

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Flora Avenue 33 Phase III.
Promoter - M/s Global Horizon Holdings Pvt. Ltd
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Flora Avenue 33 Phase III.
2.	Name of the promoter	M/s Global Horizon Holdings Pvt. Ltd.
3.	Nature of the project	Independent Residential Floors.
4.	Location of the project	Sector- 33, Sohna, Gurugram.
5.	Legal capacity to act as a promoter	License holder
6.	Name of the license holder	M/s Global Horizon Holdings Pvt. Ltd.
7.	Name of the Collaborator	N/A
8.	Status of project	New
9.	Whether registration applied for whole	Whole
	Phase no.	N/A
10.	Online application ID	RERA-GRG-2035-2025
11.	License no.	58 of 2019 dated 08.03.2019 valid up to 07.03.2024. 88 of 2022 dated 06.07.2022 valid up to 05.07.2027. {CC obtained for an area measuring 8.15 acres (7.89375 + 0.25625 acres)}
12.	Total licensed area	8.15 Acres
	Area applied	0.9818 acres (3974.82 sqmtr.
13.	Projected completion date	
14.	QPR Compliances (if applicable)	N/A
15.	4(2)(I)(D) Compliances (if applicable)	N/A
16.	4(2)(I)(C) Compliances (if applicable)	N/A
17.	Status of change of bank account	N/A
18.	Details of proceedings pending against the project	N/A
19.	RC Conditions Compliances (if applicable)	N/A
20.	Total no of units	124 apartments on 31 plots.
21.	Total Project Cost	Rs.77.65 Cr
22.	Expenditure Incurred	Rs 15.85 cr
23.	Expenditure to be incurred	Rs 61.80 cr
24.	Statutory approvals either applied for or obtained prior to registration	
	S.No.	Particulars
		Date of approval
		Validity up to
	i)	License Approval
		58 of 2019 dated 08.03.2019.
		88 of 2022 dated 06.07.2022.
		07.03.2024.
		05.07.2027.

			{CC obtained for an area measuring 8.15 acres (7.89375 + 0.25625 acres)}
ii)	Zoning Approval Plan	DGTCP 8827 dated 07.12.2022.	
iii)	Building approval plan	TPA/GHH/25/03 and others dated 20.05.2025 (Under self-certification policy and email dated May 20, 2025, from DTP(P), Gurugram)	19.05.2027
iv)	Environmental Clearance	N/A.	
v)	Airport clearance height	N/A.	
vi)	Fire approval scheme for commercial	N/A.	
vii)	Service plan and estimate approval	LC-3972-B/JE/(DS)/2023/1711 dated 18.01.2023. (For 8.15 acres)	
25.	Fee Details		
	Registration fee	Fee cannot be calculated as area applied for registration of independent residential floors needs to be clarified.	
	Late fee		
	Processing fee		
	Total fee		
26.	DD details	Rs 80,080/-	
	DD details	009749 dated 18.07.2025	
	Name of the bank issuing	HDFC Bank	
	Deficient amount		
27.	File Status	Date	
	File received on	12.08.2025	
	First notice Sent on	27.08.2025	
	Documents Submitted on	05.09.2025	
	First hearing on	08.09.2025	
	Second hearing on	29.09.2025	
28.	Case History:		
	The Promoter i.e., M/s Global Horizon Holdings Pvt. Ltd. who is a llicense holder has applied for 124 Independent Residential Floors (on 31 plots i.e., -01 to A-16, A-16A, A-16B, A-35 to A-46, A3-02) namely "Flora Avenue 33 Phase III" located at Sector- 33, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 0.9818 acres (3974.82 sqmtr.		
	The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/943 dated 27.08.2025 was issued to the promoter.		

Brief facts of the case are as follows:-

1. The license no 58 of 2019 dated 08.03.2019 was granted by DTCP in favour of M/s Global Horizon Holdings Pvt. Ltd. for an area admeasuring 7.9385 acres.
2. The license no 58 of 2019 was registered with the Authority vide RC No. 20 of 2021 dated 15.07.2021.
3. DTCP, Haryana has granted an additional license 88 of 2022 dated 06.07.2022 in favour of M/s Global Horizon Holdings Pvt. Ltd. for an area admeasuring 0.25625 acres.
4. The additional license 88 of 2022 dated 06.07.2022 is still not registered with the Authority as on date.
5. The promoter i.e., M/s Global Horizon Holdings Pvt. Ltd. has applied for 124 independent residential floors on 31 plots i.e., A-01 to A-16, A-16A, A-16B, A-35 to A-46, A3-02.
6. The area of plot no A-16A, A-16B, A3-02 falls under the license no 88 of 2022 dated 06.07.2022.
7. Details of independent residential floors on the plots applied for registration are as follows:-

S.No	Plot no	BR-III email date	Area in sq mtr	FAR	Total FAR
1	A-01 to A-16	20.05.2025	2064	2.64	5448.96
2	A-16A	20.05.2025	112.500	2.64	297
3	A-16B	20.05.2025	111	2.64	293.04
4	A-35 to A-44	20.05.2025	1290	2.64	3405.6
5	A45 to A46	20.05.2025	279	2.64	736.56
6	A3-02	20.05.2025	139.320	2.64	367.8048
			3995.82		10,548.9648

The promoter has published the public notice in 3 newspapers i.e., The Tribune, Hindustan Times and Dainik Tribune dated 24.08.2025 against which no objections has been received in the Authority.

Meanwhile, the site of the project was visited physically on 27.08.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project namely "Flora Avenue 33 Phase III" is a part of the project "Flora Avenue 33" which is well connected to the Service road of main Sohna - Alwar highway and the services such as water supply, sewer line, electrical and storm line has been laid down. Further CC obtained for an area measuring 8.15 acres (7.89375 + 0.25625 acres).

29.	Present compliance status as on 29.09.2025 of deficient documents as observed against the last hearing dated 08.09.2025.	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status – Not Submitted. 2. Corrections in detailed project information needs to be done. Status – Not Submitted. 3. The application applied for registration of independent residential floors falls under 2 licenses i.e., 58 of 2019 dated 08.03.2019 and 88 of 2022 dated 06.07.2022.
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		<p>License no. 58 of 2019 for an area admeasuring 7.93875 acres is registered with Authority vide RC No. 20 of 2021 dated 15.07.2021 as affordable plotted colony under DDJAY whereas additional license i.e., 88 of 2022 for an area admeasuring 0.25625 acres is not registered with the Authority. The promoter has applied for independent residential floors having area measuring 0.9818 acres which falls under both the licenses mentioned above (including additional license no. 88 of 2022). Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter residential floors on the additional license can be applied for registration.</p> <p>Status – Promoter states that completion certificate has been obtained for an area measuring 8.15 acres and further they have applied dated 18.09.2025 for an additional area in the Authority.</p> <p>4. It is noted that additional license no. 88 of 2022 is not registered with the Authority. However, the plots i.e., A-16A, A-16B, A3-02 applied for registration of independent residential floors falls in unregistered DDJAY area also i.e., license no 88 of 2022 dated 06.07.2022. The same needs to be clarified and corrected. Accordingly, fees will be calculated and deficit fee if any, will be conveyed after clarification on area to be applied.</p> <p>Status – Promoter states that completion certificate has been obtained for an area measuring 8.15 acres and further they have applied dated 18.09.2025 for an additional area in the Authority.</p> <p>5. Affidavit for no sale of plots on which independent residential floors are applied for registration needs to be submitted.</p> <p>Status – Submitted but need to be revised.</p> <p>6. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being 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 – Promoter states that there is no pending/ongoing litigation in the past five years on M/s Global Horizon Holdings Pvt. Ltd.</p> <p>7. Information to revenue department needs to be submitted for whole area.</p>
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	<p>Status – Submitted.</p> <p>8. Status of freezed plots on which independent residential floors has been applied needs to be submitted. Unfreezing letter of plots from the comeptent department needs to be provided.</p> <p>Status – Promoter states that completion certificate has been obtained for an area measuring 8.15 acres and Government of Haryana has removed the provision related to the freezing of 50% of the saleable area under DDJAY Scheme, copy of press release and Directorate of Information Public Relation and language has been attached.</p> <p>9. Latest Land Title search report from an advocate having bar roll no needs to be submitted.</p> <p>Status – Submitted.</p> <p>10. HUDA Construction water NOC needs to be submitted.</p> <p>Status – Submitted.</p> <p>11. Approval/NOC from various agencies regarding the external services like storm water drainage, drinking water supply, sewerage connection and road access permission for whole area needs to be submitted.</p> <p>Status – Submitted.</p> <p>12. Forest NOC needs to be submitted for whole area.</p> <p>Status – Submitted.</p> <p>13. Electrical load availability needs to be submitted for whole area.</p> <p>Status – Submitted.</p> <p>14. Gas pipeline is going through the project. So accordinlgy, GAIL NOC needs to be submitted.</p> <p>Status – Submitted.</p> <p>15. Draft allottees documents i.e., Application form and Conveyance deed needs to be submitted.</p> <p>Status – Submitted but need to be revised.</p> <p>16. Draft allottees documents i.e., BBA, allotment letter needs to be revised.</p> <p>Status – Submitted but need to be revised.</p> <p>17. PERT Chart needs to be submitted.</p> <p>Status – Submitted but need to be revised.</p> <p>18. Draft brochure and advertisement need to be submitted.</p> <p>Status – Not Submitted.</p> <p>19. Land cost needs to be clarified according to area apply for registration.</p> <p>Status – Submitted but need to be revised.</p> <p>20. AOA needs to be submitted.</p> <p>Status – Submitted.</p>
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		<p>21. KYC of project consultant needs to be submitted. Status – Submitted.</p> <p>22. Project report along with brochure of current project needs to be revised and project photos needs to be submitted. Status – Submitted but need to be revised.</p> <p>23. Latest net worth certificate of promoter from CA needs to be provided. Status – Submitted dated 31.03.2024, but latest need to be submitted.</p> <p>24. CA certificate for REP I needs to be provided. Status – Submitted.</p> <p>25. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. Status – Not Submitted</p> <p>26. Total loan Rs. 46 Cr in REP II, however loan document for Rs.40 Cr has been submitted. So remaining loan sanction, repayment schedule and disbursement schedule for 6 Cr needs to be provided. Status – Submitted.</p> <p>27. CHG form needs to be submitted. Status – Not Submitted.</p> <p>28. NOC from lender for creating 3rd party right on the project needs to be submitted. Status – Not Submitted.</p> <p>29. Document related SWAMIH Investment Fund needs to be submitted. Status – Not Submitted.</p> <p>30. Other sources in loan or advances in financial resources needs to be clarified. Status – Promoter stated that other sources in loan or advances in financial resources represents contribution by director.</p> <p>31. Cash flow statement needs to be revised. Status – Not Submitted.</p> <p>32. Complete details of promoter from MCA site needs to be provided. Status – Submitted.</p>
30.	Remarks	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in detailed project information needs to be done.</p> <p>3. The application applied for registration of independent residential floors falls under 2 licenses i.e., 58 of 2019 dated 08.03.2019 and 88 of 2022 dated 06.07.2022. License no. 58 of 2019 for an area admeasuring 7.93875</p>

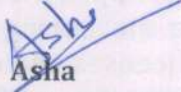


	<p>acres is registered with Authority vide RC No. 20 of 2021 dated 15.07.2021 as affordable plotted colony under DDJAY whereas additional license i.e., 88 of 2022 for an area admeasuring 0.25625 acres is not registered with the Authority. The promoter has applied for independent residential floors having area measuring 0.9818 acres which falls under both the licenses mentioned above (including additional license no. 88 of 2022). Accordingly, the promoter needs to get the additional license registered with the Authority and thereafter residential floors on the additional license can be applied for registration.</p> <ol style="list-style-type: none"> 4. It is noted that additional license no. 88 of 2022 is not registered with the Authority. However, the plots i.e., A-16A, A-16B, A3-02 applied for registration of independent residential floors falls in unregistered DDJAY area also i.e., license no 88 of 2022 dated 06.07.2022. The same needs to be clarified and corrected. Accordingly, fees will be calculated and deficit fee if any, will be conveyed after clarification on area to be applied. 5. Affidavit for no sale of plots on which independent residential floors are applied for registration needs to be submitted. 6. Status of freezed plots on which independent residential floors has been applied needs to be submitted. Unfreezing letter of plots from the comepetent department needs to be provided. 7. Sewerage connection needs to be submitted. 8. Draft allottees documents i.e., Application form and Conveyance deed needs to be submitted. 9. Draft allottees documents i.e., BBA, allotment letter needs to be revised. 10. PERT Chart needs to be submitted. 11. Draft brochure and advertisement need to be submitted. 12. Land cost needs to be clarified according to area apply for registration. 13. Project report along with brochure of current project needs to be revised and project photos needs to be submitted. 14. Latest net worth certificate of promoter from CA needs to be provided. 15. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. 16. CHG from needs to be submitted. 17. NOC from lender for creating 3rd party right on the project needs to be submitted. 18. Document related SWAMIH Investment Fund needs to be submitted. 19. Cash flow statement needs to be revised.
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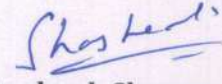
Recommendation -



All the required documents for registration under section 4 of the Act, 2016 have been submitted except the deficiencies mentioned at S.No 30. The Authority may consider for grant of registration upon submission of above deficiencies and excluding the independent residential floors on the plots (16A, A-16B, A3-02) which falls in unregistered area.


Asha

Chartered Accountant



Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 29.09.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.09.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Asha, Chartered Accountant briefed about the facts of the case.

The Authority observes that the promoter submitted an application dated 12.08.2025 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 in the Authority for the registration of independent residential floors. The project applied for registration pertains to 2 licenses i.e., **58 of 2019** dated 08.03.2019 for land measuring 7.89375 acres (valid up to 07.03.2024) and **88 of 2022** dated 06.07.2022 for land measuring 0.25625 acres (valid up to 05.07.2027), both issued in favour of M/s Global Horizon Holdings Pvt. Ltd.

It is further observed that license no. 58 of 2019 was granted for an area admeasuring 7.89375 acres and the same is registered with Authority vide RC No. 20 of 2021 dated 15.07.2021 as affordable plotted colony under DDJAY whereas additional license i.e., 88 of 2022 was granted for an area admeasuring 0.25625 acres and the same is not yet registered with the Authority. The promoter has applied for independent residential floors on 31 plots for an area admeasuring 0.9818 acres which falls under both the licenses mentioned above. Out of these 31 plots, 28 plots fall in registered licensed area (58 of 2019) and 3 plots i.e., 16A, A-16B, A3-02 fall in unregistered additional licensed area under license no. 88 of 2022. Accordingly, the promoter was directed to clear the status of unregistered additional license i.e., 88 of 2022.

Sh. Ramesh Yadav (AR), Sh. Anshul (AR) are present on behalf of promoter and states that additional licensed area i.e., 0.25625 acres falling under license no. 88 of 2022 dated 06.07.2022 has been applied for registration in the Authority on 18.09.2025 itself and further requests to grant registration to the project after excluding the floors on the 3 plots i.e., 16A, A-16B, A3-02 which falls under the unregistered additional licensed area. The AR further submits that revised documents including the applicable fees will be submitted in the Authority within a period of 1 week.

Keeping in view of the aforesaid facts, the promoter is directed to submit the revised documents including the applicable fees along with the remaining deficit documents mentioned at S. No 30.

In view of the above, the registration of the said project is approved as proposed excluding the floors on the 3 plots i.e., 16A, A-16B, A3-02 which falls under the additional licensed area i.e., 0.25625 acres falling under license no. 88 of 2022 dated 06.07.2022, which is yet to be registered and the same is subject to the submission of documents including the applicable fees. The RC shall be issued after the submission of above.



(Arun Kumar)

Chairman, HARERA