

**Project - Elaira Residences- Phase 2 & 2A**  
**RERA-GRG-2101-2025**

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	<b>Name of the project</b>	Elaira Residences- Phase 2 & 2A		
2.	<b>Name of the promoter</b>	M/s Conscient Infrastructure Pvt. Ltd.		
3.	<b>About the promoter</b>	<p>M/s Conscient Infrastructure Pvt. Ltd. company incorporated in the year 1990. The company is engaged in real estate development activities in residential, commercial, and mixed-use projects across Gurugram, Faridabad, Goa, and Dehradun. The registered office of the company is located in New Delhi.</p> <p>The company has an authorized and paid-up capital of Rs 6.35 crore and is currently managed by its Board of Directors, including Mr. Lalit Jain, Mr. Rajesh Jain and Mr. Manit Jain.</p>		
4.	<b>Nature of the project</b>	Group Housing Colony		
5.	<b>Location of the project</b>	Sector- 80, Manesar, Gurugram		
6.	<b>Legal capacity to act as a promoter</b>	Third Party Right Holder/ Landowner		
7.	<b>Name of the license holder</b>	N/A (Allotment from HSIIDC vide no. HSIIDC:9277 dated 29.07.2024 & Deed of conveyance vide no. 13205 dated 08.01.2025)		
8.	<b>Status of project</b>	New		
9.	<b>Whether registration applied for whole</b>	Phases (Total Phases 3)		
	<b>Phase no.</b>	Phase 2 & 2A		
10.	<b>Online application ID</b>	RERA-GRG-PROJ-2101-2025		
11.	<b>License no.</b>	N/A		N/A
12.	<b>Total licensed area</b>	5.5601 acres	<b>Area to be registered</b>	0.6874 acres
13.	<b>Projected completion date</b>	OC - 30.06.2032		
14.	<b>QPR Compliances (if applicable)</b>	N/A		
15.	<b>4(2)(I)(D) Compliances (if applicable)</b>	N/A		
16.	<b>4(2)(I)(C) Compliances (if applicable)</b>	N/A		
17.	<b>Status of change of bank account</b>	N/A		



18.	Details of proceedings pending against the project	N/A																																				
19.	RC Conditions Compliances (if applicable)	N/A																																				
20.	No. of Tower	2 Towers																																				
21.	No. of units	272																																				
22.	Sizes of units	3 BHK (1125.37 Sq. ft & 1128.49 Sq. ft.), 3 BHK + SP (1491.77 Sq.ft.), 3BHK + Utility (1231.72 Sq. ft- 1369.88 Sq. ft)																																				
23.	Amenities	Nursery School																																				
24.	Total Project cost	Rs 695.28 /- crores																																				
25.	Project Expenditure So far	Rs 159.68 /- crores																																				
26.	Estimates expenditure for completion so far	Rs 535.60 /- crores																																				
27.	Construction cost of towers	Rs 278.40 /- crores																																				
28.	Land Cost	Rs 166.90/- crores including TDR purchase																																				
29.	Construction cost per Sq.ft.	Rs 5808 /-																																				
30.	Statutory approvals either applied for or obtained prior to registration	<table border="1"> <thead> <tr> <th>S.No</th> <th>Particulars</th> <th>Date of approval</th> <th>Validity upto</th> </tr> </thead> <tbody> <tr> <td>i)</td> <td>License Approval</td> <td>Allotment from HSIIDC</td> <td>N/A</td> </tr> <tr> <td>ii)</td> <td>Revised Zoning Plan Approval</td> <td>HSIIDC/IPD/787-789 dated 29.07.2025</td> <td></td> </tr> <tr> <td>iii)</td> <td>Building plan Approval</td> <td>HSIIDC/IPD/IMT/M/2025/1206 dated 29.10.2025</td> <td>28.10.2030</td> </tr> <tr> <td>iv)</td> <td>Environmental Clearance</td> <td>Applied on 29.10.2025</td> <td></td> </tr> <tr> <td>v)</td> <td>Airport height clearance</td> <td>AAI/RHQ/NR/ATM/NOC/2025/160/5 37-40 dated 17.02.2025</td> <td>16.02.2033</td> </tr> <tr> <td>vi)</td> <td>Fire scheme approval</td> <td>Applied on 18.10.2025</td> <td></td> </tr> <tr> <td>vii)</td> <td>Service plan and estimate approval</td> <td>N/A (HSIIDC/IMT/ESTATE/2024/1295 dated 14.11.2024 (Includes NOCs/ Approvals)</td> <td></td> </tr> <tr> <td>viii)</td> <td>Electrical load availability connection</td> <td>HSIIDC/Engg /IMT/25/3788 dated 07.01.2025</td> <td></td> </tr> </tbody> </table>	S.No	Particulars	Date of approval	Validity upto	i)	License Approval	Allotment from HSIIDC	N/A	ii)	Revised Zoning Plan Approval	HSIIDC/IPD/787-789 dated 29.07.2025		iii)	Building plan Approval	HSIIDC/IPD/IMT/M/2025/1206 dated 29.10.2025	28.10.2030	iv)	Environmental Clearance	Applied on 29.10.2025		v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/160/5 37-40 dated 17.02.2025	16.02.2033	vi)	Fire scheme approval	Applied on 18.10.2025		vii)	Service plan and estimate approval	N/A (HSIIDC/IMT/ESTATE/2024/1295 dated 14.11.2024 (Includes NOCs/ Approvals)		viii)	Electrical load availability connection	HSIIDC/Engg /IMT/25/3788 dated 07.01.2025	
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31.	Registration Fee	Residential - 40093.148 x 3.65 x 10 = Rs 14,63,400/-																					
	Processing Fee	40093.148 x 10 = Rs 4,00,931/-																					
	Late Fee	N/A																					
	Total Fee	Rs 18,64,331/-																					
32.	DD amount	Rs 18,64,500/-																					
	DD no. and date	011632 dated 30.10.2025																					
	Name of the bank issuing	HDFC Bank																					
	Deficient amount	Nil																					
33.	File Status	Date																					
	File received on	30.10.2025																					
	First notice Sent on	20.11.2025																					
	First hearing on	24.11.2025																					
34.	Case History:	<p>The Promoter M/s Conscient Infrastructure Pvt. Ltd. who is a third-party right holder/ Land owner applied for the registration of real estate group housing colony namely "Elaira Residence Phase 2 &amp; 2A" located at Sector- 80, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101384 dated 30.10.2025 and RPIN- 980. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2101-2025.</p> <p>The land admeasuring 5.5601 acres is allotted by HSIIDC vide memo no. HSIIDC: 9277 dated 29.07.2024 for the development of group housing colony situated in sector, 80, Manesar, Gurugram. Further, conveyance deed has been registered vide no. 13205 dated 08.01.2025 in favour of M/s Conscient Infrastructure Pvt. Ltd.</p> <p>The project has to be developed in three phases.</p>																					
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<p>The phase 1 of the project has been already registered with the authority vide registration certificate no. GGM/917/649/2025/20 dated 20.02.2025.</p> <p>Now, the promoter has applied for registration of Phase 2 &amp; 2A having an area admeasuring 0.6874 acres and total area of the project having an area admeasuring 5.5601 acres.</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/980 dated 20.11.2025 was issued to the promoter with an opportunity of being heard on 24.11.2025.</p> <p>On 11.11.2025, the promoter submitted the public notice published in three newspapers—two English ('Hindustan Times' and 'The Times of India') and one Hindi ('Punjab Kesari')—dated 08.11.2025, in compliance with the directions of the Authority. No objections were received up to 21.11.2025. It was also observed that the promoter had published the notice in the Hindi newspaper in English language. Accordingly, the promoter was instructed to republish the notice</p>																							

in the Hindi newspaper in Hindi language. In compliance, the promoter submitted a reply on 13.11.2025 along with the newspaper cutting of 'Punjab Kesari,' wherein the notice was published in Hindi. No objections have been received regarding this publication as well.

The promoter has submitted a reply on 21.11.2025 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

35.	<b>Present compliance status as on 24.11.2025 of deficiencies conveyed through notice dated 20.11.2025.</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Submitted, but needs to be revised.</b></li> <li>2. Online DPI needs to be corrected. <b>Status: Submitted, but needs to be revised.</b></li> <li>3. The total licensed area of the project is 5.5601 acres. The promoter has applied for registration in phases, and the entire project consists of three phases, out of which Phase 1, having an area of 4.8727 acres, is already registered with the Authority. The remaining area has been applied for by the promoter as Phase 2 and Phase 2A, having an area of 0.6874 acres as per the approved building plans. However, the promoter has applied for 0.6900 acres, which needs to be clarified. <b>Status: In the documents, the promoter has already made the changes.</b></li> <li>4. Environment Clearance needs to be submitted. <b>Status: Not submitted. However, the promoter has submitted an undertaking stating that they will provide the EC within six months of the issuance of the registration certificate.</b></li> <li>5. Fire Scheme approval needs to be submitted. <b>Status: Not submitted. However, the promoter has submitted an undertaking stating that they will provide the fire scheme approval within six months of the issuance of the registration certificate.</b></li> <li>6. Project photos of the applied phase need to be submitted. <b>Status: Submitted</b></li> <li>7. PERT Chart specifying date of completion needs to be submitted. <b>Status: Submitted</b></li> <li>8. Draft allottees documents i.e. application form, allotment letter, builder buyer agreement and payment receipt need to be revised as per prescribed format. <b>Status: Submitted, but application form and BBA needs to be revised.</b></li> <li>9. Draft brochure needs to be revised and advertisement document needs to be submitted. <b>Status: Submitted</b></li> <li>10. Cost of the land amounts to Rs 16690.89 lakhs needs to be clarified according to the area applied for the registration is 0.69 acres.</li> </ol>
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36.	<b>Remarks</b>	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p> <p><b>Status: Not submitted. However, the promoter has submitted an undertaking stating that they will provide the EC within six months of the issuance of the registration certificate.</b></p> <p>4. Fire Scheme approval needs to be submitted.</p> <p><b>Status: Not submitted. However, the promoter has submitted an undertaking stating that they will provide the fire scheme</b></p>



	<p>approval within six months of the issuance of the registration certificate.</p> <p>5. Draft allottees documents i.e. application form, allotment letter, builder buyer agreement and payment receipt need to be revised as per prescribed format.</p> <p><b>Status: Submitted, but application form and BBA needs to be revised.</b></p> <p>6. Clarification needs to be submitted as IDC and taxes not mentioned in DPI.</p> <p><b>Status: The promoter states that the plot is allotted by HSIIDC and all the internal development cost/ charges is included in the cost of the plot.</b></p> <p>7. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted.</p> <p><b>Status: Submitted, but complete set needs to be provided.</b></p> <p>8. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.</p> <p><b>Status: The promoter states that the receipt of the EDC &amp; IDC for TDR utilization is submitted and the promoter also clarified that the plot is allotted by HSIIDC and all external and internal development cost/ charges is included in the cost of the plot.</b></p>
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**Recommendations:** The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at para 36. It is recommended that the Authority may consider for grant of registration subject to the submission of DD/ BG of Rs. 25 lakhs each on account of submission of Environment clearance & Fire scheme approval within 6 months of issuance of the registration certificate. The promoter may further be directed to submit the mining permission before commencement of construction as per the undertaking submitted by the promoter; and remaining deficiencies including the deposition of security amount before the issuance of the certificate.

Ashish Dubey

Chartered Accountant

Deepika

Planning Executive

Day and Date of hearing

Monday and 24.11.2025

Proceeding recorded by

Sh. Ram Niwas

#### PROCEEDINGS OF THE DAY

Proceedings dated: 24.11.2025

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. S.K Kaushik (VP), Sh. Mukesh Tripathi (AR) & Sh. Ajay Gupta (AR) are present on behalf of the promoter.

The AR of the promoter proposes to submit the DD/BGs of Rs. 25 lakhs each as security to submit the Environment clearance & Fire scheme approval within 6 months of grant the registration. 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 AR requests to grant registration to the project subject to the submission of Environment clearance & Fire scheme approval within 6 months, and mining permission before commencement of construction and above DD/BG's along with remaining deficiencies before issuance of the certificate.

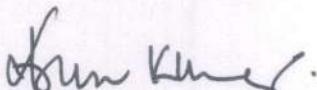
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission of proposal to submit the Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- each (Rupees Twenty-Five Lakhs only) in lieu of timely submission of Environment clearance & Fire scheme approval, in favour of the Authority, the promoter is directed to submit of following approvals:

- A. Environment clearance: within 6 months from the date of grant of registration; and
- B. Fire scheme approval: within 6 months from the date of grant of registration; and
- C. Mining permission: before commencement of construction

In the event of non-submission of Environment clearance & Fire scheme approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/ permissions within the prescribed timeframe may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after deposition of above BG/DDs and rectification of other deficiencies as listed above at S. No. 36.



(Arun Kumar)  
Chairman, HARERA

