

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Estate 361		
2.	Nature of the project	Group Housing Colony		
3.	Location of the project	Village Harsaru, Sector-36, Gurugram		
4.	Name of the promoter	M/s Max Estates Gurgaon Two Ltd.		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the landowner	M/s Namu Realtech Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole/ phase	Total: 2 phases		
	Phase no. applied u/s 4	1		
9.	Online application ID	RERA-GRG-2093-2025		
10.	License no.	50 of 2025 dated 09.04.2025 valid up to 08.04.2030		
11.	Total licensed area	18.2375 acres	Area to be registered	14.2944 acres
12.	Projected completion date	OC – 30.09.2033		
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 towers	5 Residential Towers + 1 club +1 Sports Centre +1 Banquet + 1 EWS Tower		
20.	Number of units	Residential:1096 + EWS: 236		
21.	Total Project cost	Rs 5861.85 Cr		
22.	Project expenditure so far	Rs 125.06 Cr		
23.	Estimated expenditure for completion so far	Rs 5736.79 Cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	50 of 2025 dated 09.04.2025	08.04.2030



	ii)	Zoning cum demarcation plan approval	Drg No. DTCP 11201 dated 26.06.2025	-
	iii)	Building Plan	ZP-2160/JD(G)/2025/40365 dated 16.10.2025	15.10.2030
	iv)	Phasing Plan	Memo no. ZP-2160/JD(G)/2025/31061 dated 12.08.2025	
	v)	Environmental Clearance	Applied on 10.03.2025	
	vi)	Airport height clearance	AAI/RH2/NR/ATM/NOC/2025/515-1711-14 dated 29.05.2025	28.05.2033
	vii)	Fire scheme approval	Not submitted	
	viii)	Electrical load availability connection (assurance)	Memo. No. Ch. 27/ Drg- PLC dated 30.06.2025	
	xi)	Service plan and estimate approval	Not submitted	
25.	Fee Details			
	Registration Fee		Resi- 194781.39*3.03 * 10 = Rs. 59,01,876/- Comm - 13531.01*3.03* 20 = Rs 8,19,979/- Total = Rs 67,21,855/-	
	Processing Fee		208312.41 * 10 = Rs 20,83,124/-	
	Late Fee		N/A	
	Total Fee		Rs. 88,04,979/-	
26.	DD amount		1. Rs 57,30,000/- 2. Rs. 30,74,979/- Total= Rs.88,04,979/-	
	DD no. and date		1. 590398 dated 16.10.2025 2. 590466 dated 11.11.2025	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		Nil	
27.	File Status		Date	
	File received on		28.10.2025	
	Additional documents submitted on		31.10.2025	
	First notice Sent on		07.11.2025	
	First reply submitted on		10.11.2025	
	Second reply submitted on		11.11.2025	
	Third reply submitted on		12.11.2025	
	1 st hearing on		17.11.2025	
28.	Case History:			



The Promoter Max Estates Gurgaon Two Ltd. who is a collaborator with the license holder M/s Namotech Pvt. Ltd. has applied for the registration of real estate group housing colony namely "Estate 361" located at Sector- 36, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101185 dated 28.10.2025 and RPIN-979. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-2093-2025. The project area for registration is 14.2944 acres out of total licensed area 18.2375 acres under the license no. 50 of 2025 dated 09.04.2025 valid upto 08.04.2030.

Also, the application for registration of group housing colony was scrutinized after the authority's direction and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/979 dated 07.11.2025 was issued to the promoter with an opportunity of being heard on 17.11.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 01.11.2025 namely Navbharat Times, Hindustan Times & The Times of India. No objections have been received in the authority till date.

The status of the documents is mentioned below:

<p>29. Present compliance status as on 17.11.2025 of deficient documents conveyed vide deficiency notice dated 07.11.2025.</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: -Not done 2. Online DPI needs to be corrected. Status: -Not done 3. Deficit fee Rs. 30,74,979/- need to be submitted. Status: -Submitted Rs. 30,74,979/- vide DD no. 590466 dated 11.11.2025 4. Latest copy of mutation, jamabandi and aks-shajra duly certified by revenue officer needs to be submitted. Status: - Submitted 5. Land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be submitted. Status: - Submitted 6. Non encumbrance certificate needs to be submitted not below the rank of tehsildar need to be submitted. Status: -NEC submitted by Naib Tehsildar and further, the promoter states that the Naib Tehsildar is the competent revenue officer duly authorized to issue such certificate. 7. Environment Clearance needs to be submitted. If applied than copy of same needs to be submitted. Status: -Not submitted but applied on 10.03.2025 8. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. Status: -Not submitted 9. Approved Service plan and estimates need to be submitted. If applied than copy of same needs to be submitted. Status: - Not submitted
---	--



		<p>10. Natural conservation zone NOC, Tree cutting permission NOC, Forest land diversion and Power line shifting NOC from concerned departments need to be submitted. Status: -Affidavit submitted for non-availability for Natural conservation zone NOC, Tree cutting permission NOC, Forest land diversion and mentioned for power line shifting NOC that requisite right of way/setback as per norms is provisioned for the project.</p> <p>11. Mining permission needs to be submitted. Status: -The promoter states that the mining permission shall be obtained after the grant of EC.</p> <p>12. Copy of superimposed demarcation plan on approved layout plan need to be submitted. Status: - Submitted</p> <p>13. Allottee related documents i.e., Application form, allotment letter, builder buyer agreement and conveyance deed need to be revised as per prescribed format. Status: - Submitted</p> <p>14. Copy of payment receipt need to be submitted. Status: - Submitted</p> <p>15. Draft brochure needs to be revised. Status: - Submitted</p> <p>16. Draft advertisement needs to be revised. Status: - Submitted</p> <p>17. Land cost needs to be clarified according to area apply for registration. Status: -Submitted</p> <p>18. CA certificate for non-default needs to be revised. Status: - Submitted</p> <p>19. Others in financial resources needs to be clarified. Status: - Clarified</p> <p>20. KYC of authorized person for operation of bank accounts needs to be submitted. Status: - Submitted</p> <p>21. CA certificate for expenditure incurred to be incurred needs to be revised. Status: -Revised</p> <p>22. CA certificate for REP 1 needs to be submitted. Status: -Submitted</p> <p>23. KYC of project consultant needs to be provided. Status: - Submitted</p> <p>24. Affidavit regarding payment to land owner in compliance of section 4(2)(I)(D) needs to be submitted. Status: - Submitted</p>
30.	Remarks	<p>1. The annexures in the online application are not uploaded as well correction needs to be done in the online (A-H) application.</p>



2. Online DPI needs to be corrected.
3. Environment Clearance needs to be submitted. If applied than copy of same needs to be submitted.
4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted.
5. Approved Service plan and estimates need to be submitted. If applied than copy of same needs to be submitted.
6. Mining permission needs to be submitted.

Recommendation: All the required documents for registration under section 4 of the Act, 2016 have been submitted except approved service plans and estimates, fire scheme approval & environment clearance, mining permission corrections in form A-H and DPI. The Authority may consider for grant of registration upon submission of DD's/BG's of Rs 25 lakhs each for the submission of approved service plans and estimates, fire scheme approval & environment clearance within six months and corrected copy of form A-H and DPI before the issuance of registration certificate. Further, the promoter may be directed to submit the mining permission before start of construction.

Asha
Asha

Chartered Accountant

Prachi Singh

**Prachi Singh
Planning Executive**

Day and Date of hearing

Monday and 17.11.2025

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh, Planning Executive and Ms. Asha Chartered Accountant briefed about the facts of the project.

Sh. Akash Khurana (Director), Sh. Sanjeev Ailawadi (AR) and Sh. Anirudh Balkrishnan (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, the Environment clearance, Fire Scheme Approval and Approved service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the said approvals within 6 months from the date of grant of registration. Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals within 6 months from the date of grant of registration:

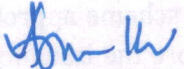
- a. Environmental Clearance;



- b. Fire Scheme Approval; and
- c. Approved Service Plans and Estimates.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to compliance of the remaining deficiencies and deposit of three BG of Rs. 25 lakhs each for submission of Environment Clearance, Fire Service and Service Plan and Estimates within six months. Further, the promoter shall submit the mining permission before start of construction. The Registration Certificate shall be issued after compliance of the above.


(Arun Kumar)
Chairman, HAREERA