-2008-2025

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Green Valley Homes		
2.	Name of the promoter	M/s Hobby Developers LLP		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector- 35, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	Third Party Right Holder/ Landowner		
6.	Name of the license holder	N/A		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-2008-2025		
10.	License no.	N/A		N/A
11.	Total licensed area	12.41875 acres	Area to be registered	0.452 acres
12.	Projected completion date	31.03.2030		
13.	QPR Compliances (if applicable)	RC no. 45 of 2019 – Submitted till Jue 2023.		
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 45 of 2019 – Submitted.		
15.	4(2)(I)(C) Compliances (if applicable)	Expired on 19.08.2024 (CC obtained dated 26.06.2023)		
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.	No of units	56 floors on 14 plots		
20.	Total Project Cost	Rs 61.79 crs		
21.	Expenditure Incurred	Rs 11.71 crs		
22.	Expenditure to be incurred	Rs 50.08 crs		
23.	Statutory approvals either applied for or obtained prior to registration			

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



S.No	Particulars	Date of approval	Validity upto
i)	License Approval	N/A	Conveyance deed of 14 plots dated 23.06.2025
ii)	Zoning Plan Approval	7608 dated 09.12.2020 (For residential plotted colony)	-
iii)	Building plan Approval	A-12, A-13 B-14 to B-21, D-43 to D-46 dated 05.08.2025	04.08.2027 (Under Self certification policy and Email dated 05.08.2025 from DTCP)
iv)	Environmental Clearance	N/A	N/A
v)	Airport height clearance	N/A (Height is less than 30 mtrs.)	
vi)	Fire scheme approval	N/A (Height is less than 15 mtrs.)	
vii)	Service plan and estimate approval	N/A	
24.	Fee Details		
	Registration Fee	Residential-(For 14 plots) $1829.22 * 2.64 * 2.64 * 10$ = Rs. 1,27,489/-	
	Processing Fee	4829.1408 x 10 = Rs. 48,291/-	
	Late Fee	N/A	
	Total Fee	Rs. 1,75,780/-	
25.	DD amount	Rs 48,292/- Rs 48,292/- Rs 79,196/-	
	DD no. and date	725063 dated 24.07.2025 725064 dated 24.07.2025 725085 dated 04.09.2025	
	Name of the bank issuing	Bank of Maharashtra	
	Deficient amount	-	
26.	File Status	Date	
	File received on	11.08.2025	
	First notice Sent on	03.09.2025	
	First hearing on	08.09.2025	

Second hearing on

08.09.2025 (adjourned)

Third hearing on

29.09.2025

27.

Case History:

The Promoter M/s Hobby Developers LLP who is a Third-Party Right Holder applied for the registration of real estate residential floors project namely “Green Valley Homes” located at Sector- 35, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 96103 dated 11.08.2025 and RPIN-942. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2008-2025. The project area for registration is 0.452 acres.

The DTCP has granted license no. 23 of 2019 dated 20.02.2019 admeasuring 12.41875 acres for the development of Residential Plotted Colony in Sector 35, Sohna, Gurugram.

The area admeasuring 12.41875 acres (Green Valley) was registered vide registration number 45 of 2019 dated 30.08.2019 which is valid upto 19.08.2024. CC for the same has been obtained dated 26.06.2023.

The promoter purchased 14 plots via conveyance deed in the residential plotted colony namely “Green Valley” and applied for registration of residential floors (S+4) on 14 plots.

Details of plots applied for registration as follows:

Details of plots						
S.No	Plot no	Conveyance date	BR-III email date	Area in sq mtr	FAR	Total FAR
1	A-12	23.06.2025	05.08.2025	131.640	2.64	347.5296
2	A-13	23.06.2025	05.08.2025	131.640	2.64	347.5296
3	B-14	23.06.2025	05.08.2025	132.769	2.64	350.51016
4	B-15	23.06.2025	05.08.2025	132.769	2.64	350.51016
5	B-16	23.06.2025	05.08.2025	132.769	2.64	350.51016
6	B-17	23.06.2025	05.08.2025	132.769	2.64	350.51016
7	B-18	23.06.2025	05.08.2025	132.769	2.64	350.51016
8	B-19	23.06.2025	05.08.2025	132.769	2.64	350.51016
9	B-20	23.06.2025	05.08.2025	132.769	2.64	350.51016
10	B-21	23.06.2025	05.08.2025	132.769	2.64	350.51016
11	D-43	23.06.2025	05.08.2025	125.947	2.64	332.50008
12	D-44	23.06.2025	05.08.2025	125.947	2.64	332.50008
13	D-45	23.06.2025	05.08.2025	125.947	2.64	332.50008
14	D-46	23.06.2025	05.08.2025	125.947	2.64	332.50008
				1829.22		4828.56

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/942 dated 03.09.2025 was issued to the promoter with an opportunity of being heard on 08.09.2025.

On 20.08.2025, the promoter has submitted the public notice in three newspapers, two English, “The Tribune” & “Hindustan Times” and one Hindi, “Dainik Bhaskar” dated 20.08.2025 as per the directions of Authority. Objections to be filed till 08.09.2025.



	<p>No Objections received till 08.09.2025.</p> <p>On 08.09.2025, the matter is adjourned and fixed for 29.09.2025.</p> <p>The status of documents is mentioned below.</p>
28.	<p>Present compliance status as on 29.09.2025 of deficient documents conveyed through notice dated 03.09.2025.</p> <ol style="list-style-type: none"> 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. Corrections in detailed project information needs to be done. Status: Submitted but needs to be revised. Deficit fee of Rs 79,196/- needs to be submitted. Status: Submitted via DD No. 725085 dated 04.09.2025. Latest Land Title search report needs to be submitted not more than 6 months prior to the date of application of registration along with the bar enrolment no. of the advocate. Status: Submitted Project report along with brochure of current project and project photos needs to be submitted. Status: Not Submitted As building plans have been revised, therefore status of earlier approved building plans needs to be submitted along with the changes to be marked in plan and in a tabular form. Meanwhile, status of sale as per earlier approved building plans needs to be submitted. Status: The promoter stated that revision in building plans is change in developers name as earlier building plans approved are in the name of M/s Lion Infradevelopers LLP, after which through conveyance deed, the building plan were approved in the name of M/s Hobby Developers LLP. HUDA Construction water NOC needs to be submitted. Status: Not Submitted Zoning plan needs to be submitted. Status: Submitted Draft documents i.e., Payment Receipt related to allottee needs to be submitted. Status: Submitted Draft brochure and advertisement need to be submitted. Status: Submitted whereas draft advertisement needs to be submitted. Land cost needs to be clarified according to Area applied for registration. Status: Submitted



		<p>12. Clarification needs to be submitted as License fees, conversion charges, EDC, IDC, and IDW not mentioned in DPI. Details of loan from other sources amounts to Rs 1471.41 lakhs mentioned in DPI needs to be submitted. Status: Not Submitted</p> <p>13. Independent Auditors Report along with audited financial statement for the financial year 2024-25, 2023-24 and 2022-23 needs to be submitted. Further as per unaudited Balance Sheet dated 31.03.2024 net worth is Rs -1.03 lakhs. Status: Submitted. Promoter submitted unaudited financial statement for the financial year 2024-25, 2023-24 and 2022-23.</p> <p>14. Bank Undertaking dated 25.07.2025 needs to be revised as project name is missing in free A/c. Status: Submitted</p> <p>15. Draft agreement to sell needs to be revised as master bank account number is missing. Status: Submitted</p> <p>16. REP II, TAN, KYC of CA, Engineer and Architect needs to be submitted. Status: Submitted but REP II dated 24.07.2025 needs to be revised as OC date is missing.</p> <p>17. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Affidavit of no loan on the project needs to be submitted. Status: Submitted but Original non-encumbrance certificate dated 09.09.2025 needs to be submitted.</p> <p>18. Quarterly estimated expenditure, quarterly net cash flow and quarterly fund flow statement needs to be submitted. Status: Submitted but quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p>
29.	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. Project report along with brochure of current project and project photos needs to be submitted.</p> <p>4. HUDA Construction water NOC needs to be submitted.</p> <p>5. Draft advertisement needs to be submitted.</p> <p>6. Clarification needs to be submitted as License fees, conversion charges, EDC, IDC, and IDW not mentioned in DPI. Details of loan from other sources</p>



		amounts to Rs 1471.41 lakhs mentioned in DPI needs to be submitted.
		7. REP II dated 24.07.2025 needs to be revised as OC date is missing.
		8. Original non-encumbrance certificate dated 09.09.2025 needs to be submitted.
		9. Quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.

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 mentioned at S. No. 29. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

<p><i>on tour</i> Ashish Dubey Chartered Accountant</p>		<p><i>Nikita</i> Nikita Mittal Planning Executive</p>
Day and Date of hearing	Monday and 29.09.2025	
Proceeding recorded by	Ram Niwas	

PROCEEDINGS OF THE DAY

Proceedings dated: 29.09.2025.

Ms. Nikita Mittal, Planning Executive briefed about the facts of the case.

Sh. Dushyant Sharma (AR) and Sh. Rahul (AR) are present on behalf of the promoter.

The AR of the promoter states that pending documents were filed with the Authority on the previous Friday i.e., 26.09.2025. The concerned official to examine the said documents.

In view of the above, the registration of the said project is approved as proposed subject to rectification of remaining deficiencies. The registration certificate shall be issued after compliance with the remaining deficiencies and necessary corrections in form A to H and DPI.

Arun Kumar

(Arun Kumar)
Chairman, HARERA