

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Magnum Business District
Promoter - M/S Galaxy Magnum Projects Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Magnum Business District
2.	Name of the promoter	M/S Galaxy Magnum Projects Ltd.
3.	Nature of the project	IT Park Colony
4.	Location of the project	Sector-74, Gurugram
5.	Legal capacity to act as a promoter	Change of Developer.
6.	Name of the license holder	Sh. Deepak S/o Om Parkash, Kuldeep , Rajpal, Vinod, Ss/o Sh. Sant Singh, Sh. Man Singh S/o Sh. Dharam Singh, Mulchand, Smt. Puja Sharma W/o Sh. Navdeep, Smt. Tejender Kaur w/o Harpreet Singh and Harpreet Singh S/o Inderjeet Singh.
7.	Name of the collaborator (if any)	M/s Parkwood Gurgaon IT Park Pvt. Ltd.
8.	Name of the COD/ BIP (if any)	M/s Galaxy Magnum Projects Pvt. Ltd. vide memo no LC-1515-II/JE(RK)/2025/2227 dated 16.01.2025
9.	Status of project	New
10.	Whether registration applied for whole	Whole
	Phase no. applied	N/A
	Nature of phase	N/A
11.	Online application ID	RERA-GRG-PROJ-2025-2025
12.	License no.	90 of 2011 dated 30.09.2011
13.	Total licensed area	14.50615 acres
	Area to be registered	14.50615 acres
14.	Projected completion date	30.04.2031
15.	QPR Compliances (if applicable)	N/A
16.	4(2)(I)(D) Compliances (if applicable)	N/A
17.	4(2)(I)(C) Compliances (if applicable)	N/A
18.	Status of change of bank account	N/A
19.	Details of proceedings pending against the project	N/A
20.	RC Conditions Compliances (if applicable)	N/A
21.	Total Project cost	Rs 1368.23 cr.
22.	Project expenditure so far	NIL
23.	Estimated expenditure for completion so far	Rs 1368.23 cr.
24.	Total no of towers and units	3 no. of towers (B to D) having 168 units.

25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	90 of 2011 dated 30.09.2011	29.09.2029
	ii)	Zoning Plan Approval	DRG. NO. DTCP 2799 dated 30.09.2011.	
	iii)	Building plan Approval	ZP-1942/AD(VK)/2024/14580 dated 16.05.2024	15.05.2029
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport height clearance	Submitted.	
	vi)	Fire scheme approval	Not Submitted.	
	vii)	Service plan and estimate approval	Not Submitted.	
26.	Fee Details			
	Registration fee		1,40,891.083* 2.5 * 20 = Rs 70,44,554/- 3522.277 * 1.5 * 20 = Rs. 1,05,668/- Total = Rs. 71,50,222/-	
	Processing fee		1,44,413.36 * 10 = Rs 14,44,134/-	
	Late fee		N/A	
	1.			
	Total		= 71,50,222 + 14,44,134 = Rs 85,94,356/-	
	DD/RTGS amount		Rs. 19,75,000/- Rs. 66,19,356/-	
	DD/RTGS no. and date		HDFCR52025081199908366 HDFCR52025093066747477 dated 30.09.2025	
	Deficient amount		= 85,94,356 - 19,75,000 - 66,19,356/-. = 0 (NIL)	
	27.	File Status		Date
File received on		19.08.2025		
Deficiency Notice		08.09.2025		
First hearing on		15.09.2025		
Documents Submitted on		30.09.2025, 01.10.2025 & 03.10.2025		
Second Hearing on		06.10.2025		
28.	Case History:			
	The Promoter M/s Galaxy Magnum Projects Ltd. who is a change of developer applied for the registration of real estate project IT Park namely "Magnum Business District" located at Sector-74, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 19.08.2025 and RPIN-948. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2025-2025. The project area for registration is 5.86296 acres. The application for registration of IT Park colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/948 dated 08.09.2025 was issued to the promoter with an opportunity of being heard on 15.09.2025.			

Brief facts of the case are as follows:-

- DTCP has granted license no. 90 of 2011 dated 30.09.2011 renewed up to 29.09.2029 in favour of Sh. Deepak S/o Om Parkash, Kuldeep, Rajpal, Vinod, Ss/o Sh. Sant Singh, Sh. Man Singh S/o Sh. Dharam Singh, Mulchand, Smt. Puja Sharma W/o Sh. Navdeep, Smt. Tejender Kaur w/o Harpreet in collaboration with M/s Parkwood Gurgaon IT Park Pvt. Ltd. for development of IT Park over an area measuring 14.50615 acres in sector-74, Gurugram.
- DTCP vide its letter dated 02.08.2018 to old developer rejected the said License No.90 of 2011. Thereafter, landowners filed a letter / application with DTCP for surrender of said License No.90 of 2011 and cancellation of all agreements and documents executed by them.
- A letter dated 26.02.2020 bearing memo no. 4023 was issued by Collector, Gurugram to Tehsildar, Gurugram in respect of RC No. 2349 of 2020 dated 25.02.2020 for recovery proceedings of EDC/IDC dues as arrears of land revenue.
- An application dated 28.08.2023 was filed by the landowners to DTCP requesting for change of developer in favour of a new developer for the Licensed Land.
- Subsequently, a letter dated 28.08.2023 was sent by the new developer, i.e. M/s Galaxy Magnum Projects Private Limited, to DTCP, providing its consent for the grant of permission for the change of developer in respect of the Licensed Land.
- Pursuant to the application filed by the landowners for grant of change of beneficial interest/ change of developer in respect of the said License, DTCP vide its order dated 02.02.2024 refused to entertain the request made by the landowners and dismissed the said application and asked the landowners to approach the competent authorities for seeking appropriate relief.
- Appeal dated 16.02.2024: Subsequently, the landowners filed an appeal no. 05 of 2024 dated 16.02.2024 for setting aside the said DTCP order dated 02.02.2024 and for setting aside the order dated 02.08.2018 vide which the License was cancelled. During the proceeding, the Additional Chief Secretary to Govt Haryana, Town & Country Planning Department observed that the change of developer request was declined by DTCP only on two grounds i.e., (1) License is cancelled, and (ii) outstanding on account of EDC and IDC is pending for which proceedings as arrear of land revenue are pending and that DTCP is not taking over the project as per the provision of Rule 19 of the Rules, 1976 as there is no third party right created and the department is only concerned with recovery of its dues.
- In the order dated 05.03.2024 deciding the said appeal, the Additional Chief Secretary to Government Haryana, Town & Country Planning Department Chandigarh held that, the order dated 02.08.2018 of DTCP is set aside and the License is restored conditionally.
- After that Change of developer has been granted by DTCP in favour of M/s Galaxy Magnum Projects Pvt. Ltd. vide memo no LC-1515-II/JE(RK)/2025/2227 dated 16.01.2025.
- Thereafter, building plans has been passed by department of Town & Country Planning, Haryana vide memo no ZP-761/PA(DK)/2025/25430 dated 04.07.2025.
- Therefore, project is in the category of new projects and accordingly late fee has not been calculated and levied in this case.
- Further, regarding deposit of late fees (as the license of the project i.e., 90 of 2011 dated 30.09.2011 is prior to RERA Act, 2016), the matter will be discussed in the project hearing and the same shall be payable as per the decision taken in this regard by the Hon'ble Authority.

On 15.09.2025, the matter has been adjourned to 06.10.2025. The promoter has published the public notice in 3 newspapers i.e., The Tribune, Times of India and Dainik bhaskar dated 04.09.2025 against which no objections has been received in the Authority.		
29.	Present compliance status as on 06.10.2025 as observed during the last hearing dated 15.09.2025.	- Deficit fee amounting to Rs. 66,19,356/- needs to be submitted. Further, regarding deposit of late fees (as the license of the project i.e., 90 of 2011 dated 30.09.2011 is prior to RERA Act, 2016), the matter will be discussed in the project hearing and the same shall be payable as per the decision taken in this regard by the Hon'ble Authority. Status - Submitted Rs. 66,19,356/- vide RTGS UTR No. HDFCR52025093066747477 dated 30.09.2025. - The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status - Not Submitted. - Online DPI needs to be corrected. Status - Not Submitted. - The license no 90 of 2011 dated 30.09.2011 for an area admeasuring 14.50615 acres in sector-74, Gurugram has been issued by DTCP. You are therefore required to provide the status of registration and approval of building plans by DTCP pertaining to license no 90 of 2011 dated 30.09.2011. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. If not sold, a notarized affidavit regarding no advertisement, marketing, booking or sale etc. with respect to the license no 90 of 2011 dated 30.09.2011 from the license holder along with old developer i.e., M/s Parkwood Gurgaon IT Park Pvt. Ltd. and change of developer i.e., M/s Galaxy Magnum Projects Pvt. Ltd. along with board resolution needs to be submitted. Status - Submitted. - 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 - The promoter submits that there are no ongoing or pending litigation in past five years. - Environmental Clearance need to be submitted. Status - Not Submitted and promoter has submitted an undertaking and security amount of Rs. 25 lakhs vide DD no 001948 dated 03.10.2025 of HDFC Bank to submit the EC within 6 months of RC. Fire scheme approval need to be submitted.

	Status - Not Submitted and promoter has submitted an undertaking and security amount of Rs. 25 lakhs vide DD no 001949 dated 03.10.2025 of HDFC Bank to submit the fire scheme approval within 4 months of RC. 8. Approved service plans and estimates need to be submitted. Status - Not Submitted and promoter has submitted an undertaking and security amount of Rs. 25 lakhs vide DD no 001950 dated 03.10.2025 of HDFC Bank to submit the approved service plans and estimates within 4 months of RC. 9. Airport height clearance need to be submitted. Status - Submitted. 10. Mining permission need to be submitted. Status - Not submitted and promoter has submitted an undertaking to submit the mining permission within four months of EC. 11. Forest NOC need to be submitted. Status - Submitted. 12. Collaboration agreement of whole area need to be submitted. Status - Submitted. 13. Details of unit sharing between the landowners and promoter duly signed by both parties need to be submitted. Status - Not submitted and promoter states that landowners and promoter will done the unit sharing mutaually after obtaining the OC. 14. Akshjra certified on latest dates needs to be submitted. Status - Submitted. 15. Information to revenue department needs to be submitted. Status - Submitted. 16. The project has been applied by the company namely "M/s Galaxy Magnum Projects Ltd. However, change of developer approval and renewal of license is in name of M/s Galaxy Magnum Projects Pvt. Ltd. Same need to be clarified. Status - Submitted the certificate of change of name of company from M/s Galaxy Magnum Projects Pvt. Ltd. to M/s Galaxy Magnum Projects Ltd. dated 05.09.2024. 17. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status - Submitted. 18. Approval NOCs from the various agencies for connecting external services like road access permission, storm water drainage, sewage disposal needs to be submitted.
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		Status – Submitted sewerage assurance but regarding road access promoter states that it is not applicable and storm water drainage has been applied. 19. Huda construction water NOC need to be submitted. Status – Not Submitted. 20. PERT chart needs to be submitted. Status – Submitted. 21. Draft brochure and advertisement need to be submitted. Status – Not Submitted 22. Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed, payment receipt as per prescribed format needs to be revised and submitted. Status – Submitted but need o be revised. 23. Superimposed demarcation plan on approved layout plan needs to be submitted. Status - Submitted. 24. Cost of the land amounts to Rs 9584 lakhs needs to be clarified according to the area applied for the registration is 14.5061 acres. Affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status – Not Submitted. 25. Clarification needs to be submitted as License fees, IDC, taxes and cess not mentioned in DPI. Details of financial resources from equity amounts to Rs 2000 lakhs and loan from other sources amounts to Rs 40800 lakhs mentioned in DPI needs to be submitted. Details of any other cost amounts to Rs 8800 lakhs needs to be submitted. Status - Not Submitted. 26. Original non-encumbrance certificate not below the rank of tehsildar dated 12.08.2025 needs to be submitted. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted. Status – NEC Submitted only. 27. Complete set of Independent Auditors Report along with audited financial statement for the latest three financial year needs to be submitted. Status - Submitted but complete set of Independent Auditors Report along with audited financial statement for the latest three financial year needs to be submitted 28. Following Original CA Certificate needs to be submitted:CA Certificate of net worth on latest date,CA Certificate of REP-1 (A-H),Original CA Certificate of non-default dated 06.08.2025, and CA Certificate of expenditure incurred and to be incurred. Status - Submitted but Original CA Certificate of REP-1 (A-H) needs to be submitted and CA Certificate of expenditure incurred and to be incurred dated 06.08.2025 needs to be
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		revised as total project cost and expenditure to be incurred is missing. 29. Project Report needs to be revised as costing no match with DPI. quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status - Not Submitted. 30. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories. KYC of Architect, CA, and Engineer needs to be submitted. Status - Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. 31. Original Bank Undertaking needs to be submitted. Status - Not Submitted. 32. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Challan and schedule of EDC paid for the project needs to be submitted. Status - Not Submitted. 33. REP II dated 11.08.2025, needs to be revised as OC & CC date is missing. Status - Submitted but REP II dated 30.09.2025 needs to be revised as OC & CC date mentioned same
30.	Remarks	- The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. - Online DPI needs to be corrected. - Environmental Clearance need to be submitted. - Fire scheme approval need to be submitted. - Approved service plans and estimates need to be submitted. - Mining permission need to be submitted. - Details of unit sharing between the landowners and promoter duly signed by both parties need to be submitted. - Road access permission and storm water drainage needs to be submitted. - Huda construction water NOC need to be submitted. - Draft brochure and advertisement need to be submitted. - Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed, payment receipt as per prescribed format needs to be revised and submitted.

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**HARERA
GURUGRAM**

**Project - Magnum Business District
Promoter - M/S Galaxy Magnum Projects Ltd.**

	12. Cost of the land amounts to Rs 9584 lakhs needs to be clarified according to the area applied for the registration is 14.5061 acres. Affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. 13. Clarification needs to be submitted as License fees, IDC, taxes and cess not mentioned in DPI. Details of financial resources from equity amounts to Rs 2000 lakhs and loan from other sources amounts to Rs 40800 lakhs mentioned in DPI needs to be submitted. Details of any other cost amounts to Rs 8800 lakhs needs to be submitted. 14. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted. 15. Complete set of Independent Auditors Report along with audited financial statement for the latest three financial year needs to be submitted. 16. CA Certificate of REP-1 (A-H) needs to be submitted, and CA Certificate of expenditure incurred and to be incurred need to be revised. 17. Project Report needs to be revised as costing no match with DPI. quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. 18. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories. 19. Original Bank Undertaking needs to be submitted. 20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Challan and schedule of EDC paid for the project needs to be submitted. 21. REP II dated 11.08.2025, needs to be revised as OC & CC date mentioned is same.
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Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except the deficiencies mentioned at S.No 30. The promoter has submitted three DD's amounting to Rs. 25 Lakhs each vide DD no 001948, 001949 & 001950 dated 03.10.2025 of HDFC Bank towards approval of EC, approved fire Scheme and approved service plan & estimates. The Authority may consider for grant of registration upon submission of above deficiencies.

Ashish

Ashish Dubey
Chartered Accountant

Shashank

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing	Monday and 06.10.2025
Proceeding recorded by	Ram Niwas

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

सू-संपदा (शिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

PROCEEDINGS OF THE DAY

Proceedings dated: 06.10.2025.

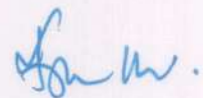
Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Mr. Rajeev Poddar (MD), Sh. Inder Chand Prajapat (AR), Sh. Sanjeev Singh (Project Head), Ms. Vandita Gupta (Adv.) are present on behalf of promoter and submits that the minutes of the Environmental Clearance (EC) have been approved and undertakes to obtain and submit the same within a period of three months. The AR also submits that the applications for approval of the Fire Scheme and the Service Plan & Estimates have been submitted to the respective competent departments and undertakes to obtain & submit the same within a period of four months. The security amount of ₹25,00,000/- each, vide DD Nos. 001948, 001949, and 001950 dated 03.10.2025 of HDFC Bank, has been deposited towards the approvals of the EC, Fire Scheme, and Service Plan & Estimates. 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 further undertakes to submit the remaining requisite deficiencies within a period of one week in the Authority.

The landowners, namely Sh. Rajpal, Sh. Vinod Kumar, Sh. Deepak Chauhan, Sh. Lalit, Sh. Ankit, Smt. Urmila Devi, Sh. Man Singh Chauhan, Sh. Paramveer, Sh. Parasram, and Sh. Prem Raj Singh, are present in person and states that the unit sharing arrangement with the promoter shall be undertaken only upon issuance of the Occupation Certificate by the competent authority and they will submit the affidavit regarding the same.

Keeping in view of the aforesaid facts and submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date and in the interest of regulatory compliance, it is decided that the Environmental Clearance shall be submitted within a period of three months, and the approved Fire Scheme along with the approved Service Plan & Estimates shall be submitted within a period of four months from the date of issuance of the Registration Certificate. Further, the mining permission shall be obtained prior to the commencement of excavation activities at the project site.

In view of the above, the registration of the said project is approved as proposed subject to rectification of deficiencies mentioned above. The RC shall be issued after submission of remaining deficiencies mentioned above at S. No. 30 listed above.



(Arun Kumar)
Chairman, HARERA

