

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Suncity's Monarch Residences		
2.	Name of the promoter	Dvok Buildcon LLP		
3.	Brief of the promoter	DVOX Buildcon LLP is a Gurugram-based real estate developer incorporated on May 21, 2022, and registered under the Registrar of Companies (ROC) Delhi. The firm is primarily led by designated partners and promoters Laxmi Narain Goel and Sulochana Goel . As of late 2025, the LLP reported a total capital contribution of ₹1,001.00 lakh (approximately ₹10 crore). Their flagship project, "Monarch Residences," is being developed in Sector 78, Gurugram, under the Suncity brand.		
4.	Nature of the project	Group Housing Colony under NILP		
5.	Nature of the phase	Group Housing		
6.	Location of the project	Sector- 78, Gurugram		
7.	Legal capacity to act as a promoter	License Holder		
8.	Name of the license holder	Dvok Buildcon LLP		
9.	Status of project	New		
10.	Whether registration applied for whole	Phase		
	Phase no.	5		
11.	Online application ID	RERA-GRG-PROJ-2100-2025		
12.	License no.	121 of 2025 dated 17.07.2025		valid up to 16.07.2030
13.	Total licensed area	20.625 acres	Area to be registered	9.5060 acres
14.	Projected completion date	OC - 31.03.2031 CC - 16.07.2035		
15.	QPR Compliances (if applicable)	N/A		
16.	4(2)(l)(D) Compliances (if applicable)	N/A		
17.	4(2)(l)(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.	Number of Towers	Residential -5	
22.	Number of units	Residential - 900	
23.	Total Project cost	Rs 2452.51/- crores	
24.	Project Expenditure So far	Rs 300.19/- crores	
25.	Estimates expenditure for completion so far	Rs 2152.32/- crores	
26.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	121 of 2025 dated 17.07.2025.
	ii)	Zoning Plan Approval	Drg No. DTCP 11631 dated 20.11.2025
	iii)	Building plan Approval	ZP-2198/PA(DK)/2025/47831 dated 17.12.2025
	iv)	Environmental Clearance	EC25C3801HR5216378N dated 17.11.2025
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/91 4/3057-60 dated 25.07.2025
	vi)	Fire scheme approval	Applied on 03.01.2026
	vii)	Service plan and estimate approval	Applied on 26.12.2025
27.	Fee Details		
	Registration Fee	Resi- $1,48,161.55 * 1.978 * 10 =$ Rs 28,35,812/- Total = Rs 29,30,635/-	
	Processing Fee	1,48,161.55 * 10 = Rs 14,81,616/-	
	Late Fee	N/A	
	Total Fee	Rs 44,12,251/-	
28.	DD/RTGS amount	Rs 3,84,710 Rs 10,00,000/- Rs 19,31,000/- Rs 10,97,000/-.	
	DD/RTGS no. and date	516233 dated 28.11.2025. 516232 dated 28.11.2025. 516302 dated 06.01.2026 516303 dated 06.01.2026	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
29.	File Status	Date	



File received on	18.12.2025
First notice Sent on	07.01.2026
First hearing on	12.01.2026
Second hearing on	19.01.2026

30.	Case History: The promoter i.e., Dvok Buildcon LLP has applied for the registration of Phase 1 of Group Housing Colony under NILP namely "Suncity's Monarch Residences" located at sector 78, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 104285 dated 18.12.2025 and RPIN- 1002. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2100-2025. The license no. 121 of 2025 dated 17.07.2025 has been granted for the development of the Group Housing colony under NILP having total area admeasuring 20.625 acres. The project is to be developed in 5 phases and the phasing has been done by DTCP, Haryana vide no. ZP-2198/PA(DK)/2025/44202 dated 20.11.2025. Phase 1 – 9.5060 acres (Applied for registration) Phase 2 – 1.165 acres (Shown as future development) Phase 3 – 3.163 acres (Shown as future development) Phase 4 – 4.728 acres (Shown as future development) Phase 5 – 2.063 acres(Shown as future development) The Building plans of the applied area has been approved on 17.12.2025. The current application pertains to Phase 1 of the project. The Phase 1 of the project admeasuring 9.5060 acres. The application for registration of Phase 1 of Group Housing Colony under NILP was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/1002 dated 07.01.2026 was issued to the promoter with an opportunity of being heard on 12.01.2026. The promoter has submitted the reply on 30.12.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Hindustan (Hindi) dated 27.12.2025 for objection till 09.01.2026 has been submitted. The promoter has submitted a reply on 08.01.2026 which was scrutinized and the status of documents is mentioned below. On 12.01.2026 , the matter was adjourned and fixed for 19.01.2026. The site of the project was visited on 14.01.2026 and it is noted that the site is accessible through existing 12 meter PWD road.
31.	Present compliance status as on 19.01.2026 of

<p>deficient documents conveyed notice vide dated 07.01.2026.</p>	<p>Status: Submitted. DD no. 516302 dated 06.01.2026 amounting to Rs 19,31,000/- and DD no. 516303 dated 06.01.2026 amounting to Rs 10,97,000/-.</p> <p>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.</p> <p>3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.</p> <p>4. 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: Submitted.</p> <p>5. Environment Clearance for the complete applied FAR/ Built up area needs to be submitted. Status: Submitted but not for whole applied FAR.</p> <p>6. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 03.01.2026 copy attached. The promoter has submitted a DD vide no. 516304 dated 06.01.2026 amounting to Rs 25 lakhs as a security amount for submission of Fire Scheme approval within four months from the grant of registration certificate.</p> <p>7. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 26.12.2025 copy attached. The promoter has submitted a DD vide no. 516305 dated 06.01.2026 amounting to Rs 25 lakhs as a security amount for submission of Revised Service Plan and estimates within four months from the grant of registration certificate.</p> <p>8. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted. Status: Applied on 12.08.2025. LOI issued on 07.01.2026.</p> <p>9. Draft Application form needs to be revised. Status: Submitted.</p> <p>10. Draft Allotment letter needs to be revised. Status: Submitted.</p>
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		<p>11. Draft Builder Buyer Agreement needs to be revised. Status: Submitted.</p> <p>12. Mining permission needs to be submitted. Status: Submitted. Permit no. 524 dated 06.01.2026 upto 05.01.2027.</p> <p>13. Draft brochure needs to be revised. Status: Submitted.</p> <p>14. Cost of the land amounts to Rs 17313.78 lakhs needs to be clarified according to the area applied for the registration is 9.506 acres along with supporting documents. Status: Submitted.</p> <p>15. Details of any other cost amounts to Rs 16645 lakhs and details of financial resources amounts to Rs 31000 lakhs from equity and Rs 40000 lakhs from loan from banks/financial institution mentioned in DPI needs to be submitted. Status: Submitted.</p> <p>16. As per CA Certificate dated 12.12.2025, incurred cost is Rs 30774 lakhs whereas per DPI it is Rs 18208.95 lakhs. DPI needs to be revised. Status: Submitted.</p> <p>17. Original non-encumbrance certificate not below the rank of tehsildar dated 16.12.2025 needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted.</p> <p>18. Bank undertaking dated 06/10/2025 needs to be revised. Status: Submitted.</p> <p>19. REP II dated 09.12.2025 needs to be revised as CC date is missing. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted.</p>
32.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance for the complete applied FAR/ Built up area needs to be submitted. Status: Submitted but not for whole applied FAR.</p> <p>4. Fire Scheme approval needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied on 03.01.2026 copy attached. The promoter has submitted a DD vide no. 516304 dated 06.01.2026 amounting to Rs 25 lakhs as a</p>

		<p>security amount for submission of Fire Scheme approval within four months from the grant of registration certificate.</p> <p>5. Approved Service plan and estimates needs to be submitted. If applied than copy of same needs to be submitted.</p> <p>Status: Applied on 26.12.2025 copy attached. The promoter has submitted a DD vide no. 516305 dated 06.01.2026 amounting to Rs 25 lakhs as a security amount for submission of Revised Service Plan and estimates within four months from the grant of registration certificate.</p> <p>6. Approval NOC's from various agencies for connecting external services like road access permission needs to be submitted.</p> <p>Status: Applied on 12.08.2025. LOI issued on 07.01.2026.</p>
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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, Revised Environment Clearance, Fire Scheme Approval, Service plan and Estimates and Final road access permission.

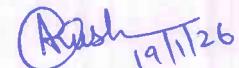
The promoter has submitted two DD vide no. 516304 and 516305 dated 06.01.2026 amounting to Rs. 25 lakhs as a security amount for submission of Fire Scheme Approval and Service plan and Estimates within 4 months from the grant of registration.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Revised Environment Clearance within 6 months from the 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



Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 19.01.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.01.2026

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Arpit Goel, Sh. Navneet Kumar, Sh. Ravi kant Kumar and Sh. Virender Singh Bansal are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, Revised Environment Clearance, Fire Scheme Approval, service plans and estimates and Road

access 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:

- i. The Revised Environment Clearance within 6 months from the date of grant of registration.
- ii. The Fire Scheme Approval and Revised Service Plans and Estimates within 4 months from the date of grant of registration.
- iii. The Road access permission within 2 months from the date of grant of registration.

He has submitted two DD vide no. 516304 and 516305 dated 06.01.2026 amounting to Rs. 25 lakhs as a security amount for submission of Fire Scheme Approval and Service plan and Estimates within 4 months from the grant of registration. Further, he undertakes to submit the Demand Draft / Bank Guarantee amounting to Rs. 25 lakhs, 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.

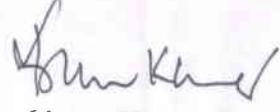
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a separate Demand Draft / Bank Guarantee, 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:

- a. Revised Environment Clearance within 6 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.

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 the BG/DD of Rs. 25 lakhs for submission of Revised Environment Clearance within the timeframe mentioned above.


(Arun Kumar)
Chairman, HARERA

