



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Entrepolis 63

RERA-GRG-PROJ-1836-2024

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Entrepolis 63
2.	Name of the promoter	M/s AN Consultants
3.	Nature of the project	Commercial Plotted Colony
4.	Location of the project	Sector-63A, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	Sher Singh, Gajraj Singh, Vikram Singh, Suraj Bati Dayma, Sumendry, Maimavati and Roshni Devi
7.	Status of project	New
8.	Whether registration applied for whole/phase	Whole
9.	Completion date as mentioned in REP-II	31.12.2028
10.	Online application ID	RERA-GRG-PROJ-1836-2024
11.	QPR Compliances	N/A
12.	4(2)(I)(D) Compliances	N/A
13.	4(2)(I)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	N/A
16.	RC Conditions Compliances	-
17.	License no.	247 of 2023 dated 16.10.2023 valid upto 15.10.2028
18.	Total licensed area	1.54375 acres Area to be registered 1.54375 acres
19.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars Date of approval Validity up to
	i)	License Approval 247 of 2023 dated 16.10.2023 15.10.2028
	ii)	Zoning Plan Approval N/A
	iii)	Layout plan Approval DRG No. DTCP-10339 dated 09.07.2024
	iv)	Architectural Control Sheet ZP-2040/PA(DK)/2025/24149 dated 26.06.2025
	v)	Environmental Clearance N/A
	vi)	Service plan and estimate approval Memo. No. LC-5030/JE(RK)/2024/35268 dated 20.11.2024
20.	Fee details	
	Registration fee	Commercial: 9,371.00 * 1.5 * 20 = Rs. 2,81,130/-

	Processing fee	9,371.00 * 10 = Rs. 93,710/-
	Late fee	N/A
	Total	Rs. 3,74,840/-
21.	DD amount	Rs. 93,710/- Rs. 2,81,130/-
	DD no. and date	000755 dated 04.07.2025 000773 dated 25.08.2025
	Name of the bank issuing	HDFC Bank
	Deficient amount	-
22.	Total Project cost	Rs 23.05 Cr.
23.	Expenditure incurred	Rs 9.157 Cr.
24.	Expenditure to be Incurred	Rs 13.54 Cr.
25.	Total No. of Units	26 units
26.	File Status	Date
	File received on	07.07.2025
	First notice Sent on	30.07.2025
	First hearing on	04.08.2025 (adjourned)
	Second hearing on	18.08.2025 (adjourned)
	Third hearing on	08.09.2025 (adjourned)
	Fourth hearing on	29.09.2025
	Fifth hearing on	13.10.2025 (adjourned)
	Sixth hearing on	10.11.2025
23.	Case History :- The promoter M/s AN Consultants has applied for the registration of real estate project namely "Entrepolis 63" located at Sector-63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 93907 dated 07.07.2025 and RPIN-929. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1836-2024. The project area for registration is 1.54375 acres out of the licensed area i.e., 1.54375 acres. License no - 247 of 2023 dated 16.10.2023 valid upto 15.10.2028. The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 04.08.2025. On 21.07.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "Hindustan Times" and one Hindi, "Punjab Kesari" dated 20.07.2025 as per the directions of Authority. Objections to be filed till 03.08.2025. No Objections received till 03.08.2025. On 04.08.2025, The matter is adjourned and to come up on 18.08.2025. On 18.08.2025, The matter is adjourned and to come up on 08.09.2025. On 08.09.2025, The matter is adjourned and to come up on 29.09.2025.	



Proceedings dated: 29.09.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Mohit Gupta (AR) and Sh. Uttam Singh (AR) are present on the behalf of the promoter and requests for some time to comply with the remaining deficiencies. In view of the promoter's request, the Authority is inclined to grant a final opportunity of two weeks to comply with all the remaining deficiencies and submit complete documentation by the next date of hearing.

Upon failure to comply with the above directions and pending deficiencies already conveyed within the stipulated timeline, the promoter is show caused as to why the application for registration of the project "Entrepolis 63" may not be rejected as per the procedure prescribed by the law.

The matter to come up on 13.10.2025.

On 13.10.2025, The matter is adjourned and to come up on 10.11.2025.

The status of the documents is mentioned below:

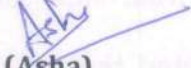
24.	Present compliance status as on 10.11.2025 of the deficiencies as observed in the scrutiny	1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2 Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3 Deficit fee of Rs. 2,81,130/- needs to be submitted. Status: Submitted via DD No. 000773 dated 25.08.2025. 4 Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. Status: Not Submitted. 5 In Collaboration agreement, clause regarding irrevocability needs to be submitted. Status: Submitted 6 Project report along with brochure of current project needs to be revised and project photos needs to be submitted. Status: Submitted 7 Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted 8 Latest Land Title search report needs to be submitted not more than 6 months prior to the date of application of registration along with the bar enrolment no. of the advocate. Status: Submitted 9 Affidavit/ Undertaking with regard to non- applicability of natural conservation zone, forest land diversion needs to be submitted.
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		Status: Submitted 10 HUDA Construction water NOC needs to be submitted. Status: Submitted 11 Approved electrical load availability connection needs to be submitted. Status: Submitted 12 Approval/NOC from various agencies regarding the external services like for drinking water supply, storm water drainage, sewerage connection and road access permission needs to be submitted. Status: Submitted whereas for road access permission, the promoter has submitted copy of LOI regarding issuance of the said approval is currently under process with MCG, Gurugram and states that they require some additional time to complete the formalities to receive the approval. 13 As 11 KV HT Line passes through five plots, an affidavit regarding power line shifting needs to be submitted. Status: The promoter has submitted an applied copy initiated with the competent authority, DHBVN which is currently under process of issuance along with an affidavit regarding shifting of 11 KV HT line shall be shifted at their own cost and responsibility. 14 Allottee related draft documents i.e. allotment letter, conveyance deed and Payment receipt needs to be submitted. Status: Submitted 15 Allottee related draft documents i.e. Application form and BBA needs to be revised. Status: Submitted 16 PERT chart needs to be submitted. Status: Submitted 17 Draft brochure needs to be revised. Status: Submitted 18 Draft advertisement needs to be submitted. Status: Submitted 19 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 20 Complete set of annual balance sheet of last 3 years needs to be submitted. Status: Submitted 21 Latest Ca certificate for non-default needs to be submitted. Status: Submitted 22 CA certificate for net worth needs to be submitted. Status: Submitted 23 CA certificate for expenditure incurred and to be incurred needs to be needs to be submitted. Status: Submitted
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	24 Legible copy of PAN of the promoter needs to be submitted. Status: Submitted 25 TAN and GST of the promoter need to be submitted. Status: Submitted 26 Deed of Partnership dated 27th March 2021, 11th December, 2021 and 22nd Feb, 2023 needs to be submitted. Status: Submitted 27 Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted 28 Latest Non-Encumbrance Certificate not below the rank of tehsildar needs to be submitted. Status: Submitted 29 Financial resources of the project need to be met with project cost. Status: Submitted 30 Board resolution for operation of bank account needs to be submitted. Status: Submitted 31 Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted 32 Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. Status: Submitted 33 Master data of promoter from MCA site needs to be submitted. Status: The promoter stated that it's a partnership firm and registered in Registrar of Firm as per Section 59 of Indian Partnership Act, 1932. Hence, Master data of promoter from MCA site not required. 34 KYC of project consultant needs to be submitted. Status: Submitted 35 KYC of authorized person of bank account needs to be provided. Status: Submitted 36 Affidavit regarding 4(2)(I)(D) for separate bank account needs to be submitted. Status: Submitted 37 Original Bank undertaking needs to be submitted. Status: Submitted 38 Cash flow statement needs to be submitted. Status: Submitted 39 REP II needs to be revised. Status: Submitted 40 Affidavit regarding no loan on project land needs to be submitted. Status: Submitted
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Remarks	1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 DPI needs to be corrected. 3 Area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. 4 Approval/NOC from various agencies regarding the external services like for drinking water supply, storm water drainage, sewerage connection and road access permission needs to be submitted. Status: Submitted whereas for road access permission, the promoter has submitted copy of LOI regarding issuance of the said approval is currently under process with MCG, Gurugram and states that they require some additional time to complete the formalities to receive the approval. 5 As 11 KV HT Line passes through five plots, an affidavit regarding power line shifting needs to be submitted. Status: The promoter has submitted an applied copy initiated with the competent authority, DHBVN which is currently under process of issuance along with an affidavit regarding shifting of 11 KV HT line shall be shifted at their own cost and responsibility.
 (Asha) Chartered Accountant	 (Nikita Mittal) Planning Executive
Day and Date of hearing	Monday and 10.11.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 10.11.2025.	
Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.	
Sh. Uttam Singh (AR) is present on the behalf of the promoter.	
An application under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for registration of the project titled "Entrepolis 63" on 07.07.2025.	
During the proceedings, the Authorized Representative for the promoter sought an adjournment to rectify the deficiencies regarding submission of documents pertaining to area sharing between the promoter and the collaborator, as per the Collaboration Agreement executed between the parties.	
The Authority observes that since the date of submission of the application, the promoter has been granted six (6) opportunities of hearing to comply with the deficiencies communicated through the deficiency notice duly served on 30.07.2025.	

On the last date of hearing, i.e., 29.09.2025, the promoter was granted a final opportunity to remove the deficiencies and was directed to show cause why the application for registration should not be rejected for non-compliance.

Despite repeated opportunities and the lapse of over three months, the promoter has failed to submit the requisite document relating to the area sharing between the landowner and the developer, in accordance with the duly executed Collaboration Agreement pertaining to the project. Via email dated 06.11.2025 and during the present hearing, the Authorized Representative for the promoter has again sought an additional period of two months to complete the deficiencies.

Considering the above continued non-compliance, the Authority hereby returns the present application for registration of the project with directions that the promoter may apply afresh for registration after obtaining and submitting the requisite document regarding area sharing between the landowner and the developer, as stipulated under the Collaboration Agreement executed between the parties.

The processing fee deposited with the application stands forfeited. The remaining balance fee, if any, shall be adjusted against the fresh application for registration, as and when submitted in compliance with applicable laws and regulations.


(Arun Kumar)
Chairman, HARERA

