8.7111 acres DDJAY Residential Plotted Colony
RERA-GRG-2113-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	8.7111 acres DDJAY Residential Plotted Colony	
2.	Name of the promoter	M/s Loon Land Development Ltd.	
3.	About the promoter	M/s Loon Land Development Ltd. is a Public, Non-government real estate company in India, incorporated in 2014, known for projects like "M3M Antalya Hills" and plotted developments in Sector 79, Gurugram, with key directors including Amit Raj, Sanjay Sroha, and Mukesh Sharma, operating from Nehru Place, Delhi, and involved in projects under Haryana RERA. The authorised share capital of M/s Loon Land Development Limited is ₹5,00,000	
4.	Nature of the project	Residential Plotted Colony under DDJAY	
5.	Location of the project	Sector- 79, Gurugram	
6.	Legal capacity to act as a promoter	license holder	
7.	Name of license holder	M/s Loon Land Development Ltd.	
8.	Name of Collaborator	Not applicable	
9.	Status of project	Ongoing	
10.	RERA Registration No.	124 of 2022	
11.	Validity of Registration Certificate	Valid From 23.12.2022	Valid upto 31.12.2025
12.	Date of receipt of application for extension	06.11.2025	
13.	Whether extension of registration applied for whole/phase	Whole Project	
14.	Extension applied till	30.12.2026	
15.	Online extension ID	RERA-GRG-2113-2025	
16.	QPR status	For RC No. 124 of 2022 dated 23.12.2022: Submitted upto September 2025	
17.	4(2)(l)(D) reports status	For RC No. 124 of 2022 dated 23.12.2022: All 4(2)(l)(D) reports submitted	
18.	4(2)(l)(C) compliance	Applied for extension on 06.11.2025	
19.	Compliance of RC conditions	For RC No. 124 of 2022 dated 23.12.2022: Approved Service plan and estimates within 3 months –Submitted	
20.	Status of change of bank account	Not applicable	
21.	Details of proceedings pending against the project	Not applicable	
22.	No. of Plots	159 Residential Plots and 2 Commercial Blocks	

23.	Present stage of completion (%)	The promoter has undertaken that no DDJAY plots will be sold and that only independent built-up floors constructed on each plot shall be sold.			
24.	Total Project cost	Rs. 154.09 /- Crores			
25.	Project expenditure so far	Rs 125.36 /- Crores			
26.	Estimated expenditure for completion so far	Rs 28.73 /- Crores			
27.	Sold Unit	Not applicable			
28.	Unsold units	Not applicable			
29.	Total amount received from sold inventory	Not applicable			
30.	Amount to be received from existing allottee.	Not applicable			
31.	Closing balance at the end of the quarter as on 30/09/2025	Not applicable			
32.	License no.	194 of 2022 dated 29.11.2022		Valid up to 28.11.2027	
33.	Total licensed area	8.7111 Acres	Area for extension of registration	8.7111 Acres	

34. Statutory approvals either applied for or obtained prior to registration

S. No	Particulars	Date of approval	Validity up to
i)	License Approval	194 of 2022 dated 29.11.2022	28.11.2027
ii)	Zoning Plan Approval	Drg. No. DTCP 8791 dated 29.11.2022	-
iv)	Layout plan approval	Drg No. DG, TCP- 8790 dated 29.11.2022	-
v)	Environmental Clearance	EC22B038HR137560 dated 07.12.2022	06.12.2032
vi)	Airport height clearance	Not applicable	
vii)	Fire scheme approval	Not applicable	
viii)	Service plans and estimates approval	Memo no. LC-4210-JE(DS)-2023/12506 dated 02.05.2023	
xi)		Memo no. Ch.46/PC-GC-891/MNSR dated 26.05.2025	

35.	Reasons for delay	During project execution, multiple construction bans were imposed by the National Green Tribunal (NGT) and the Commission for Air Quality Management (CAQM) through various orders issued between 05.11.2023 and 16.12.2024 due to severe air pollution in Delhi-NCR, which significantly impacted construction progress.

36.	**Fee details**	
	Registration fee	Residential- 33842.466 x 10= Rs 3,38,425/- Commercial- 1410.101 x 20= Rs 28,202/- Total - Rs 3,66,627/-
	Processing fee	35252.567 x 10= Rs 3,52,526/-
	Late Fee	N/A
	Total registration fees u/s 4	**Rs 7,19,153/-**
	Extension Fee (Half of Registration fee)	Rs 1,83,314/-
	Processing fee at the time of extension	35252.567 x 10= Rs 3,52,526/-
	Late fee (1 months & 7 days of Extension Fee): RC u/s 4 valid upto 31.12.2025 and applied on 06.11.2025	1,83,314 x 50% x 1 months = Rs 91,657/- 1,83,314 x 50% x 7/30 Days = Rs 21,387/- Total - Rs 1,13,044/-
	Total extension fee u/s 6	Rs 6,48,884/-
	Total fee (Registration + Extension)	Rs 13,68,037/-
37.	**DD amount submitted at the time of registration**	Rs 4,24,800/- Rs 3,63,200/-
	DD no. and date for registration	500728 dated 16.12.2022 & 500729 dated 16.12.2022
	Name of the bank issuing	ICICI Bank
	DD/RTGS Amount submitted for extension	Rs 3,52,530/- Rs 1,83,315/- Rs 44,192/-
	DD/RTGS no. and date for extension	504001 dated 06.11.2025 504002 dated 06.11.2025 500761 dated 29.11.2025
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
38.	**File Status**	**Date**
	File received on	06.11.2025
	Notice Sent on	26.11.2025
	1st hearing on	01.12.2025 (Adjourned)
	2nd hearing on	15.12.2025
39.	**Case History: -** The Promoter M/s Loon Land Development Ltd. who is a License Holder applied for the extension of registration of real estate group colony namely "8.7111 acres DDJAY Residential Plotted Colony" located at Sector- 79, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101800 dated 06.11.2025 and EPIN-175. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-2113-2025. The total	

	licensed area is 8.7111 Acres and project area for the extension of registration is same. The license no – 194 of 2022 dated 29.11.2022 has been granted for development of Residential Plotted Colony under DDJAY on an area admeasuring 8.7111 Acres. The application for extension of registration of Residential Plotted Colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/175 dated 26.11.2025 was issued to the promoter with an opportunity of being heard on 01.12.2025. **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 18.11.2025 namely Dainik Tribune, The Tribune & The Hindu. Whereas, no objection has been received till 01.12.2025.** The promoter has undertaken that no DDJAY plots will be sold and that only independent built-up floors constructed on each plot shall be sold. It is further stated that these independent residential floors have already been registered with the Authority vide RERA Registration No. 125 of 2022 dated 23.12.2022. The promoter has also undertaken that the funds generated from the independent floor registrations shall be utilized solely for completing the internal development works of the entire colony as proposed in the present application for registration of plots. **On 01.12.2025**, the matter was adjourned and fixed for 15.12.2025. The status of the documents is mentioned below:	
40.	**Present compliance status as on 15.12.2025 of deficient documents as conveyed through notice dated 26.11.2025**	1. Original RC needs to be submitted. **Status: Submitted** 2. Deficit fee of Rs 44,192/- needs to be paid. **Status: Submitted vide DD no. 500761 dated 29.11.2025 amounting to Rs 44,192/-.** 3. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. **Status: Submitted** 4. Correction in REP-V form needs to be submitted along with the requisite documents. **Status: Submitted** 5. Corrections in online DPI needs to be submitted. **Status: Submitted, but corrections need to be done.** 6. Approval/NOC from various agency for connecting external service like road access needs to be submitted. **Status: An affidavit has been submitted stating that a 24m-wide functional road passes through the site, thereby providing direct and efficient access and connectivity to the project. Thus, there is no requirement to obtain road access permission from the competent authority.**

		7. Land title search report for 30 years record certified on the latest date after incorporating the bar enrolment number needs to be submitted. **Status: Submitted** 8. Site photographs for the physical status of construction need to be submitted. **Status: Submitted** 9. Cost of the land i.e. Rs 8275.55 lakhs needs to be clarified according to the area applied for the extension of registration is 8.7111 acres. **Status: Submitted** 10. Details of financial resources from Others amounts to Rs 15409.11 lakhs mentioned in DPI needs to be submitted. **Status: Submitted** 11. As per REP II dated 05.11.2025, there is a charge amounts to Rs 18,14,95,838/- on the fixed deposit. Clarification needs to be submitted along with supporting document for such fixed deposit. **Status: Submitted however, the details of the Fixed Deposit (FD) against which the loan facility has been availed are needs to be submitted.** 12. DPI needs to be revised as incurred cost details does not match with CA Certificate of expenditure incurred. **Status: Submitted but DPI needs to be revised** 13. Affidavit for no loan on project needs to be submitted. **Status: Submitted** 14. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 15409.11 lakhs whereas per QPR of quarter ending September 2025 it is Rs 13855.97 lakhs. **Status: Submitted**
41.	**Remarks**	1. Corrections in online DPI needs to be submitted. **Status: Submitted, but corrections need to be done.** 2. As per REP II dated 05.11.2025, there is a charge amounts to Rs 18,14,95,838/- on the fixed deposit. Clarification needs to be submitted along with supporting document for such fixed deposit. **Status: Submitted however, the details of the Fixed Deposit (FD) against which the loan facility has been availed are needs to be submitted.** 3. DPI needs to be revised as incurred cost details does not match with CA Certificate of expenditure incurred. **Status: Submitted but DPI needs to be revised**

Recommendation:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as

required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the documents mentioned above at S.no. 41.

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

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 15.12.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 15.12.2025
Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR) & Sh. Bharat Vigmal (AR) are present on behalf of the promoter has undertaken that no DDJAY plots will be sold and that only independent built-up floors constructed on each plot shall be sold. It is further stated that these independent residential floors have already been registered with the Authority vide RERA Registration No. 125 of 2022 dated 23.12.2022. The promoter has also undertaken that the funds generated from the independent floor registrations shall be utilized solely for completing the internal development works of the entire colony, as proposed in the present application for registration of plots. It is also stated that there are a total of 636 floors out of which 508 have already been sold.

Approved as proposed, subject to rectification of the deficiencies mentioned above.

The Extension of Registration Certificate shall be issued after submission of rectification of the remaining deficiencies, including corrections in the Online DPI.

(Arun Kumar)
Chairman, HARERA