

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project	Sobha Strada
Promoter	M/s Sobha Commercial Pvt. Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	Sobha Strada	
2.	Name of the license holders	Sh. Sahib Singh Ss/o Sh. Ram Kishan, Sh. Neeraj Yadav, Sh. Manish Kumar, Sh. Pankaj Yadav Ss/o Sh. Sahib Singh S/o Sh. Ram Kishan, Sh. Vinod Yadav, Sh. Parmod Kumar, Sh. Amit Yadav Ss/o Rajinder Kumar S/o Sh. Ram Kishan	
3.	Name of collaborator	M/s BNB Builders Pvt. Ltd. (Now known as Sobha Commercial Pvt. Ltd.)	
4.	Name of the promoter (BIP)	M/s Sobha Developers (Pune) Ltd. and others	
5.	Nature of the project	Commercial Colony	
6.	Location of the project	Sector 106, Gurugram	
7.	Legal capacity to act as a promoter	Collaborator	
8.	Status of project	New	
9.	Whether registration applied for whole/Phase	whole	
10.	Phase no. (If applicable)	N/A	
11.	Online application ID	RERA-GRG-2061-2025	
12.	License no.	162 of 2022 dated 06.10.2022	Valid up to 05.10.2027
13.	Total licensed area	2.03 Acres	Area to be registered 2.03 Acres
14.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2032	
15.	QPR Compliance (If applicable)	N/A	
16.	4(2)(I)(C) Compliance (If applicable)	N/A	
17.	4(2)(I)(D) Compliance (If applicable)	N/A	
18.	Status of change of bank account	N/A	
19.	RC compliance	N/A	
20.	Number of units	251 Service Apartments, 48 Retail Shops	
21.	Total Project cost	Rs. 5.52 crores	
22.	Project Expenditure So far	Rs. 0.61 crores	
23.	Expenditure to be incurred	Rs. 4.91 crores	
24.	Statutory approvals either applied for or obtained prior to registration		

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S.N	Particulars	Date of approval	Validity up to
1.	License Approval	162 of 2022 dated 06.10.2022	05.10.2027
2.	Zoning approval plan	DTCP 11185 dated 19.06.2025	
3.	Building approval plan	Z P-1732/SD(RD)/2025/37946 dated 30.09.2025	29.09.2030
4.	Environmental Clearance	Not submitted	
5.	Airport clearance height	PALM/NORTH/B/010925/1476641 dated 27.01.2025	26.01.2033
6.	Fire approval scheme	Not submitted	
7.	Service plan and estimate approval	Not submitted	
8.	Electrical load	Ch. 42/Drg/PLC dated 07.04.2023	
16.	<b>Fee Details</b>		
	Registration fee	(24638.727 x 3 x 20) =Rs. 14,78,324/-	
	Late fee	N/A	
	Processing fee	24638.727 x 10 =Rs. 2,46,388/-	
	Total fee	Rs. 17,24,712/-	
17.	<b>DD Details</b>		
	DD amount	Rs. 2,46,388/- Rs. 14,78,324/-	
	DD no. and date	024366 dated 01.10.2025 024367 dated 01.10.2025	
	Name of the bank issuing	Axis Bank	
	Total fee paid	Rs. 17,24,712/-	
	Deficient amount	Nil	
18.	<b>File Status</b>		
	File received on	03.10.2025	
	First notice Sent on	17.10.2025	
	1 <sup>st</sup> hearing on	27.10.2025	
19.	<b>Case History: -</b>		
	1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. 162 of 2022 dated 06.10.2022 to Sh. Sahib Singh Ss/o Sh. Ram Kishan, Sh. Neeraj Yadav, Sh. Manish Kumar, Sh. Pankaj Yadav Ss/o Sh. Sahib Singh S/o Sh. Ram Kishan, Sh. Vinod Yadav, Sh. Parmod Kumar, Sh. Amit Yadav Ss/o Rajinder Kumar S/o Sh. Ram Kishan in collaboration with M/s BNB Builders Pvt. Ltd. (Now known as Sobha Commercial Pvt. Ltd.) for setting up Commercial Colony over an area measuring 2.03 in Sector 106, Gurugram.		



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2. Further, DTCP has granted final permission for change in beneficial interest favour of M/s Sobha Developers (Pune) Ltd. and others vide order dated 21.11.2024 subject to condition that:
  - (i) The new entity shall settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
  - (ii) The developer company i.e. BNB Builders Private Limited shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the license and the terms and conditions of LC-IV & IVB bilateral Agreements executed with Director.
3. With respect to the clarification sought, the promoter submitted that:
  - (i) License No. 162 of 2022 dated 06.10.2022 has been granted in favour of the Landowners in collaboration with BNB Builders Private Limited for setting up a commercial colony on an area measuring 2.03 acres in the revenue estate of Village Pawala Khusrupur, Sector - 106, District - Gurugram.
  - (ii) Vide share purchase agreement dated 02.04.2024 Sobha Developers (Pune) Limited ("SDPL") purchased/acquired the shares of BNB Builders Private Limited from its directors making BNB Builders whole owned subsidiary of SDPL.
  - (iii) Following the acquisition, SDPL approached DTCP, Haryana on 15.04.2024, 08.05.2024 and 11.06.2024 for change in beneficiary interest ("BIP") from BNB Builders Private Limited To SDPL. Permission for change in beneficial permission was granted in favour of SDPL on 21.11.2024.
  - (iv) Following approval from the Ministry of Corporate Affairs, BNB Developers Private Limited was renamed Sobha Commercial Private Limited. Fresh letter of incorporation dated 01.05.2025 consequent to name change was obtained.
  - (v) It is to be noted that the change in beneficial interest granted in favour of SDPL vide order dated 21.11.2024 by the DTCP, Chandigarh was subject to the condition that the Developer Company i.e BNB Builders Private Limited, shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the License and the terms and conditions of LC-IV & IVB bilateral Agreements executed with Director.
4. Now, M/s Sobha Commercial Pvt. Ltd. (formerly known as BNB Builders Pvt. Ltd.) has applied on 03.10.2025 for registration of the Commercial Colony namely "Sobha Strada" under section 4 of Real Estate (Regulation and Development), Act 2016.
5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/969 dated 17.10.2025.
6. Further, a public notice dated 28.09.2025 with respect to the application dated 10.10.2025 for registration of the project submitted by the promoter was issued in The Indian Express (English), The Times of India (English), and Nav Bhaarat Times (Hindi).
7. The reply dated 23.10.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:

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<p><b>20. Present compliance status as on 27.10.2025 of deficient documents as conveyed on 17.10.2025</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Not submitted</b></li> <li>2. Corrections in online DPI need to be done. <b>Status: Not submitted</b></li> <li>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. <b>Status: An affidavit stating that there is no ongoing litigation against the Sobha Commercial Pvt. Ltd. and Sobha Developers (Pune) Ltd. is submitted.</b></li> <li>4. It is noted that the DTCP has granted BIP in favour of M/s Sobha Developers (Pune) Ltd. and others. However, the current application for registration of the project is made by M/s Sobha Commercial Pvt. Ltd. This needs to be clarified. <b>Status: Clarification as per 19(iii) above is submitted.</b></li> <li>5. NOC from the competent authority (MoEF and Irrigation Department) pertaining to restriction imposed in the area regarding submergence area of Najafgarh Jheel as per the condition imposed in license no. 162 of 2022 needs to be submitted. <b>Status: Corrigendum from DTCP dated 29.03.2024 for exclusion of the above condition is submitted by the promoter.</b></li> <li>6. While perusing the supplemental cum addendum agreement dated 24.04.2025, it is noted that the license holder Sh. Sahib Singh has deceased and his share of land is transferred to his legal heirs, Accordingly, the acknowledgement of this fact along with revised land schedule from the DTCP needs to be submitted. <b>Status: Copy of request dated 17.10.2025 made to DTCP for revised land schedule of the license is submitted.</b></li> <li>7. List of units allocated to landowners in terms of the collaboration agreement duly notarised and signed by all the parties need to be submitted. <b>Status: Not submitted</b></li> <li>8. Clause 10.5 of the supplemental agreement dated 24.04.2025 states that "The landowners shall be entitled to sell/ transfer or create third party rights over the Landowners area entitlement in accordance with RERA..."</li> </ol>
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	<p>Further, clause 10.9 states that "... The Landowners shall not have any lien or claim over the receivables collected in the Bank Account".</p> <p>You are, therefore, required to clarify as to how the share of landowners will be sold before the completion certificate is obtained and how the Section 4(2)(l)(D) of the Act of 2016 will be complied with.</p> <p><b>Status: Promoter states that landowners will sell the allocated units once CC is obtained and an affidavit regarding the same will shortly be submitted.</b></p> <p>9. Copies of latest mutation and Jamabandi duly certified by revenue officer with respect to khasra no. 9//2/2 falling in licensed land need to be submitted. <b>Status: Not submitted</b></p> <p>10. Copy of latest aks- shijra duly certified by revenue officer with respect to khasra no. 9//7/2/1 falling in licensed land needs to be submitted. <b>Status: Submitted</b></p> <p>11. Copy of application for information to revenue department regarding license and collaboration agreement duly received by the revenue department needs to be submitted. <b>Status: Not submitted</b></p> <p>12. Revised land title search report needs to be submitted. <b>Status: Submitted</b></p> <p>13. Non encumbrance certificate no more than 6 months prior to the date of application duly stamped and signed by revenue officer not below the rank of Tehsildar with respect to khasra no. 9//2/2 falling in licensed land needs to be submitted. <b>Status: Submitted</b></p> <p>14. Environmental clearance of the project needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>15. Approved fire scheme needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>16. Approved service plans and estimates need to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>17. Mining permission needs to be submitted. <b>Status: Not submitted. Promoter undertakes to obtain the same before commencement of construction.</b></p> <p>18. Road access permission needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 60 days of grant of RERA.</b></p>
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		<p>19. Copy of consent form to be annexed with the application form as mentioned in the draft application form at S. No. 28 needs to be submitted. <b>Status: Not submitted</b></p> <p>20. Draft allotment letter with respect to serviced apartment needs to be revised. <b>Status: Submitted.</b></p> <p>21. Draft BBA and conveyance deed with respect to serviced apartment needs to be submitted. <b>Status: Submitted. BBA needs to be revised.</b></p> <p>22. Draft application form, allotment letter, BBA, conveyance deed and payment plan with respect to retail units in the project need to be submitted. <b>Status: Submitted. BBA needs to be revised.</b></p> <p>23. Land cost needs to be clarified according to area apply for registration. <b>Status: Submitted.</b></p> <p>24. Cash flow statement needs to be provided. <b>Status: Submitted.</b></p> <p>25. Copy of paid challan of EDC and IDC needs to be submitted. <b>Status: Submitted.</b></p> <p>26. Other sources in financial resources needs to be clarified. <b>Status: Correction in DPI has been done.</b></p> <p>27. KYC of Architect Mr. Venkatesh Gudi needs to be submitted. <b>Status: Submitted.</b></p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Not submitted</b></p> <p>2. Corrections in online DPI need to be done. <b>Status: Not submitted</b></p> <p>3. It is noted that the DTCP has granted BIP in favour of M/s Sobha Developers (Pune) Ltd. and others. However, the current application for registration of the project is made by M/s Sobha Commercial Pvt. Ltd. This needs to be clarified. <b>Status: Clarification as per 19(iii) above is submitted.</b></p> <p>4. While perusing the supplemental cum addendum agreement dated 24.04.2025, it is noted that the license holder Sh. Sahib Singh has deceased and his share of land is transferred to his legal heirs, Accordingly, the acknowledgement of this fact along with revised land schedule from the DTCP needs to be submitted. <b>Status: Copy of request dated 17.10.2025 made to DTCP for revised land schedule of the license is submitted.</b></p>



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	<p>5. List of units allocated to landowners in terms of the collaboration agreement duly notarised and signed by all the parties need to be submitted. <b>Status: Not submitted</b></p> <p>6. Clause 10.5 of the supplemental agreement dated 24.04.2025 states that "The landowners shall be entitled to sell/ transfer or create third party rights over the Landowners area entitlement in accordance with RERA..." Further, clause 10.9 states that "... The Landowners shall not have any lien or claim over the receivables collected in the Bank Account". You are, therefore, required to clarify as to how the share of landowners will be sold before the completion certificate is obtained and how the Section 4(2)(l)(D) of the Act of 2016 will be complied with. <b>Status: Promoter states that landowners will sell the allocated units once CC is obtained and an affidavit regarding the same will shortly be submitted.</b></p> <p>7. Copies of latest mutation and Jamabandi duly certified by revenue officer with respect to khasra no. 9//2/2 falling in licensed land need to be submitted. <b>Status: Not submitted</b></p> <p>8. Copy of application for information to revenue department regarding license and collaboration agreement duly received by the revenue department needs to be submitted. <b>Status: Not submitted</b></p> <p>9. Environmental clearance of the project needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>10. Approved fire scheme needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>11. Approved service plans and estimates need to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 120 days of grant of RERA.</b></p> <p>12. Mining permission needs to be submitted. <b>Status: Not submitted. Promoter undertakes to obtain the same before commencement of construction.</b></p> <p>13. Road access permission needs to be submitted. <b>Status: Not submitted. Promoter undertakes to submit the same within 60 days of grant of RERA.</b></p> <p>14. Copy of consent form to be annexed with the application form as mentioned in the draft application form at S. No. 28 needs to be submitted.</p>
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	<p><b>Status: Not submitted</b></p> <p>15. Draft BBA and conveyance deed with respect to serviced apartment needs to be submitted.</p> <p><b>Status: Submitted. BBA needs to be revised.</b></p> <p>16. Draft application form, allotment letter, BBA, conveyance deed and payment plan with respect to retail units in the project need to be submitted.</p> <p><b>Status: Submitted. BBA needs to be revised.</b></p>
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22. **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 21. It is recommended that the Authority may consider for grant of registration subject to the submission of three DDs/ BGs of Rs. 25 lakhs each on account of submission of environmental clearance, approved fire scheme and approved service plans & estimates within 4 months of issuance of the registration certificate. The promoter may further be directed to submit the road access permission within two months and 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.

  
**(Asha)**

**Chartered Accountant**



**(Neeraj Gautam)**

**Associate Architectural Executive**

**Day and Date of hearing**

Monday and 27.10.2025

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Ms. Shilpa Malik (Director), Sh. Sanjeev Kumar (Director) and Sh. C.M. Batra (AR) are present on behalf of the promoter.

Sh. Amit Yadav, Sh. Pramod Yadav and Sh. Vinod Yadav, are present on behalf of the landowners and state that they shall sell the units to be allocated to them in terms of the collaboration agreement after the completion certificate is obtained by the promoter and an undertaking in form of affidavit will be submitted by them in the Authority shortly. Further, they are in the process of mutually allocate the units between the parties and same shall also be submitted in the Authority.

The AR of the promoter states that with respect to the amendment of land schedule annexed with the license no. 162 of 2022 pursuant to the demise of Sh. Sahib Singh, an application is made before the DTCP and the amended land schedule shall be submitted to the Authority once obtained. As far as the allocation of units between the landowners and the promoter is concerned, both the parties are in the process of amicably allocate the units amongst the parties and the list of allocated units will be submitted to the Authority shortly. Further, the promoter proposes to submit the DD/BG of Rs. 25 lakhs each as token of their security to submit the environmental clearance, fire scheme approval and service plans & estimates approval within four 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 request to grant registration to the project subject to the submission of EC, fire scheme approval and service plans & estimates approval within 4 months, road access

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permission within two months and mining permission before commencement of construction and above DD/BG along with remaining deficiencies before issuance of the certificate.

The Authority observes that, DTCP has granted final permission for change in beneficial interest favour of M/s Sobha Developers (Pune) Ltd. and others vide order dated 21.11.2024 subject to condition that:

- (i) The new entity shall settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
- (ii) The developer company i.e. BNB Builders Private Limited shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the license and the terms and conditions of LC-IV & IVB bilateral Agreements executed with Director.

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 three Demand Drafts / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, the promoter is directed to submit of following approvals:

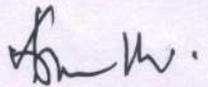
- a. Fire Scheme Approval: within 4 months from the date of grant of registration,
- b. Service Plans and Estimates: within 4 months from the date of grant of registration; and
- c. Environmental Clearance: within 4 months from the date of grant of registration.

Further, the promoter shall submit the road access permission within 2 months from the date of grant of registration and mining permission before the commencement of construction.

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 rectification of deficiencies mentioned above at S. No. 21. Also, in accordance with the permission for change in beneficial interest granted by DTCP vide order dated 21.11.2024, the new entity i.e. M/s Sobha Developers (Pune) Ltd. shall be acknowledged in the registration certificate as BIP holder and a condition with respect to settlement of all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees by M/s Sobha Developers (Pune) Ltd. shall be incorporated in the registration certificate.

The Registration Certificate shall be issued after deposition of above BG/DDs and rectification of other deficiencies as listed above at S. No. 21.

  
(Arun Kumar)  
Chairman, HARERA