Promoter Name: M/s Prime Infradevelopers Pvt. Ltd.
Project Name: Habitat Prime

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	Habitat Prime		
2.	**Name of the promotor**	M/s Prime Infradevelopers Pvt. Ltd.		
3.	**Nature of the project**	Affordable Group Housing Colony.		
4.	**Location of the project**	Sector-99A, Gurugram.		
5.	**Legal capacity to act as a promoter**	License Holder.		
6.	**Name of the license holder**	M/s Prime Infradevelopers Pvt. Ltd.		
7.	**Name of the Collaborator**	N/A		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-2076-2025.		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	24.11.2025.		
12.	**QPR Compliance (If applicable)**	Submitted – Sep 21 to June 25.		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – All reports.		
14.	**Compliance of RC Conditions**	N/A		
15.	**4(2)(l)(c) compliance**	N/A		
16.	**Details of proceedings pending against the project**	N/A		
17.	**Status of change of bank accounts**	**No Change.**		
18.	**License no.**	38 of 2020 dated 25.11.2020		Valid up to 24.11.2025.
19.	**Total licensed area**	6.4875 Acres	**Area to be registered**	6.4875 Acres
20.	**RERA Registration Number**	26 of 2021 dated 22.06.2021		Valid up to 24.11.2025
21.	**Total Project Cost**	Rs. 192.66Cr (As per QPR for quarter ending June 25)		
22.	**Expenditure Incurred**	Rs. 176.80 cr.		
23.	**Expenditure to be incurred**	Rs. 15.86 cr.		

24.	**No. of towers and units**	8 Residential Towers and 1 Commercial (844 Residential units and 56 Commercial units)
25.	**Fee Details**	
	Registration fee	Residential 54,607.222 x 2.4 x 10 = Rs. 13,10,573/- Commercial 1801.534 x 1.9 x 20 = Rs. 68,458/- Total 13,10,573 + 68,458 = Rs. 13,79,031/-
	Processing fee	56,408.756 x 10 = Rs. 5,64,088/-
	Late fee	N/A
	Total registration fee	13,79,031 + 5,64,088 = Rs. 19,43,119/-
	Extension Fee (Half of Registration fee)	= 13,79,031/2 = Rs. 6,89,516/-
	Processing fee for extension	56,408.756 x 10 = Rs. 5,64,088/-
	Late fee (Delay of 1 month as the promoter has applied on 24.09.2025 and RC is valid up to 24.11.2025.)	3,44,758/-
	Total extension fee	6,89,516 + 5,64,088 + 3,44,758 = Rs. 15,98,362/-
	Total fees	19,43,119+ 15,98,362 = Rs. 35,41,481/-
	DD amount	Rs. 12,58,000/- Rs. 89,500/- Rs. 5,96,000/- Rs. 6,91,563/- Rs. 9,06,418/-
	DD no. and date	340561 dated 02.03.2021. 340571 dated 17.03.2021. 018876 dated 23.06.2021. 011558 dated 12.09.2025. 011599 dated 08.10.2025.
	Name of the bank issuing	PNB

			HDFC Bank.	
	Deficient amount		35,41,481 - 26,35,063 - 9,06,418 = 0 (NIL)	
26.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	38 of 2020 dated 25.11.2020	24.11.2025.
	ii)	**Building plan approval**	ZP-1448/SD(DK)/2021/4613 dated 24.02.2021	23.02.2026.
	iii)	**Environmental Clearance**	SEIAA (127)/HR/2021/335 dated 20.04.2021	19.04.2028.
	iv)	**Fire scheme approval**	FS/2021/5 dated 02.04.2021	
	vi)	**Service plan estimates approval**	LC-3743-A-B-JE(DS)-2021/13719 dated 14.06.2021.	
	vii)	**Electricity load availability connection**	Ch.-107/Drg.-PLC dated 19.02.2021	
27.	**File Status**		**Date**	
	Project received on		24.09.2025	
	First notice sent on		01.10.2025	
	Documents Submitted on		08.10.2025	
	First hearing on		13.10.2025	
28.	**Case History:** The promoter i.e., M/s Prime Infradevelopers Pvt. Ltd. who is a license holder has applied (online and manual) on dated 24.09.2025 for extension of their affordable group housing colony namely "Habitat Prime" in sector- 99A, Gurugram u/s 6 of the Act of 2016. This application for extension of registration falls under license no. 38 of 2020 dated 25.11.2020 valid up to 24.11.2025 being issued in favour of M/s Prime Infradevelopers Pvt. Ltd. which got registered by the authority vide RC no. 26 of 2021 dated 22.06.2021 valid up to 24.11.2025. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 13.10.2025. The promoter has published the public notice in three newspapers i.e., Hindustan Time, The Times of India and Punjab Kesari dated 27.09.2025 against which no objections has been received in the Authority.			
29.	**Present compliance status as on 13.10.2025 of deficient documents as conveyed in the deficiency notice dated 01.10.2025.**		1. Correction in online DPI need to be done. Status – Submitted but need to be revised. 2. Deficit fees of Rs 9,06,418/-need to be submitted. Status – Submitted Rs. 9,06,418/- vide DD no. 011599 dated 08.10.2025 of HDFC bank. 3. REP-II needs to be revised. Status – Submitted. 4. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super	

		area, date of booking, average rate, and total consideration needs to be provided. Status – Submitted. 5. Details of unsold flats need to be provided. Status – Submitted. 6. Airport Height Clearance need to be submitted. Status – Promoter states that, there project does not fall under the purview of AAI. 7. Land title search report from the advocate having bar roll no on latest dates needs to be submitted. Status – Submitted. 8. Draft brochure and advertisement need to be revised. Status – Submitted. 9. PERT Chart needs to be submitted. Status – Submitted. 10. 5 copies of executed BBA, executed allotment letter, executed application form along with payment receipts & executed conveyance deed needs to be submitted. Status – Submitted. 11. Draft allotment letter, draft BBA, draft application form and draft conveyance deed needs to be revised. Status – Submitted. 12. Road Access Permission needs to be submitted. Status – Not Submitted and promoter states that road is accessible from the existing 24-meter-wide internal sector road and 12-meter-wide-service road along with the sector road and 24-meter-wide road and 12-meter-road including the 38 m wide green belt is a part of the license area as per the condition of the license the said road land is gifted to the government free of cost vide vasika no 16925 dated 11.03.2025. The road construction was done by the developer company. 13. Huda Construction water NOC needs to be submitted. Status – Not submitted and promoter states that this project is adjacent to their other project namely "Habitat 99A" which was completed on 13.12.2019 and they are using the STP treated water of this project for construction purpose and they do not require the treated water from government STP plant. 14. Cost of the land needs to be clarified according to the area applied for the registration. Status – Not clarified. 15. Project report needs to be submitted. Status – Submitted but need to be revised.

		16. Affidavit regarding 4(2)(l)(D) for separate bank account needs to be submitted. Status – Submitted. 17. Affidavit regarding no loan on project land needs to be submitted. Status - Submitted 18. Project cost i.e., construction and non-construction cost needs to be filled in DPI. Status – Not filled. 19. COI needs to be submitted. Status - Submitted 20. Master data of promoter from MCA site needs to be submitted. Status – Submitted. 21. CA certificate for non-default needs to be revised. Status – Submitted. 22. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status – Submitted. 23. CA certificate for financial details of sold inventory needs to be provided. Status – Submitted. 24. Statement of quarterly source of funds and expenditure needs to be submitted. Status - Submitted 25. Bank undertaking needs to be submitted along with details of authorized signatory i.e., name of authorized signatory, designation, employee code and date of issue. Status - Submitted 26. Cash flow statement needs to be provided. Status – Submitted. 27. Financial resources need to be met with project cost. Needs to be filled in the DPI. Status – Not matched with project report. 28. Copy of paid challan of EDC and license fee needs to be submitted. Status – Submitted.
30.	**Remarks**	1. Correction in online DPI need to be done. 2. Cost of the land needs to be clarified according to the area applied for the registration. 3. Project report needs to be submitted. 4. Project cost i.e., construction and non-construction cost needs to be filled in DPI.

HARERA
GURUGRAM

Promoter Name M/s Prime Infradevelopers Pvt. Ltd.
Project Name Habitat Prime

		5. Financial resources need to be met with project cost. Needs to be filled in the DPI.

Recommendation - All the required documents for extension of registration under section 6 of the Act, 2016 have been submitted except the deficiencies pending in S. No. 30. It is recommended that the Authority may consider for extension of registration subject to the submission of above deficiencies.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 13.10.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 13.10.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, CA briefed about the facts of the project.

Sh. S.K Kaushik (AR) and Sh. Ajay Gupta (AR) are present on behalf of the promoter and submits that OC has been applied to the competent department and further undertakes to submit the remaining requisite deficiencies within a period of 3 days in the Authority.

Approved as proposed, subject to submission of above-mentioned deficit documents mentioned at S.No. 30.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned documents.

(Arun Kumar)
Chairman, HARERA