

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project J 36

Promoter M/s Fantasy Exim Pvt. Ltd.

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S. No.	Particulars	Details
1.	Name of the project	J 36
2.	Name of the promotor	M/s Fantasy Exim Pvt. Ltd.
3.	Brief of the Promoter	The promoter.i.e. M/s Fantasy Exim Pvt. Lt. has been incorporated on 10.02.2004 vide CIN No. U68100HR2004PTC138317 situated at Plot No. 93, Sector 44, DLF QE, Gurgaon, DLF QE, Haryana, India, 122002. This agreement is made at Haryana between Anil Kumar and Mohit Jandu.
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector 36, Sohna, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of the license holder	M/s Jandu Construction Pvt. Ltd.
8.	Status of project	New
9.	Online Application ID	RERA-GRG-2110-2025
10.	Fee calculation	
	Registration fee	Not calculated, as building plan approval for Group Housing Colony have not been submitted by the promoter.
	Late fee	
	Processing fee	
	Total fee	
11.	Details of fee deposited	
	RTGS amount	Rs 2,00,000/-
	RTGS no. and date	HDFCRS2025120290239993 dated 02.12.2025
12.	File Status	Date
	Project received on	02.12.2025
	1 st Hearing on	15.12.2025 (preponed)
13.	Case History:	
	1.	In this regard, it is submitted that the applicant M/s Fantasy Exim Pvt. Ltd. has submitted an application for registration of group housing colony namely "J 36" measuring 3.825 acres in sector 36, Sohna, Gurugram u/s 4 of the Act of 2016 bearing temp ID RERA-GRG-PROJ-2110-2025 vide Dak receipt no. 103338 dated

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



02.12.2025 along with a fee of Rs. 2,00,000/- vide transaction no. HDFCRS2025120290239993 dated 02.12.2025. While examining the application, it was observed that the promoter had not obtained the building plan approval for Group Housing Colony. 2. Therefore, the file was put up before the Authority with a proposal to return the application to the promoter along with the forfeiture of processing fee. 3. The Authority decided to fix the matter for hearing on 15.12.2025 and return the application to the promoter along with the forfeiture of processing fee.	
<i>Asha</i> (Asha) Chartered Accountant	<i>Nikita</i> (Nikita Mittal) 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. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed the facts of the case. Ms. Himani (Advocate) is present on behalf of the promoter. The Authority observes that the promoter has submitted the application for registration of the group housing colony without obtaining requisite prior building plan approval for the project. Such approval is a mandatory prerequisite for registration under the provisions of the Act, the rules and regulations made thereunder. In view of this non-compliance, the application for registration is hereby returned. The processing fee deposited with the present application hereby stands forfeited as the application for registration has been submitted without even basic approvals required to process the same. The registration fee, if any, deposited by the promoter with the application shall be adjusted against the fresh application, as and when submitted to the Authority for registration of the project.	
<i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA	