

Hearing brief for registration of Project u/s 4

Hearing Order/Registration of Project u/s 4				
S.No	Particulars	Details		
1.	Name of the project	Emaar India Business Centre (Phase 2)		
2.	Name of the promoter	M/s Emaar India Limited (Formerly known as Emaar MGF Land Pvt. Ltd.)		
3.	Nature of the project	IT Park Colony		
4.	Location of the project	Sector-61, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Active Promoters Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	2		
9.	Online application ID	RERA-GRG-PROJ-2084-2025		
10.	License no.	34 of 2008 dated 23.02.2008		valid upto 22.02.2026
11.	Total licensed area	5.65 Acres	Area to be registered	1.0524 acres
12.	Projected completion date	31.09.2031		
13.	QPR Compliances (if applicable)	Not applicable		
14.	4(2)(I)(D) Compliances (if applicable)	Not applicable		
15.	4(2)(I)(C) Compliances (if applicable)	Not applicable		
16.	Status of change of bank account	Not applicable		
17.	Details of proceedings pending against the project	Not applicable		
18.	RC Conditions Compliances (if applicable)	Not applicable		
19.	Number of units	76		
20.	Total Project cost	Rs 675.52 Cr		
21.	Project expenditure so far	Rs 159 Cr		
22.	Estimated expenditure for completion so far	Rs 516.52 Cr		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	34 of 2008 dated 23.02.2008	22.02.2026
	ii)	Revised Demarcation cum Zoning plan approval	Memo no. ZP-400-II/PA(DK)/2025/7578 dated 03.03.2025 &	-



		DRG No. DG, TCP 11032 dated 07.07.2025	
iii)	Phasing approval Plan	Drg. No. DTCP 10710 dated 18.12.2024 & Memo no. ZP-400-II/PA(DK)/2024/40517 dated 19.12.2024	
iv)	Building plan approval for phase 2	Memo no. ZP-400-A/PA(DK)/2025/35327 dated 08.09.2025	07.09.2030
v)	Environmental Clearance	SEAC/HR/2023/003 dated 17.02.2025	16.02.2035
vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2019/221/1080-1083 dated 27.06.2019	26.06.2027
vii)	Fire scheme approval	Not submitted	-
viii)	Service plan and estimate approval	Not submitted (Applied on 14.04.2024)	
xi)	Electrical load availability connection	Memo no. Ch-17/ Drg. - 26B dated 15.04.2025	
24.	Fee Details		
	Registration Fee	1,07,049.667 * 4.68 * 20 =Rs 1,00,19,849/-	
	Processing Fee	Not applicable	
	Note: In this application late fee is not applicable. As per the earlier approved building plans of 2008, the late fee had already been imposed on the previously sanctioned FAR area in the application dated 24.04.2025, having Temp ID No. RERA-GRG-1949-2025. Whereas, in the revised building plan approval vide Memo No. ZP-400-III/PA(DK)/2025/11992 dated 02.04.2025, the Phase-II (applied area) was demarcated as future development. Subsequently, the building plans for Phase-II were approved vide Memo No. ZP-400-A/PA(DK)/2025/35327 dated 08.09.2025. Hence, apart from the late fee already levied on the earlier sanctioned FAR area, no additional late fee is applicable.		
	Late fee	Already imposed	
	Total (A)		Rs 1,00,19,849/-
	Extension Fees (Half of the Registration fees)		Not Applicable (Not applied for extension)
	Processing Fees (Processing fee forfeited)	N/A	Not Applicable (Not applied for extension)
	Late Fee		Not Applicable (Not applied for extension)
	Total (B)		Not Applicable (Not applied for extension)
	Period of continuation Required i.e up to 30.09.2031	N/A	10 years
	Continuation registration fee	50% of registration fee	



	Continuation Fees U/s 7(3)	Continuation registration fee * No. of years			24,15,090.165 * 3 = Rs 72,45,270.495/- 50,09,924.5 * 7 = Rs 3,50,69,471.5/- Rs 3,63,693/- x 6 years = Rs 21,82,158/- Total = Rs 4,44,96,900/-
	Processing Fees	1,07,049.667 sqm	N/A	10	1,07,049.667 *10= Rs 10,70,497/-
		7273.846 sqm		10	7273.846 x 10= Rs 72,739/-
	Late Fee	N/A			12,07,545 * 46 = Rs 5,55,47,070/-
	Total (C)	Rs 10,11,87,206/-			
	Less Paid Amount	Rs 10,98,03,056/-			
	Grand Total (A+B+C)	Rs 11,12,07,055/-			
25.	DD amount	Rs 9,14,622/- Rs 9,14,622/- Rs 1,37,39,712/- Rs 5,00,00,000/- Rs 4,33,84,000/- Rs 8,50,100/-			
	DD no. and date	678771 dated 28.07.2017 678773 dated 31.07.2017 120367 dated 03.04.2025 912961 dated 23.06.2025 912960 dated 23.06.2025 932913 dated 27.08.2025			
	Name of the bank issuing	The Hongkong & Shanghai Banking Corporation Ltd.			
	Deficient amount	Rs 14,03,999/-			
26.	File Status	Date			
	File received on	08.10.2025			
	First notice Sent on	29.10.2025			
	First hearing on	03.11.2025 (Adjourned)			
	Second hearing on	17.11.2025			
27.	Case History:	The Promoter M/s Emaar India Limited who is a collaborator applied for the registration of real estate group housing colony namely "Emaar India Business Centre (Phase 2)" located at Sector-61, Gurugram on 08.10.2025 and RPIN-971. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2084-2025. The project area for registration is 1.0524 acres but the licensed area i.e., 5.65 Acres granted under License no – 34 of 2008 dated 23.02.2008 valid upto 22.02.2026. It is noted that the total licensed area of the project, admeasuring 5.65 acres, was initially registered under the interim RERA vide Registration Certificate No. 58 of 2017, with a registered FAR of 56,246.47 sq. m. Subsequently, the promoter applied to this Authority for continuation of registration of the project after obtaining revised building plan approval vide Memo No. ZP-400-III/PA(DK)/2025/11992 dated 02.04.2025, and phasing plan approval vide Memo No. ZP-400-II/PA(DK)/2024/40517 dated 19.12.2024, which included an increase in FAR.			



	The FAR of the project was revised from 3.25 to 4.86, and the project was divided into two phases as per the approved phasing plan. After processing the file, the continuation of registration under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016 was granted on 30.06.2025, incorporating the revised increased FAR. In the said continuation file, Phase-I was shown as the area under active planning and development, while Phase-II was marked for future development. Now, the promoter has obtained building plan approval for Phase-II vide Memo No. ZP-400-A/PA(DK)/2025/35327 dated 08.09.2025, and accordingly, has submitted an application for registration under Section 4 of the Act, 2016 for Phase-II. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/971 dated 08.10.2025 was issued to the promoter with an opportunity of being heard on 03.11.2025. The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 24.10.2025 namely Dainik Bhaskar, The Tribune & Hindustan Times. Whereas, no objection has been received till 06.11.2025. On 03.11.2025, the matter is adjourned and to come up on 17.11.2025. The promoter has submitted a reply on 12.11.2025 which was scrutinized and the status of the documents is mentioned below:	
28.	Present compliance status as on 17.11.2025 of deficient documents conveyed in deficiency notice dated 29.10.2025.	- Deficit fee Rs 14,03,999/- needs to be submitted. Status: Not submitted - It is observed that you have submitted an application under Section 4 of the Act, 2016 for the revised building plans. However, the total project area is already registered with the Authority vide RC No. 58 of 2017, and you have obtained revision of the building plans for the same. In this context, the you are required to apply for an amendment under Section 7(3) of the Act to reflect the changes arising from the revised building plans, including any additional FAR. Accordingly, you are requested to clarify the same and submit the necessary application and supporting documents for consideration. Status: The promoter has clarified that the total licensed area of 5.65 acres was initially registered under RERA Registration No. 58 of 2017, valid up to 31.09.2021 (including COVID extensions). Subsequently, DTCP approved a phasing plan on 19.12.2024, dividing the project into two phases. Building plans for Phase-1 (4.5976 acres) were approved on 02.04.2025, and the promoter applied for continuation of registration under Section 7(3) only for Phase-1. The Authority thereafter extended the same registration up to 30.09.2031 vide order dated 10.07.2025.



		The promoter has further submitted that Building Plans for Phase-2 (1.0524 acres) have now been approved on 08.09.2025. Accordingly, a fresh registration application under Section 4 has been filed for Phase-2 along with all required documents and inventory. The promoter undertakes that, after grant of registration for Phase-2, they shall file a separate application under Section 7(3) for amendment of the existing RERA Registration Certificate No. RC/REP/HARERA/GGM/58 of 2017/7(3)/78/2025/20 dated 10.07.2025, so that all necessary changes arising from revised building plans and FAR adjustments are incorporated, as may be directed by the Authority. 3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: As the application is amended. Hence A-H form is not required. 4. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. 5. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. Also, Collaboration agreement dated 31.03.2007 and 31.12.2009 needs to be submitted. Status: It is submitted that that M/s Emaar India Ltd. is the ultimate holding company of M/s Active promoters Pvt. Ltd. and holds the 100% beneficial ownership in M/s Active Promoters Private Limited. (The only license holder). Also, agreement dated 31.03.2007 & 31.12.2009 has been submitted. 6. Approved Service Plans & Estimates needs to be submitted. Status: It is submitted that the application for approval of Service Plans and Estimates has been submitted in the office of Executive Engineer, HSVP on 10.11.2025 and the approval is under process. Further, the promoter undertake to obtain the Approval within 4 months and submit the copy of same with HARERA. The promoter has also deposited a security amount of Rs 25 Lakhs vide DD no. 122333 dated 06.11.2025 towards submission of approval of Service Plan Estimates within 4 months and in the failure of which the security amount may be forfeited.
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	7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The approval of Fire Fighting Scheme vide application I.D. 051442523000211 dated 10.11.2025 and approval is under process. Further, the promoter undertake to obtain the approval within 4 months and submit the copy of same with HARERA. The promoter is also depositing a security amount of Rs 25 Lakhs vide DD no. 122334 dated 06.12.2025 towards submission of approval of Fire Fighting Scheme within 4 months and in the failure of which the security amount may be forfeited. 8. Approved phasing plan for the project needs to be submitted. Status: Submitted 9. Forest NOC for the applied project needs to be submitted. Status: Submitted 10. Land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. Status: Submitted 11. The layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted 12. PERT Chart specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised. 13. Draft allottee document i.e. application form, allotment letter, & conveyance deed need to be revised. Status: Application form and allotment letter submitted but needs to be revised. Whereas, conveyance deed submitted. 14. Draft builder buyer agreement & payment receipt needs to be submitted. Status: BBA submitted but needs to be revised & payment receipt submitted. 15. Draft brochure and advertisement need to be submitted. Status: Not submitted 16. List of the units sold to the allottees as on date of the application for continuation of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be submitted. Status: Not submitted
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	17. List of the unsold units as on date of the application for continuation of registration which includes unit no and unit area needs to be submitted. Status: Not submitted 18. Five copies of executed Application form, Allotment Letter, Builder Buyer Agreement and Conveyance deed needs to be submitted. Status: Not submitted 19. Land cost needs to be clarified according to area apply for registration. Status: Not submitted 20. CA certificate for net worth needs to be provided. Status: Submitted 21. CA certificate for REP I needs to be submitted. Status: Submitted 22. Project report needs to be provided. Status: Submitted, but needs to be revised. 23. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted 24. Annual balance sheet for the financial year 2024-25 needs to be submitted. Status: Submitted 25. Board resolution for operation of bank account needs to be revised. Status: Submitted 26. Original bank undertaking needs to be provided. Status: Submitted 27. Cash flow statement needs to be revised. Status: Submitted, but needs to be revised. 28. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted, but needs to be revised. 29. Affidavit regarding 10% auto deduct for EDC from separate bank account needs to be submitted. Status: Submitted 30. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted 31. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted, but needs to be revised. 32. CA certificate for non-default needs to be revised. Status: Submitted 33. Complete details of promoter from MCA site needs to be submitted. Status: Submitted
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		34. Affidavit regarding payment to landowner in accordance with compliance of section 4(2)(I)(D) needs to be submitted. Status: It is submitted that that M/s Emaar India Ltd. is the ultimate holding company of M/s Active promoters Pvt. Ltd. and holds the 100% beneficial ownership in M/s Active Promoters Private Limited. (The only license holder).
29.	Remarks	1. Deficit fee Rs 14,03,999/- needs to be submitted. 2. It is observed that you have submitted an application under Section 4 of the Act, 2016 for the revised building plans. However, the total project area is already registered with the Authority vide RC No. 58 of 2017, and you have obtained revision of the building plans for the same. In this context, the you are required to apply for an amendment under Section 7(3) of the Act to reflect the changes arising from the revised building plans, including any additional FAR. Accordingly, you are requested to clarify the same and submit the necessary application and supporting documents for consideration. Status: The promoter has clarified that the total licensed area of 5.65 acres was initially registered under RERA Registration No. 58 of 2017, valid up to 31.09.2021 (including COVID extensions). Subsequently, DTCP approved a phasing plan on 19.12.2024, dividing the project into two phases. Building plans for Phase-1 (4.5976 acres) were approved on 02.04.2025, and the promoter applied for continuation of registration under Section 7(3) only for Phase-1. The Authority thereafter extended the same registration up to 30.09.2031 vide order dated 10.07.2025. The promoter has further submitted that Building Plans for Phase-2 (1.0524 acres) have now been approved on 08.09.2025. Accordingly, a fresh registration application under Section 4 has been filed for Phase-2 along with all required documents and inventory. The promoter undertakes that, after grant of registration for Phase-2, they shall file a separate application under Section 7(3) for amendment of the existing RERA Registration Certificate No. RC/REP/HARERA/GGM/58 of 2017/7(3)/78/2025/20 dated 10.07.2025, so that all necessary changes arising from revised building plans and FAR adjustments are incorporated, as may be directed by the Authority.



		3. Online DPI needs to be corrected. 4. Application under section 7(3) needs to be corrected i.e., date of 4(2)(l)(c) needs to be corrected. 5. Clarification regarding sharing model between landowner and developer in accordance with the collaboration agreement duly signed by both the parties needs to be submitted. Also, Collaboration agreement dated 31.03.2007 and 31.12.2009 needs to be submitted. Status: It is submitted that that M/s Emaar India Ltd. is the ultimate holding company of M/s Active promoters Pvt. Ltd. and holds the 100% beneficial ownership in M/s Active Promoters Private Limited. (The only license holder). Also, agreement dated 31.03.2007 & 31.12.2009 has been submitted. 6. Approved Service Plans & Estimates needs to be submitted. Status: It is submitted that the application for approval of Service Plans and Estimates has been submitted in the office of Executive Engineer, HSVP on 10.11.2025 and the approval is under process. Further, the promoter undertake to obtain the Approval within 4 months and submit the copy of same with HARERA. The promoter has also deposited a security amount of Rs 25 Lakhs vide DD no. 122333 dated 06.11.2025 towards submission of approval of Service Plan Estimates within 4 months and in the failure of which the security amount may be forfeited. 7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The approval of Fire Fighting Scheme vide application I.D. 051442523000211 dated 10.11.2025 and approval is under process. Further, the promoter undertake to obtain the approval within 4 months and submit the copy of same with HARERA. The promoter is also depositing a security amount of Rs 25 Lakhs vide DD no. 122334 dated 06.11.2025 towards submission of approval of Fire Fighting Scheme within 4 months and in the failure of which the security amount may be forfeited. 8. PERT Chart specifying date of completion needs to be revised. 9. Draft allottee document i.e. application form & allotment letter needs to be revised.
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	10. Draft builder buyer agreement needs to be revised as per modal draft. 11. Draft brochure and advertisement need to be submitted. 12. List of the units sold to the allottees as on date of the application for continuation of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be submitted. 13. List of the unsold units as on date of the application for continuation of registration which includes unit no and unit area needs to be submitted. 14. Five copies of executed Application form, Allotment Letter, Builder Buyer Agreement and Conveyance deed needs to be submitted. 15. Land cost needs to be clarified according to area apply for registration. 16. Project report needs to be revised. 17. Cash flow statement needs to be revised. 18. Quarterly statement of expenditure and sources needs to be revised. 19. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. 20. Affidavit regarding payment to landowner in accordance with compliance of section 4(2)(I)(D) needs to be submitted. Status: It is submitted that that M/s Emaar India Ltd. is the ultimate holding company of M/s Active promoters Pvt. Ltd. and holds the 100% beneficial ownership in M/s Active Promoters Private Limited. (The only license holder).
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Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Real Estate (Regulation and Development) Act, 2016, as per the details mentioned above, is complete and all requisite documents required under Section 4 of the Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 have been furnished and found to be in order, except for the following:

- Deficit fee;
- Corrections in the Online DPI;
- Fire Scheme Approval;
- Approved Service Plans and Estimates; and
- Documents mentioned at Point No. 29 of the deficiency list.

The promoter has submitted two Demand Drafts bearing No. 122333 and 122334 dated 06.11.2025, amounting to Rs. 25 lakhs each, as security for submission of the Fire Scheme Approval and the Approved Service Plans and Estimates within a period of four months from the date of grant of registration of the project.

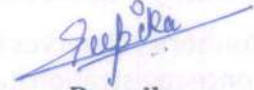
It is further noted that although the promoter has applied under Section 4 of the Act for registration of Phase-II, the Authority observes that the entire licensed area measuring 5.65 acres had already been registered by the interim RERA in 2017 vide RC No. 58 of 2017. Once an area has been registered under the Act, the same land cannot be registered again as a new or a separate project. Therefore, the revised increased area/FAR must be incorporated through amendment in the already granted continuation of registration, rather than by granting a fresh registration for Phase-II.



It is recommended that the Authority may consider the grant of amendment in continuation of registration of the project, subject to the promoter submitting the pending approvals and documents as stated above as per amendment in continuation of 7(3) of the Act, 2016, including those mentioned at Point No. 29.


Asha

Chartered Accountant


Deepika

Planning Executive

Day and Date of hearing	Monday and 17.11.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Venkat Rao (Advocate), Sh. Kulbhushan (AR), Sh. Anitesh Chauhan (AR) and Ms. Deepa (AR) are present on behalf of the promoter.

It is noted that the total licensed area of the project, admeasuring 5.65 acres, was initially registered with interim RERA, Panchkula vide Registration Certificate No. 58 of 2017 dated 17.08.2017, with a registered FAR of 56,246.47 sq. m. Subsequently, the promoter applied to this Authority for continuation of registration after obtaining the revised building plan approval vide Memo No. ZP-400-III/PA(DK)/2025/11992 dated 02.04.2025, and the phasing plan approval vide Memo No. ZP-400-II/PA(DK)/2024/40517 dated 19.12.2024, which included an increase in FAR.

The FAR factor of the project was revised from 3.25 to 4.86, and the project was bifurcated into two phases as per the approved phasing plan. After examination of the file, the continuation of registration under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016 was granted on 30.06.2025, incorporating the revised FAR. In the said continuation file, Phase-I was reflected as the area under active planning and development, while Phase-II was shown as the area earmarked for future development. Now, the promoter has obtained building plan approval for Phase-II vide Memo No. ZP-400-A/PA(DK)/2025/35327 dated 08.09.2025, and has accordingly submitted an application for registration under Section 4 of the Act, 2016 for Phase-II on 08.10.2025.

However, the Authority observes that the entire licensed area measuring 5.65 acres had already been registered by the interim RERA vide RC No. 58 of 2017. Once an area has been registered under the Act, the same land cannot be registered again as a new project. Therefore, the Authority is of the view that the revised increased area/FAR is required to be incorporated through amendment in the already granted continuation of registration, and not by way of a fresh registration for Phase-II.

In light of the foregoing, it is pertinent to note that:

- (i) the licensed land in question already stands registered by the interim RERA, Panchkula;
- (ii) despite the passage of several years, no construction activity has commenced at the project site; and
- (iii) the promoter has now obtained building plan approval for phase-II on 08.09.2025 under the TOD and TDR policies, though the underlying land remains the same as previously registered.

The Authorized Representative of the promoter submits that presently fire scheme approval as well as approved service plans and estimates have not yet been obtained as on date in respect of the Phase-II. The AR of the promoter further undertakes to obtain and submit the Fire Scheme approval as well as



approved service plans and estimates within 4 months. In this regard, the promoter has deposited two Demand Drafts bearing No. 122333 and 122334 dated 06.11.2025, amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirement. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority observes that the Act does not contain any provision permitting re-registration of the same land once registration has already been granted by the Authority in respect of the same land. Accordingly, keeping in view the facts that construction has not commenced and the building plans for phase-II have now been approved along with the phasing plan, the Authority is inclined to allow amendment in continuation of registration under Section 7(3) of the Act, subject to the conditions that the promoter shall submit the following approvals within respective timeframes specified below:

- a) Fire Scheme approval within 4 months from the date of grant of amendment in continuation of registration certificate;
- b) Approved Service Plans and Estimates within 4 months from the date of grant of amendment in continuation of registration certificate;

The amendment in continuation of registration is granted without prejudice to the rights of existing or erstwhile allottees under Section 18 of the Act. The promoter shall comply with all conditions prescribed in the continuation registration certificate.

The amendment in continuation of registration certificate shall be issued only after rectification of all deficiencies, including submission of the deficit fee, corrections in the Online DPI and submission of the pending documents mentioned at Point No. 29.

(Arun Kumar)
Chairman, HARERA