

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Tulip TOD-2**
**Promoter - M/s Premium Infratech LLP**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Tulip TOD-2		
2.	Name of the promoter	M/s Premium Infratech LLP		
3.	Nature of the project	Group Housing Colony.		
4.	Location of the project	Sector -70, Gurugram.		
5.	Legal capacity to act as a promoter	collaborator		
6.	Name of the license holder	Sh. Amit Yadav- Sumit Yadav Ss/o Chattar Singh, Sh. Dayanand- Ramniwas Ss/o Sh. Roshan Lal, Sh. Piyus Yadav S/o Sh. Ram Niwas, Sh. Parveen Jain-Vipin Jain-Vikas Jain Ss/o Sh. Subash Chand, Smt. Sonu Yadav W/o Sh. Vijay Pal		
7.	Name of the collaborator (if any)	M/s Premium Infratech LLP		
8.	Name of the COD/ BIP (if any)	N/A		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no. applied	N/A		
	Nature of phase	N/A		
11.	Online application ID	RERA-GRG-PROJ-2082-2025		
12.	License no.	156 of 2024 dated 17.11.2024		Valid up to 16.11.2029
13.	Total licensed area	7.5 Acres	Area to be registered	7.5 Acres
14.	Projected completion date	31.12.2034.		
15.	QPR Compliances (if applicable)	N/A		
16.	4(2)(I)(D) Compliances (if applicable)	N/A		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project cost	Rs 1110.06 crs		
22.	Project expenditure so far	Rs 95.63 crs		
23.	Estimated expenditure for completion so far	Rs 1014.43 crs		
24.	Total no of towers and units	4 no. of towers and 610 Residential units and 12 commercial units		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to





	i)	License Approval	156 of 2024 dated 17.11.2024	16.11.2029
	ii)	Revised Zoning Plan Approval	Drg No. DTCP 11385 dated 25.08.2025.	
	iii)	Building plan Approval	ZP-2173/pa(dk)/2025/38338 dated 01.10.2025	30.09.2030
	iv)	Environmental Clearance	SEAC/HR/2024/271 dated 20.02.2025	19.02.2035
	v)	Airport height clearance	PALM/NORTH/B/121824/1424 511 dated 15.01.2025	14.01.2033
	vi)	Fire scheme approval	Not Submitted.	
	vii)	Service plan and estimate approval	Not Submitted.	
26.	Fee Details			
		Registration fee	Residential 1,24,644.910 x 4.12 x 10 = Rs. 51,35,370/-  Commercial 397.603 x 2.62 x 20 = Rs. 20,834/-  Total - 51,35,370 + 20,834 = Rs. 51,56,204/-	
		Processing fee	1,25,042.513 x 10 =Rs 12,50,425/-	
		Late fee	N/A	
		Total	= 51,56,204 + 12,50,425 = Rs. 64,06,629/-	
		DD amount	Rs. 50,70,000/- Rs 12,42,000/- Rs 95000/- Total - Rs 64,07,000/-	
		DD no. and date	484867 dated 04.10.2025. 484868 dated 04.10.2025. 251024248062816 dated 24.10.2025.	
		Name of the bank issuing	Punjab National Bank ICICI bank	
		Deficient amount	64,06,629 - 64,07,000 = Rs. - 371/- (NIL)	
27.	File Status		Date	
	File received on		08.10.2025	
	Deficiency Notice		17.10.2025	
	Documents Submitted on		27.10.2025, 30.10.2025	
	First hearing on		03.11.2025	
28.	Case History: The Promoter M/s Premium Infratech LLP who is a collaborator has applied for the registration of real estate project Group Housing Colony namely "Tulip TOD-2" located at Sector -70, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 08.10.2025 and RPIN-970. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2082-2025. The project area for registration is 7.5 acres.			



	<p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/970 dated 17.10.2025 was issued to the promoter with an opportunity of being heard on 03.11.2025.</p> <p>The promoter has published the public notice regarding in three newspapers dated 15.10.2025 i.e., Hindustan Times, The Tribune (English) and Dainik Bhaskar (Hindi).</p> <p>The site of the project was visited physically on 28.10.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted in the project i.e., Group Housing Colony namely "Tulip TOD-2" part barricading has been done at the site by the promoter and apart from that no development has been carried out at the site.</p> <p><b>The promoter has submitted a letter dated 30.10.2025 in the Authority wherein, it is mentioned that they want to change the name of project from "Tulip TOD 2" to "Tulip Melrose" to prevent any misleading marketing advertisements by market players.</b></p>
29.	<p><b>Present compliance status as on 03.11.2025 of deficit documents conveyed through notice dated 17.10.2025.</b></p> <ol style="list-style-type: none"> <li>Deficit fee of Rs 94,629/- needs to be paid. Status - Submitted Rs 95000/- vide reference no 251024248062816 dated 24.10.2025 of ICICI bank.</li> <li>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 need to be revised.</li> <li>Corrections in online DPI need to be done. Status - Submitted but need to be revised.</li> <li>Fire scheme approval needs to be submitted. Status - Not Submitted.</li> <li>Approved Service plan and Estimates need to be submitted. Status - Not Submitted.</li> <li>Details of unit sharing between the landowners and promoter duly signed by both parties need to be submitted. Status - Submitted.</li> <li>Land title search report from an advocate having bar roll no need to be submitted. Status - Submitted.</li> <li>Mutation certified on latest dates need to be submitted. Status - Submitted.</li> <li>Electrical load availability connection needs to be submitted. Status - Not Submitted and promoter states that as per sales circular No. D-09/2025 bearing memo no Ch-09/SE/C/R-16/380/Vol.-I dated 21.07.2025, The CE/Commercial, DHBVN Hisar has withdrawn the sales circular no D-06/2022 regarding issuance of assurance letter to builders/Developers.</li> <li>Road access permission needs to be submitted. Status - Not Submitted and promoter states that road is already constructed and is connected at the site.</li> <li>Mining permission needs to be submitted. Status -Not Submitted and promoter states that they will take mining permission before start of construction.</li> <li>Draft allottees documents i.e., application form, builder buyer agreement &amp; conveyance deed needs to be revised. Status - Submitted.</li> <li>Cost of the land amounts to Rs 6846.64 lakhs needs to be clarified according to the area applied for the registration is 7.50 acres. Additionally, an affidavit outlining the area-sharing model along</li> </ol>




		<p>with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>Status - Submitted but needs to be clarified.</p> <p>14. Independent Auditors Report along with audited financial statement for the financial year 2024-25 and 22-23 needs to be submitted.</p> <p>Status - Submitted.</p> <p>15. Schedule and Challan of EDC and IDC paid for the project needs to be submitted.</p> <p>Status - Submitted.</p> <p>16. Details of conversion of company to LLP needs to be submitted.</p> <p>Status - Submitted.</p>
30.	Remarks	<p>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.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. Fire scheme approval needs to be submitted.</p> <p>4. Approved Service plan and Estimates need to be submitted.</p> <p>5. Electrical load availability connection needs to be submitted.</p> <p>6. Road access permission needs to be submitted.</p> <p>7. Mining permission needs to be submitted.</p> <p>8. Cost of the land amounts to Rs 6846.64 lakhs needs to be clarified according to the area applied for the registration is 7.50 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p>

**Recommendations:**

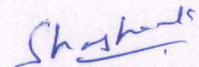
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved Service plan and Estimates and the documents mentioned above at S.No 30.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Fire Scheme, Approved Service plan and estimates within 4 months from the grant of registration and an affidavit to submit the Approved Electrification plan within 6 months from the date of grant of registration.

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



**Ashish Dubey**  
Chartered Accountant



**Shashank Sharma**  
Associate Engineer Executive

<b>Day and Date of hearing</b>	Monday and 03.11.2025
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 03.11.2025.

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

Sh. Vikas Jain (Director), Sh. Chirag Nagpal (AR), Ms. Kavya (AR) are present on behalf of promoter.



The Authorized Representative of the promoter submits that presently, Fire Scheme Approval, Approved service plans and estimates and Mining Permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration;
- Approved Electrification plan within 6 months from the date of grant of registration; and
- Mining permission before the start of construction.

Further, he undertakes to submit two Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authorized Representative submits that 15m road is already connected to the said project and they do not require the road access permission from the concerned department. Further, they want to change the name of project from "Tulip TOD 2" to "Tulip Melrose" to prevent any misleading marketing advertisements by market players and they also want to change the timelines of the said project from 31.12.2034 to 31.12.2033 and they will submit the revised documents accordingly in the Authority.

The landowners, namely Sh. Ramniwas, Sh. Piyush Yadav, Sh. Amit Yadav and Sh. Sumit Yadav are present in person and states that the unit sharing arrangement with the promoter has been done and the same has been submitted. Further, the units will be sold only upon issuance of the Occupation Certificate by the competent authority and in the event of the selling of units prior to receipt of occupation certificate, the amount so collected from the allottee(s) shall be deposited only in the Master Account of the said project and compliance u/s 4(2)(l)(D) of the Act of 2016 shall be follow.

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 above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Fire Scheme Approval: within 4 months from the date of grant of registration; and
- Approved Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the change of name of project from "Tulip TOD 2" to "Tulip Melrose" is allowed and the revised timeline of the project is also allowed and promoter shall also submit the following:

- Approved Electrification plan within 6 months from the date of grant of registration;
- Mining permission before start of construction; and
- Revised documents due to change of name of project and revised timelines.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of two DD's of Rs. 25 lakhs each for submission of Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above



**(Arun Kumar)**  
**Chairman, HARERA**



