

Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	Jay Shree Royal Greens	
2.	Name of the license holders	M/s GSK Infratech LLP (transfer of license)	
3.	Name of collaborator	N/A	
4.	Name of the promoter	M/s GSK Infratech LLP (transfer of license)	
5.	About the promoter	M/s GSK Infratech LLP incorporated in the year 2024. The LLP is engaged in real estate development activities in residential and commercial projects across Gurugram and NCR. The registered office of the company is located in New Delhi. The company has an authorized capital of Rs 28.04 crore and is currently managed by its Partners, including Mrs. Babitaa Saraogi, Mr. Gautam Dhandhanian, Mr. Sudeep Baid, Mr. Rakshat Goyal, Mr. Shashank Poddar, Mr. Kamal Kumar, and Mr. Lokesh Jain.	
6.	Nature of the project	Affordable Residential Plotted Colony (DDJAY-2016)	
7.	Location of the project	Sector 03, Pataudi, Gurugram	
8.	Legal capacity to act as a promoter	Licensee	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Whole	
11.	Phase no. (If applicable)	N/A	
12.	Online application ID	RERA-GRG-2047-2025	
13.	License no.	86 of 2025 dated 27.05.2025	Valid up to 26.05.2030
14.	Total licensed area	13.2375 Acres	Area to be registered 13.2375 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2030	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	

Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

18.	4(2)(I)(D) Compliance (If applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	RC compliance	N/A		
21.	Number of units	234 residential plots and 1 commercial block		
22.	Total Project cost	Rs. 152.86 crores		
23.	Project Expenditure So far	Rs. 100.32 crores		
24.	Expenditure to be incurred	Rs. 52.54 crores		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	86 of 2025 dated 27.05.2025	26.05.2030
	2.	Zoning plan approval	ZP-2159/SD(PK)/2025/30300 dated 06.08.2025	
	3.	Layout plan approval	ZP-2159/SD(PK)/2025/30300 dated 06.08.2025	
	4.	Environmental Clearance	N/A	
	5.	Airport height clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	Not submitted	
	8.	Electrical load	Ch. 05/PC-GC-1096/MNSR dated 19.09.2025	
26.	Fee Details			
	Registration fee	(2131.995 x 10) + (51438.222 x 05) =Rs. 2,78,511/-		
	Late fee	N/A		
	Processing fee	53570.217 x 10 =Rs. 5,35,702/-		
	Total fee	Rs. 8,14,213/-		
27.	DD Details			
	DD amount	Rs. 2,00,000/- Rs. 2,00,000/-		
	DD no. and date	500006 dated 31.10.2025 500007 dated 31.10.2025		



Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

	Name of the bank issuing	ICICI Bank
	Total fee paid	Rs. 4,00,000/-
	Deficient amount	Rs. 4,14,213/-
28.	File Status	Date
	File received on	03.11.2025
	First notice Sent on	20.11.2025
	1st reply submitted on	28.11.2025
	1st hearing on	01.12.2025 (adjourned)
	2nd hearing on	08.12.2025
29.	Case History: - <ol style="list-style-type: none"> 1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 86 of 2025 dated 27.05.2025 measuring 13.2375 acres Jay Shree Tea & Industries Ltd. in collaboration with M/s GSK Infratech LLP for setting up an Affordable Plotted Colony (DDJAY- 2016) in sector 3, Pataudi, Gurugram. 2. Thereafter, permission for transfer of above license in favour of M/s GSK Infratech LLP was granted by DTCP, Haryana vide order dated 09.10.2025. 3. Now, the promoter, M/s GSK Infratech LLP has approached the Authority for the registration of the above project. 4. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/982 dated 20.11.2025 with an opportunity of hearing on 01.12.2025. 5. On 01.12.2025, the matter was adjourned on the request of the promoter to 08.12.2025. 6. Further, a public notice dated 11.11.2025 with respect to the application dated 03.11.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), Times of India (English), and Dainik Tribune (Hindi). 7. The reply dated 28.11.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: 	
30.	Present compliance status as on 08.12.2025 of deficient documents as conveyed on 20.11.2025	<ol style="list-style-type: none"> 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. Status: Submitted 2. Corrections in online DPI need to be done. Status: Needs to be revised 3. Deficit fee of Rs. Rs. 4,14,213/- needs to be paid. Status: Not submitted 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being



Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

		<p>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.</p> <p>Status: Affidavit with respect to no ongoing litigation is submitted.</p> <p>5. Original affidavit with respect to non-applicability of forest land diversion, power line shifting, wildlife clearance and tree cutting permission needs to be submitted.</p> <p>Status: Submitted</p> <p>6. It is noted that the promoter has obtained revised Layout- cum- Demarcation plan and zoning plan of the project. Therefore, the status of advertisement, marketing, booking, sale and offer to sale made in any manner with respect to the earlier layout and zoning plans of the project need to be clarified.</p> <p>In case no advertisement, marketing booking, sale and offer to sale made with respect to the earlier plans, an affidavit to this effect through a director of the promoter company needs to be submitted.</p> <p>Status: An affidavit through designated partner of the firm is submitted stating that prior to revised layout cum demarcation and zoning plan, the promoter has not done any advertisement(s), marketing, booking with any person, sale and made any offer to person in any manner.</p> <p>7. Copy of information to revenue department regarding bonding of land for license by DTCP needs to be submitted.</p> <p>Status: Submitted</p> <p>8. Approved service plans and estimates need to be submitted.</p> <p>Status: Not submitted</p> <p>9. PERT chart of the project needs to be revised.</p> <p>Status: Submitted</p> <p>10. BBA and payment plan needs to be revised.</p> <p>Status: BBA needs to be revised.</p> <p>11. Draft brochure and advertisement material need to be revised.</p>
--	--	---



Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

(4)

31.	Remarks	<ol style="list-style-type: none"> 1. Corrections in online DPI need to be done. Status: Needs to be revised 2. Deficit fee of Rs. 4,14,213/- needs to be paid. Status: Not submitted 3. Approved service plans and estimates need to be submitted. Status: Not submitted 4. BBA and payment plan needs to be revised. Status: BBA needs to be revised. 5. Draft brochure and advertisement material need to be revised. Status: Submitted but needs to be revised. Place in upper right-hand corner needs to be reserved for RERA no. and website of the Authority. 6. Original REP II dated 02.11.2025 needs to be submitted. Status: Not Submitted 7. Project Report needs to be revised as costing details does not match with DPI. Status: Submitted but DPI needs to be revised.
-----	---------	--

32. **Recommendation:** 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 31. It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans & estimates within 3 months of issuance of the registration certificate and other deficiencies listed above at S.No. 31 including the deficit fee of Rs. 4,14,213/- before the issuance of registration certificate.

Ashish Dubey
(Ashish Dubey)

Chartered Accountant

Neeraj Gautam
(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 08.12.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Lokesh Jain (Partner), Sh. Suraj Agarwal (Consultant) and Sh. Navin Jain (AR) are present on behalf of the promoter. The AR of the promoter states that they are submitting the DD no. 500009 dated 02.12.2025 of Rs. 4,14,213/- for deficit fee in the registry of the Authority today. With respect to the approval of service plans & estimates, he submits that the promoter has already deposited bank guarantee of Rs. 1,88,00,000/- dated 03.12.2025 on account of IDW for approval of service plans and estimates with the DTCP based on the demand raised by DTCP for deposition of BG of Rs. 187.9175 lakhs vide memo dated 12.11.2025 and the final approval is still awaited. The AR

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

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

Status: Submitted but needs to be revised. Place in upper right-hand corner needs to be reserved for RERA no. and website of the Authority.

12. Clarification needs to be submitted as taxes and cess does not mentioned in DPI. Details of any other cost amounts to Rs 150 lakhs and details of financial resources from Other Sources amounts to Rs 7214.05 lakhs and equity amounts to Rs. 2804 lakhs mentioned in DPI needs to be submitted.

Status: Submitted

13. Original REP II dated 02.11.2025 needs to be submitted.

Status: Not Submitted

14. Project Report needs to be revised as costing details does not match with DPI.

Status: Submitted but DPI needs to be revised.

15. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Affidavit of no loan needs to be submitted.

Status: Submitted

16. Following Original CA Certificate needs to be submitted:

- CA Certificate of REP 1(A-H)
- CA Certificate of net worth of promoter on latest date,
- CA Certificate of non-default in payment of debt & statutory liabilities dated 15.10.2025,
- CA Certificate of expenditure incurred and to be incurred dated 31.10.2025.

Status: Submitted

17. Original Bank Undertaking dated 04.10.2025 needs to be submitted.

Status: Submitted

18. Independent Auditors Report along with audited financial statement for the financial year 2023-24 and 2022-23 needs to be submitted.

Status: Promoter states that LLP incorporated as on 17-07-2024.

19. Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.

Status: Submitted



Project	Jay Shree Royal Greens
Promoter	GSK Infratech Pvt. Ltd.

assures that the final approval of service plans & estimates will be submitted in the Authority within 3 months of issuance of the registration certificate. The promoter further assures to submit the remaining rectified documents before the issuance of the registration certificate and requests the Authority to grant conditional registration to the project.

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 made by the promoter, the Authority directs the promoter to submit the service plans & estimates within 3 months from the date of grant of registration. The failure to submit the approved service plans & estimates within the prescribed timeframe may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

The registration of the project is approved as proposed subject to rectification of deficiencies mentioned above at S. No. 31.

The Registration Certificate shall be issued after deposition of the deficit fee and rectification of other deficiencies as listed above at S. No. 31.

(Arun Kumar)
Chairman, HARERA

