

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Birla Pravaah
2.	Name of the promoter	M/s Birla Estates Pvt. Ltd.
3.	Nature of the project	Group Housing Colony
4.	Location of the project	Sector-71, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of the license holder	M/s Birla Estates Pvt. Ltd.
7.	Status of project	New
8.	Whether registration applied for whole	Onego
	Phase no.	N/A
9.	Online application ID	RERA-GRG-PROJ-2071-2025
10.	License no.	72 of 2025 dated 21.05.2025
		valid up to 20.05.2030
11.	Total licensed area	5.075 acres
		Area to be registered
12.	Projected completion date	OC- 31.01.2032 CC- 30.03.2032
13.	QPR Compliances (if applicable)	N/A
14.	4(2)(I)(D) Compliances (if applicable)	N/A
15.	4(2)(I)(C) Compliances (if applicable)	N/A
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.	Number of Towers	Residential – 5 + EWS - 1
20.	Number of units	Residential – 492 + EWS- 88 + Commercial - 7
21.	Total Project cost	Rs 1313.41 Crores
22.	Project Expenditure So far	Rs 276.53 Crores
23.	Estimates expenditure for completion so far	Rs 1036.88 Crores
24.	Statutory approvals either applied for or obtained prior to registration	

S.No	Particulars	Date of approval	Validity upto
i)	License Approval	72 of 2025 dated 21.05.2025	20.05.2030
ii)	Zoning Plan Approval	DRG. NO. DG,TCP 11126 dated 22.05.2025	-
iii)	Building plan Approval	ZP-2157/PA(DK)/2025/38240 dated 01.10.2025	30.09.2030
iv)	Environmental Clearance	Applied on 06.06.2025	
v)	Airport height clearance	PALM/NORTH/B/062325/179507 9 dated 08.07.2025	07.07.2033
vi)	Fire scheme approval	Applied on 15.10.2025	-
vii)	Service plan and estimate approval	Applied on 08.10.2025	
25.	Fee Details		
	Registration Fee	Resi- 73,974.971 * 3.62 * 10 = Rs 26,77,894/- Comm- 371.734 * 3.62 * 20 = Rs 26,914/- Total = Rs 27,04,808/-	
	Processing Fee	74,346.705 * 10 = Rs 7,43,467/-	
	Late Fee	N/A	
	Total Fee	Rs 34,48,275/-	
26.	DD amount	Rs 34,60,000/-	
	DD no. and date	510760 dated 18.09.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
27.	File Status	Date	
	File received on	01.10.2025	
	First notice Sent on	17.10.2025	
	First hearing on	27.10.2025	
28.	Case History: The Promoter M/s Birla Estates Pvt. Ltd. who is a License Holder applied for the registration of real estate Group Housing colony namely "Birla Pravaah" located at Sector- 71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 99935 dated 01.10.2025 and RPIN- 968. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2071-2025. The project area for registration is 5.075 acres as that of the licensed area i.e., 5.075 acres granted under License no – 72 of 2025 dated 21.05.2025 which is valid upto 20.05.2030. The application for registration of Group Housing colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/968 dated 17.10.2025 was issued to the promoter with an opportunity of being heard on 27.10.2025. The promoter has submitted the reply on 23.10.2025 which was scrutinized and the status of the documents is mentioned below: Further, the promoter has submitted a reply on 24.10.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Times of India (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 09.10.2025 for objection till 24.10.2025.		

29.	<p>Present compliance status as on 27.10.2025 of deficient documents conveyed through notice dated 17.10.2025.</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: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted. 4. Approved Environment Clearance needs to be submitted. Status: Applied. Receipt attached. 5. Fire Scheme approval needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 15.10.2025. Receipt attached. 6. Approved Service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 08.10.2025. Receipt attached. 7. Land title search report from the advocate after incorporating bar enrolment number needs to be submitted. Status: Submitted. 8. Draft Application form needs to be revised. Status: Submitted but needs to be revised. 9. Draft Allotment letter needs to be revised as per the prescribed format. Status: Submitted but needs to be revised as per the prescribed format. 10. Draft Builder buyer agreement needs to be revised. Status: Submitted but needs to be revised. 11. Draft Conveyance deed needs to be revised. Status: Submitted but needs to be revised. 12. Pert Chart needs to be submitted. Status: Submitted. 13. Draft Brochure needs to be revised. Status: Submitted. 14. Cost of the land amounts to Rs 19940.74 lakhs needs to be clarified according to the area applied for the registration is 5.0750 acres. Status: Submitted but cost of the land needs to be clarified along with supporting documents. 15. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 10374.27 lakhs and details of financial resources from
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		<p>equity amounts to Rs 27652.42 lakhs mentioned in DPI needs to be submitted. DPI needs to be revised as costing details do not match with CA Certificate dated 15.09.2025. Status: Submitted but Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 10374.27 lakhs and details of financial resources from equity amounts to Rs 27652.42 lakhs mentioned in DPI needs to be submitted.</p> <p>16. REP II dated 01.10.2025 needs to be revised as OC & CC date is missing. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>17. Original CA Certificate for details in REP-1 (A-H) needs to be submitted. Status: Submitted.</p> <p>18. Original Bank Undertaking needs to be submitted. Status: Submitted.</p> <p>19. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories to operate bank account. Status: Submitted.</p> <p>20. Project Report needs to be revised as costing details missing. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted but quarterly net cash flow statement, and quarterly fund flow statement needs to be revised as amount of sale proceeds do not match with DPI.</p>
30.	Remarks	<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. Approved Environment Clearance needs to be submitted. Status: Applied. Receipt attached.</p> <p>4. Fire Scheme approval needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 15.10.2025. Receipt attached.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied than copy of the same needs to be submitted. Status: Applied on 08.10.2025. Receipt attached.</p> <p>6. Draft Application form needs to be revised.</p> <p>7. Draft Allotment letter needs to be revised as per the prescribed format.</p>

		<p>8. Draft Builder buyer agreement needs to be revised.</p> <p>9. Draft Conveyance deed needs to be revised.</p> <p>10. Cost of the land amounts to Rs 19940.74 lakhs needs to be clarified according to the area applied for the registration is 5.0750 acres.</p> <p>Status: Submitted but cost of the land needs to be clarified along with supporting documents.</p> <p>11. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 10374.27 lakhs and details of financial resources from equity amounts to Rs 27652.42 lakhs mentioned in DPI needs to be submitted. DPI needs to be revised as costing details do not match with CA Certificate dated 15.09.2025.</p> <p>Status: Submitted but Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 10374.27 lakhs and details of financial resources from equity amounts to Rs 27652.42 lakhs mentioned in DPI needs to be submitted.</p> <p>12. Project Report needs to be revised as costing details missing. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Challan of EDC and IDC paid for the project needs to be submitted.</p> <p>Status: Submitted but quarterly net cash flow statement, and quarterly fund flow statement needs to be revised as amount of sale proceeds do not match with DPI.</p>
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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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Environment Clearance, Approved Fire Scheme, Approved Service plan and Estimates and the documents mentioned above.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Environment Clearance, Approved Fire Scheme, Approved Service plan and Estimates within 4 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
27/10/25
Ashish Dubey

Chartered Accountant

Ashish Kush
27/10/25
Ashish Kush

Planning Executive

Day and Date of hearing

Monday and 27.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.10.2025

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

Sh. Aman Sharma (AR), Sh. Harsit Garg (AR) and Sh. Nitin Sharma (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, Environment Clearance, Fire Scheme Approval, Approved service plans and estimates and Mining Permission 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:

- i. The Approved Environmental Clearance, Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration.
- ii. Mining permission before the start of construction.

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 at point (i). 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:

- a. Approved Environmental Clearance: within 4 months from the date of grant of registration;
- b. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- c. Approved Service Plans and Estimates: within 4 months from the date of grant of registration.

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. Further, the promoter shall submit the Mining permission before start of construction.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.



(Arun Kumar)
Chairman, HARERA