

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	LID Nivasa
Promoter	M/s Lion Infradevelopers LLP

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	LID Nivasa		
2.	Name of the license holders	1. Nitika Propmart Pvt. Ltd. 2. Smt. Sukhpalli W/o Sh. Satbir Singh 3. Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia 4. Sh. M R Lohia S/o Sh. Phool Singh Lohia 5. Smt. Satyawati W/o Sh. M R Lohia		
3.	Name of collaborator	M/s Lion Infradevelopers LLP		
4.	Name of the promoter	M/s Lion Infradevelopers LLP		
5.	About the promoter	Lion Infradevelopers LLP – A Limited Liability Partnership incorporated in the year 2014. The LLP is engaged in real estate development activities in residential, commercial across Sohna, Gurugram. The registered office of the LLP is located in New Delhi. The capital contribution of the partners in the LLP is Rs 5 crores and is currently managed by its partners namely Mr. Bijender Singh Lohia and Mr. Jatin Lohia.		
6.	Nature of the project	Residential Floors		
7.	Location of the project	Sector 6, Sohna, Gurugram		
8.	Legal capacity to act as a promoter	Collaborator		
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-2095-2025		
13.	License no.	188 of 2023 dated 15.09.2023		Valid up to 14.09.2028
14.	Total licensed area	12.5 Acres	Area to be registered	4942.5 sqm (1.2213 acres)
15.	Project completion date as declared u/s 4(2)(I)(C)	30.09.2030		
16.	QPR Compliance (If applicable)	For RC no. 32 of 2024: Submitted		
17.	4(2)(I)(C) Compliance (If applicable)	N/A		
18.	4(2)(I)(D) Compliance (If applicable)	For RC no. 32 of 2024: Submitted		



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19.	Status of change of bank account	N/A		
20.	RC compliance	For RC no. 32 of 2024: Submitted		
21.	Number of units	160 residential floors on 40 plots		
22.	Total Project cost	Rs. 127.07 crores		
23.	Project Expenditure So far	Rs. 2.13 crores		
24.	Expenditure to be incurred	Rs. 124.94 crores		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	188 of 2023 dated 15.09.2023	14.09.2028
	2.	Zoning plan approval	DG,TCP-9609 dated 15.07.2023	
	3.	Building plan approval	Approved under self-certification dated 28.08.2025	27.08.2027
	4.	Environmental Clearance	N/A	
	5.	Airport height clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	LC-5105/JE(SK)/2024/4144 dated 02.02.2024	
8.	Electrical load	Ch.48/Drg.-28B dated 03.11.2023		
16.	Fee Details			
	Registration fee	(4942.5 x 2.64 x 2.64 x 10) =Rs. 3,44,473/-		
	Late fee	N/A		
	Processing fee	4942.5 x 2.64 x 10 =Rs. 1,30,482/-		
	Total fee	Rs. 4,74,955/-		
17.	DD Details			
	DD amount	Rs. 1,30,485/- Rs. 1,30,485/- Rs. 2,13,995/-		
	DD no. and date	876039 dated 10.10.2025 876040 dated 10.10.2025 949328 dated 15.11.2025		
	Name of the bank issuing	Kotak Mahindra Bank		
	Total fee paid	Rs. 4,74,955/-		



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	Deficient amount	Nil																					
18.	File Status	Date																					
	File received on	24.10.2025																					
	First notice Sent on	14.11.2025																					
	1st reply submitted on	17.11.2025																					
	1st hearing on	17.11.2025 (adjourned)																					
	2nd hearing on	01.12.2025																					
19.	Case History: - <ol style="list-style-type: none"> The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 188 of 2023 dated 15.09.2023 measuring 12.5 acres to Nitika Propmart Pvt. Ltd. and others in collaboration with M/s Lion Infradevelopers LLP for setting up an Affordable Plotted Colony (DDJAY- 2016) in sector 6, Sohna, Gurugram. The above Affordable Plotted Colony is registered in the Authority vide registration no. 32 of 2024 dated 01.04.2024 as "Green Valley 2". Now, the promoter, M/s Lion Infradevelopers LLP has approached the Authority for the registration of 160 Residential Floors on 40 residential plots in the above project. Following are the details of plots on which the floors are applied: <table border="1"> <thead> <tr> <th>Plot No.</th><th>No of plots</th><th>Area (sqm)</th></tr> </thead> <tbody> <tr> <td>1- 12</td><td>12</td><td>129.75</td></tr> <tr> <td>12A</td><td>1</td><td>129.75</td></tr> <tr> <td>14-25</td><td>12</td><td>129.75</td></tr> <tr> <td>38-42</td><td>5</td><td>129.75</td></tr> <tr> <td>158- 167</td><td>10</td><td>105.00</td></tr> <tr> <td>Total plots</td><td>40</td><td>4942.50</td></tr> </tbody> </table> The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/978 dated 14.11.2025 with an opportunity of hearing on 17.11.2025. On 17.11.2025, the matter was adjourned to 01.12.2025. Further, a public notice dated 02.11.2025 with respect to the application dated 24.10.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), Hindustan Times (English), and Dainik Bhaskar (Hindi). The reply dated 17.11.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: 		Plot No.	No of plots	Area (sqm)	1- 12	12	129.75	12A	1	129.75	14-25	12	129.75	38-42	5	129.75	158- 167	10	105.00	Total plots	40	4942.50
Plot No.	No of plots	Area (sqm)																					
1- 12	12	129.75																					
12A	1	129.75																					
14-25	12	129.75																					
38-42	5	129.75																					
158- 167	10	105.00																					
Total plots	40	4942.50																					
20.	Present compliance status as on 01.12.2025 of deficient documents as conveyed on 14.11.2025	<ol style="list-style-type: none"> 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: Not submitted Corrections in online DPI need to be done. Status: Not submitted 																					

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	<p>3. 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: The promoter states that there is no ongoing litigation in past 5 years in relation to projects being developed by the promoter in state. The promoter may be directed to submit an affidavit to this effect through a director/ partner of the firm.</p> <p>4. Supporting documents showing that the plots on which registration of floors is applied falls in the allocation of the applicant i.e., M/s Lion Infradevelopers LLP needs to be submitted.</p> <p>Status: An affidavit through authorized signatory of the applicant stating that the plots falling under the present application pertain solely to the allocation of Lion Infradevelopers LLP is submitted. Additionally, the registered assignment agreement specifying the by back of plots by the applicant is submitted.</p> <p>5. Status of sale of plots on which the registration of floors is applied needs to be submitted. In case of no sale of the plots falling under current application, an affidavit to this effect through an authorised signatory needs to be submitted.</p> <p>Status: An affidavit through authorized signatory of the applicant stating that NO plots falling under the present application have been sold, assigned, transferred, or otherwise agreed to be sold to any person/ entity prior to or after filing application is submitted.</p> <p>6. Deficit fee of Rs. 2,13,995/- needs to be paid.</p> <p>Status: Paid through DD no. 949328 dated 15.11.2025 of Kotak Mahindra Bank.</p> <p>7. Copies of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior than the date of application needs to be submitted.</p> <p>Status: Submitted</p> <p>8. Latest title search report needs to be submitted.</p> <p>Status: Submitted</p> <p>9. Construction water NOC needs to be submitted.</p> <p>Status: Submitted</p>
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	<p>10. PERT chart of the project needs to be revised. Status: Submitted</p> <p>11. Draft allotment letter and payment plan needs to be submitted. Status: Submitted</p> <p>12. Draft brochure and advertisement material need to be submitted. Status: Submitted. Space for RERA registration no. and website of the Authority needs to be marked on the top right corner of the document.</p> <p>13. Cost of the land amounts to Rs 331.80 lakhs needs to be clarified according to the area applied for the registration is 1.2213 acres. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but cost of the land amounts to Rs 331.80 lakhs needs to be clarified along with supporting documents.</p> <p>14. Clarification needs to be submitted as EDC, IDC and IDW does not mentioned in DPI. Details of any other cost amounts to Rs 1302.52 lakhs and details of financial resources from Other Sources amounts to Rs 212.84 lakhs mentioned in DPI needs to be submitted. Status: Submitted</p> <p>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</p> <p>16. Original Bank Undertaking needs to be submitted. Status: Submitted</p> <p>17. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories to operate bank account. Status: Submitted</p> <p>18. PAN of LLP needs to be submitted Status: Submitted</p> <p>19. Quarterly fund flow statement needs to be submitted. 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 but undertaking regarding auto credit of 10% of receipts from separate RERA account</p>
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		maintained under section 4(2)(I)(D) needs to be submitted. Challan of EDC and IDC paid for the project needs to be submitted.
21.	Remarks	<p>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: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Not submitted</p> <p>3. 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. Status: The promoter states that there is no ongoing litigation in past 5 years in relation to projects being developed by the promoter in state. The promoter may be directed to submit an affidavit to this effect through a director/ partner of the firm.</p> <p>4. Draft brochure and advertisement material need to be submitted. Status: Submitted. Space for RERA registration no. and website of the Authority needs to be marked on the top right corner of the document.</p> <p>5. Cost of the land amounts to Rs 331.80 lakhs needs to be clarified according to the area applied for the registration is 1.2213 acres. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but cost of the land amounts to Rs 331.80 lakhs needs to be clarified along with supporting documents.</p> <p>6. Quarterly fund flow statement needs to be submitted. 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 but undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Challan of EDC and IDC paid for the project needs to be submitted.</p>



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22. **Recommendations:** 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 21. It is recommended that the Authority may consider for grant of registration subject to the submission of corrected copies of form REP-I, online DPI and other deficiencies listed above before the issuance of the registration certificate.

Ashish Dubey

(Ashish Dubey)

Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 01.12.2025

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.

Ms. Shivika Nagpal (AR) and Sh. Rahul Chaudhary (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that the corrections in the online DPI and form REP-I are being made by the promoter and will be submitted to the Authority along with other deficiencies as pointed and requests the Authority to grant registration to the project. The AR of the promoter further states that there is no ongoing litigation in past 5 years in relation to projects being developed by the promoter in state and an affidavit to this effect will also be submitted through the partner of the firm.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the submission of remaining documents and rectification in form REP-I as well as DPI of the project. The promoter shall submit an affidavit through a partner of the firm with respect to the claim that there is no ongoing litigation in past 5 years in relation to projects being developed by the promoter in state.

The registration of the project is approved as proposed subject to the 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.

Arun Kumar
(Arun Kumar)

Chairman, HARERA

