



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Elaira Residences Phase 1		
2.	Name of the promoter	M/s Conscient Infrastructure Pvt. Ltd.		
3.	Nature of the project	Group Housing Colony		
4.	Location of the project	Sector- 80, Manesar, Gurugram		
5.	Legal capacity to act as a promoter	Third Party Right Holder/ Landowner		
6.	Name of the license holder	N/A (Allotment from HSIIDC vide no. HSIIDC:9277 dated 29.07.2024)		
7.	Status of project	New		
8.	Whether registration applied for whole	Phases		
	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1863-2025		
10.	License no.	N/A		N/A
11.	Total licensed area	5.5601 acres	Area to be registered	4.8727 acres
12.	Projected completion date	OC – 31.03.2031 CC – 31.12.2031		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(l)(D) Compliances (if applicable)	N/A		
15.	4(2)(l)(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.	Total Project cost	Rs 710.60/- crores		
20.	Project Expenditure So far	Rs 124.59/- crores		
21.	Estimates expenditure for completion so far	Rs 586.01/- crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
i)	License Approval		N/A	N/A



23.	ii)	Zoning Approval	Plan	HSIIDC/IPD/1593 dated 30.10.2024	
	iii)	Building Approval	plan	HSIIDC/IPD/IMT/M/2025/1311 dated 17.01.2025	16.01.2030
	iv)	Environmental Clearance		Applied on 20.01.2025	
	v)	Airport clearance	height	N/A	CCZM Zone map submitted.
	vi)	Fire approval	scheme	FS/2025/171 dated 06.02.2025.	
	vii)	Service plan and estimate	approval	N/A	
	Fee Details				
24.	Registration Fee		Resi - $41,827.278 * 1.9 * 10 = \text{Rs } 7,94,718/-$ Comm - $105 * 1.9 * 20 = \text{Rs } 3990/-$ Total = Rs 7,98,708/-		
	Processing Fee		$41,932.278 * 10 = \text{Rs } 4,19,323/-$		
	Late Fee		N/A		
	Total Fee		Rs 12,18,031/-		
	DD amount		Rs 8,20,000/- Rs 4,30,000/-		
25.	DD no. and date		505878 dated 07.01.2025 505879 dated 07.01.2025		
	Name of the bank issuing		ICICI Bank		
	Deficient amount		NIL		
	File Status		Date		
26.	File received on		27.01.2025		
	First notice Sent on		10.02.2025		
	First hearing on		17.02.2025		
	Case History: 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 Residences Phase 1" located at Sector- 80, Manesar, Gurugram under section 4 of the Real Estate (Regulation and Development) Act, 2016 vide central receipt no. 85930 dated 27.01.2025 and RPIN- 865. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1863-2025.				

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.

The project has to be developed in three phases.

S.no	Description of Phase	Area	Details of Towers
1	Phase 1	4.8727 acres (19719 sqm)	Tower A, Tower B, Community Building-1, Community Building-2, Convenient Shopping
2	Phase 2	0.4872 acres (1972 sqm)	For Future development
3	Phase 2A	0.20 acres (810 sqm)	For Future development
Total		5.5601 acres	

Now, the promoter has applied for registration of Phase 1 having an area admeasuring 4.8727 acres and total area of the project having an area admeasuring 5.5601 acres.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/862 dated 10.02.2025 was issued to the promoter with an opportunity of being heard on 17.02.2025.

The promoter has submitted a reply on 11.02.2025 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

27.	Present compliance status as on 17.02.2025 of deficiencies conveyed through notice dated 10.02.2025.	<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. Environment Clearance needs to be submitted. Status: Applied on 20.01.2025. 4. Fire Scheme approval needs to be submitted. Status: Submitted. Approved vide no. FS/2025/171 dated 06.02.2025. 5. Affidavit/ NOC for tree cutting permission needs to be submitted. Status: Submitted an affidavit for non-applicability. 6. Pert chart needs to be revised. Status: Submitted. 7. Draft Application form needs to be revised. Status: Submitted. 8. Draft Allotment letter needs to be revised. Status: Submitted. 9. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 10. Draft Conveyance deed needs to be revised. Status: Submitted. 11. Draft brochure and advertisement document needs to be revised.
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		<p>Status: Submitted.</p> <p>12. Land cost needs to be clarified according to area apply for registration.</p> <p>Status: Submitted.</p> <p>13. KYC of project consultant needs to be submitted.</p> <p>Status: Submitted.</p> <p>14. Project report needs to be revised.</p> <p>Status: Submitted.</p> <p>15. REP II needs to be revised.</p> <p>Status: Submitted.</p> <p>16. KYC of authorized signatory (Mr. S. K. Kaushik) needs to be submitted.</p> <p>Status: Submitted.</p> <p>17. NOC from the lender needs to be submitted.</p> <p>Status: Submitted.</p> <p>18. Annual balance sheet for last needs to be submitted with the UDIN of chartered Accountant.</p> <p>Status: Submitted.</p> <p>19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised.</p> <p>Status: Submitted.</p> <p>20. Cash flow statement needs to be revised.</p> <p>Status: Submitted.</p> <p>21. Quarterly statement of expenditure and sources needs to be submitted.</p> <p>Status: Submitted.</p> <p>22. Board resolution for operation of bank accounts needs to be submitted as per RERA regulation.</p> <p>Status: Submitted.</p> <p>23. CHG form needs to be submitted.</p> <p>Status: Submitted.</p> <p>24. Repayment schedule needs to be revised accordingly loan amount utilized in the project.</p> <p>Status: Submitted.</p>
28.	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. Environment Clearance needs to be submitted.</p> <p>Status: Applied on 20.01.2025.</p>

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 and Environment Clearance.



The promoter shall submit a DD/BG amounting to Rs. 25 lakhs as security amount for submission of Approved Environment Clearance within a period of four months from the date of grant of registration certificate.

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

Asha

Chartered Accountant

Day and Date of hearing Monday and 17.02.2025

Proceeding recorded by Ram Niwas

Ashish Kush

Planning Executive

PROCEEDINGS OF THE DAY

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

Sh. SK Kaushik (AR), Sh. Ajay Gupta (AR) and Sh. Mukesh Tripathi (AR) are present on behalf of the promoter.

Regarding the provisioning of services, HSIIDC vide letter dated 14.11.2024 has intimated that water and sewerage connection etc. will be supplied after completion of infrastructure services expected up to 30.04.2026.

Approved as proposed subject to correction in A-H form, Online DPI and submission of BG/DD amounting to Rs. 25 lakhs as a security amount in lieu of submission of Approved Environment Clearance within 4 months from the grant of registration certificate. The promoter shall submit the mining permission before start of construction.

The Registration Certificate shall be issued after submission of correction in A-H form, Online DPI and BG/DD of Rs. 25 lakhs for submission of Approved Environment Clearance.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

