

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Azalia		
2.	Name of the promoter	M/s DSC Estate Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 68, Gurugram		
5.	Legal capacity to act as a promoter	Not Clarified		
6.	Name of the license holder	Satya Prakash and Others		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	Phases		
	Phase no.	Not clarified		
9.	Online application ID	RERA-GRG-PROJ-1252-2022		
10.	License no.	89 of 2014 dated 08.08.2014	valid up to 07.08.2024.	
		134 of 2014 dated 26.08.2014	valid up to 25.08.2024.	
11.	Total licensed area	15.1 acres	Area to be registered	15.1 acres
12.	Projected completion date	December 2024 (needs to be revised)		
13.	QPR Compliances (if applicable)	Not Clarified		
14.	4(2)(I)(D) Compliances (if applicable)	Not Clarified		
15.	4(2)(I)(C) Compliances (if applicable)	Not Clarified		
16.	Status of change of bank account	Not Clarified		
17.	Details of proceedings pending against the project	Not Clarified		
18.	Status of change of bank account	Not Clarified		
19.	Total Project cost	Rs 386.50 Crores		
20.	Project Expenditure So far	Rs 160.82 Crores		
21.	Estimates expenditure for completion so far	Rs 225.68 Crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto

**HAREERA****GURUGRAM**

Project - Azalia

RERA-GRG-1252-2022

	i)	License Approval	89 of 2014 dated 08.08.2014 134 of 2014 dated 26.08.2014	07.08.2024. 25.08.2024.
	ii)	Zoning Plan Approval	DTCP – 5170 dated 26.05.2015	-
	iii)	Building plan Approval	ZP-957/AD(RA)/2017/1963 dated 02.02.2017	01.02.2022 (Expired)
	iv)	Environmental Clearance	SEIAA/HR/2017/100 dated 09.03.2017	08.03.2027
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/REVALI DATION/213/48/493-497 dated 18.03.2019	12.12.2021 (Expired)
	vi)	Fire scheme approval	DFS/F.A./2017/637/40939 dated 19.04.2017	
	vii)	Service plan and estimate approval	Applied	
23.	Fee Details			
	Registration Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Processing Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Late Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
	Total Fee		Fees cannot be calculated as the area applied for the registration is not clarified.	
24.	DD amount		Rs 7,66,515/-	
	DD no. and date		624294 dated 12.06.2023	
	Name of the bank issuing		Union Bank of India	
	Deficient amount		Fees not calculated as the area applied for the registration is not clarified.	
25.	File Status		Date	
	File received on		12.07.2023	
	First hearing on		07.08.2023	
	First notice Sent on		24.08.2023	
	Second hearing on		28.08.2023	
	Third hearing on		29.07.2024	
	Fourth hearing on		15.09.2025	
	Fifth hearing on		17.11.2025	
26.	Case History:			
	The Promoter M/s DSC Estate Developers Pvt. Ltd. who is one of the license holder (Legal capacity not clarified) applied for the registration of real estate group housing colony namely “Azalia” located at Sector-68, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 55622 dated 12.07.2023 and RPIN-634. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1252-2022. The project area for			

registration is 15.1 acres but the licensed area is 55.5294 acres. The promoter submitted the copy of licenses no. 89 of 2014 dated 08.08.2014 valid upto 07.08.2024 and 134 of 2014 dated 26.08.2014 valid upto 25.08.2024.

The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres.

The application for registration of group housing colony was scrutinized and it is observed that there are deficiencies but the same have not been conveyed to the promoter yet.

On 07.08.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. The application submitted by the promoter has been scrutinized by the concerned official but the deficiency notice has not been dispatched till date. In view of the same the matter is adjourned and the next date of hearing will be conveyed through deficiency notice within a week.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/634 dated 24.08.2023 was issued to the promoter with an opportunity of being heard on 28.08.2023.

On 28.08.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rakesh Aggarwal (AR) is present on behalf of the promoter. No reply has been submitted by the promoter against the deficiencies raised by the authority till 25.08.2023. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice dated 24.08.2023.

The promoter has submitted the replies on 04.09.2023, 25.09.2023, 04.10.2023, 11.10.2023, 18.10.2023, 06.11.2023, 21.11.2023, 14.12.2023, 21.12.2023, 03.01.2024 and 24.04.2024 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 29.07.2024, the proceedings could not be recorded.

It is also noticed that the license no. 89 of 2014 dated 08.08.2014 has been expired on 07.08.2024 and 134 of 2014 dated 26.08.2014 has been expired on 25.08.2024.

As per the directions of the Authority a show cause notice for rejection of the application has been issued vide no. HARERA/GGM/RPIN/634(Show Cause) dated 18.08.2025 with an opportunity of hearing on 15.09.2025.

No reply has been submitted by the promoter.

On 15.09.2025, Ms. Asha, Chartered Accountant, briefed the facts of the case. Shri Siddharth Sapra, A. K. Jain and Vipin Aggarwal are present on behalf of the promoter. The AR of the promoter states that the fee for renewal of license has been paid to DTCP and requests 2 months' time to submit the remaining deficiencies along with the deficit fee. The same is allowed. Meanwhile, the concerned PE, CA and Planning Coordinator shall visit the project site to check the status of the development works completed at the project site and submit a report in the regards. The matter to come up on 17.11.2025.

The promoter has submitted a reply on 13.11.2025 which was scrutinized and the status of the documents is mentioned below:

27.	Present compliance status as on 17.11.2025 of deficient documents in	1. The area applied for registration of project is already registered with the Authority having registration no. 182
------------	---	--

conveyed through notice dated 18.08.2025.	of 2017 dated 04.09.2017 for an area 32.83 acres which needs to be clarified. Status: The promoter stated that the Authority took suomotu cognizance on complaint filed by PNB Housing Finance Ltd. against Supertech Limited. Consequently order issued the Authority dated 29.11.2019 mandates the rectification of Group housing project “Azalia” under M/s DSC Estate Developer Pvt. Ltd. 2. The applicable fee for registration of project is not calculated as the area applied for the registration is not clarified and once clarified the fee will be calculated and the same shall be deposited by the promoter. Status: Not Clarified. 3. The legal capacity of the promoter needs to be clarified. Status: Not Clarified. 4. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 5. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 6. Renewal of both the licenses need to be submitted. Status: Applied on 02.07.2025, receipt attached. 7. Building plan is approved for 55.5294 acres not for 15.1 acres. Hence, it cannot be considered as a whole project. Clarification for registration of 15.1 acres needs to be submitted. Status: Not Submitted. 8. Copy of LC-IV for other licenses needs to be submitted. Status: Submitted for two licenses. 9. Revalidated building plan approval needs to be submitted. Status: Not Submitted. 10. Revalidated Airport Height Clearance needs to be submitted. Status: Not Submitted. 11. Approved Service plan and estimates needs to be submitted. Status: Not Submitted. 12. Electrical load availability submitted needs to be clarified. Status: Submitted. Approved vide no. Ch-22/DGR-26B dated 22.03.2024. 13. Mutation, Jamabandi and Aks- shajra certified on the latest date from tehsildar submitted. However, area needs to be clarified. Status: Submitted. 14. Affidavit/ NOC for Tree cutting permission needs to be submitted. Status: Submitted.
---	---



	15. Approval NOC's from various agencies for connecting external services like roads, sewerage and storm water needs to be submitted. Status: Assurance for Sewerage and Storm water submitted. Road access needs to be submitted. 16. Latest Land title search report needs to be revised. Status: Submitted. 17. Pert chart needs to be revised. Status: Submitted. 18. Allottee related documents like draft allotment letter and builder buyer agreement needs to be revised. Status: Allotment letter submitted. Builder buyer agreement but needs to be revised. 19. Allottee related documents like draft application form and conveyance deed needs to be revised. Status: Conveyance deed submitted. Application form but needs to be revised. 20. Mining permission needs to be submitted. Status: Submitted but Expired. Revalidated to be submitted. 21. Draft brochure needs to be re-submitted. Status: Submitted. 22. CA certificate for expenditure incurred and to be incurred needs to be updated. Status: Submitted. 23. Quarterly schedule of estimated expenditure needs to be revised. Status: Submitted but needs to be revised as it should be on the letter head of company. 24. Cash flow statement need to be submitted. Status: Submitted but needs to be revised as amount of fund inflow does not match with the amount of inflow as per DPI and it should be on the letter head of company. 25. KYC of authorised person to operate bank needs to be submitted. Status: Submitted. 26. Project report needs to be revised. Status: Submitted but needs to be revised as amount of fund inflow does not match with the amount of inflow as per DPI. 27. REP II needs to be revised. Status: Submitted. 28. CA certificate for non-default needs to be submitted. Status: Not Submitted. 29. Rate of EDC, IDC conversion charges and license fee needs to be filled in DPI as per LOI. Status: Not Submitted. 30. CA certificate for REP 1 needs to be submitted.
--	---

		Status: Not Submitted. 31. ROC statement showing details needs to be submitted. Status: Not Submitted. 32. Bank Undertaking needs to be revised after incorporating the Name of Authorized signatory alongwith the Employee Code. Status: Submitted. 33. Financial resources need to be met with project cost. Correction in DPI needs to be done. Status: Submitted. 34. Document regarding relation with M/s supertech limited needs to be submitted. Status: Submitted. 35. Annual balance sheet for the last financial year i.e., 2020-21, 2021-22 and 2022-23 need to be submitted. Status: Not Submitted.
28.	Remarks	1. The area applied for registration of project is already registered with the Authority having registration no. 182 of 2017 dated 04.09.2017 for an area 32.83 acres which needs to be clarified. 2. The applicable fee for registration of project is not calculated as the area applied for the registration is not clarified and once clarified the fee will be calculated and the same shall be deposited by the promoter. 3. The legal capacity of the promoter needs to be clarified. 4. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 5. Online DPI needs to be corrected. 6. Renewal of both the licenses need to be submitted. 7. Building plan is approved for 55.5294 acres not for 15.1 acres. Hence, it cannot be considered as a whole project. Clarification for registration of 15.1 acres needs to be submitted. 8. Revalidated building plan approval needs to be submitted. 9. Revalidated Airport Height Clearance needs to be submitted. 10. Approved Service plan and estimates needs to be submitted. 11. Approval NOC's from various agencies for connecting external services like roads needs to be submitted. 12. Allottee related documents like builder buyer agreement needs to be revised. 13. Allottee related documents like draft application form needs to be revised. 14. Re-validated Mining permission needs to be submitted. 15. Quarterly schedule of estimated expenditure needs to be revised as it should be on the letter head of company.



		16. Cash flow statement need to be revised as amount of fund inflow does not match with the amount of inflow as per DPI and it should be on the letter head of company. 17. Project report needs to be revised as amount of fund inflow does not match with the amount of inflow as per DPI. 18. CA certificate for non-default needs to be submitted. 19. Rate of EDC, IDC conversion charges and license fee needs to be filled in DPI as per LOI. 20. CA certificate for REP 1 needs to be submitted. 21. ROC statement showing details needs to be submitted. 22. Annual balance sheet for the last financial year i.e., 2020-21, 2021-22 and 2022-23 need to be submitted.
--	--	--

Asha
Asha

Chartered Accountant

Ashish Kush
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 17.11.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.11.2025

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant, briefed the facts of the case.

Sh. Sidharth Sapra (AR), Sh. Vipin Aggarwal (AR) and Sh. A.K. Jain (AR) are present on behalf of the promoter and stated that the renewal of license has been applied and building plans will be revalidated after the license renewal.

The Authority observes that the major approval i.e., legal capacity, Renewal of license, Revalidated building plans along with other deficit documents are still pending and promoter has failed to rectify the above-mentioned deficiencies despite file being applied for registration since 2023 (more than 2 years) and also multiple opportunities of hearing.

Further, a show cause notice for rejection of the application was issued vide no. HARERA/GGM/RPIN/634(Show Cause) dated 18.08.2025 with an opportunity of hearing on 15.09.2025. Subsequent to the said notice also, various other opportunities were also provided to the promoter to rectify the deficiencies but the promoter has failed to comply with the same.

In view of the above, the present application for registration of project under section 4 of the Act of 2016 is returned hereby with a liberty to file an application afresh when the requisite approvals/documents have been obtained from the concerned authority. Consequently, the processing fee stands forfeited and the registration fee shall be adjusted as and when the fresh application for registration is received in the Authority for registration of the project.

Arun Kumar

(Arun Kumar)
Chairman, HARERA

