

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – One 42 Golf Course Road.
Promoter - M/s Experion Developers Pvt. Ltd.
Hearing brief for amendment of registration of project u/s 4

S.No	Particulars	Details		
1.	Name of the project	One 42 Golf Course Road		
2.	Name of the promoter	M/s Experion Developers Pvt. Ltd.		
3.	Brief of the promoter	Experion Developers Private Limited is a real estate development company incorporated in 2006 and registered with the RoC, Delhi . It has an authorized share capital of ₹4.50 crore and a paid-up capital of about ₹2.60 crore . The company is actively engaged in residential and commercial real estate projects across India. Key directors include Basavaraddi Krishnaraddi Malagi, Suneet Puri, Arvind Tiku, Sanjay Kumar Bakliwal, and Hemant Tikoo .		
4.	Nature of the project	Group Housing Colony.		
5.	Location of the project	Sector -42, Gurugram.		
6.	Legal capacity to act as a promoter	Conveyance deed holder Land allotted by HSVP through LOI Endst No. Z0002/EO018/UE029/LALOT/0000000126 dated 12.07.2023		
7.	Name of the license holder	N/A		
8.	Name of the collaborator (if any)	N/A		
9.	Name of the Conveyance Deed Holder (if any)	M/s Experion Developers Pvt. Ltd.		
10.	Status of project	New		
11.	Whether registration applied for whole	N/A		
	Phase no. applied	N/A		
	Nature of phase	N/A		
12.	Online application ID	RERA-GRG-PROJ - 2139 -2025		
13.	License no.	Land allotted by HSVP.		
14.	Total licensed area	3.4262 acres	Area for amendment	3.4262 acres
15.	Projected completion date	31.12.2034.		
16.	QPR Compliances (if applicable)	For RC no. 120 of 2024 Submitted – March 25 to Sep 25		
17.	4(2)(I)(D) Compliances (if applicable)	For RC no. 120 of 2024 Submitted – March 25 to Sep 25		
18.	4(2)(I)(C) Compliances (if applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	N/A		
21.	RC Conditions Compliances (if applicable)	For RC no. 94 of 2025 Environmental Clearance – Within 3 months from 16.12.2024 (Obtained on 31.01.2025, within time)		

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 अर्थात् गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		Fire Scheme Approval – Within 3 months from 16.12.2024 (Obtained on 22.01.2025, within time)	
22.	Total Project cost	Rs. 1396.12 crs	
23.	Project expenditure so far	Rs 415.48 crs	
24.	Estimated expenditure for completion so far	Rs 980.64 crs	
25.	Total no of towers	3 i.e., A (G+24), B(G+24), C(G+24)	
26.	Total no of units	No of residential units 110 and 11 Servant rooms and 428 parking.	
27.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	Conveyance deed holder Land allotted by HSVP through LOI Endst No. ZO002/EO018/UE029/LALOT/0000000126 dated 12.07.2023
	ii)	Zoning Approval Plan	DTP. (G) 2686/2024 dated 22.04.2024
	iii)	Building Approval plan	CTP/DTP(AM)/SB/271193 dated 10.10.2024
		Revised Building plan approval	CTP/DTP(NN)/331487 dated 14.10.2025
	iv)	Environmental Clearance	SEAC/HR/2024/212 dated 31.01.2025
		Revised Environment Clearance approval	Not Submitted
	v)	Airport height clearance	AAI/HRQ/NR/ATM/NOC/202 3/579/2458-61 dated 14.08.2023
	vi)	Fire scheme approval	FS/2025/93 dated 22.01.2025
		Revised Fire scheme approval	Not Submitted
	vii)	Service plan and estimate approval	Not Applicable
28.	Fee Details		
	Registration fee	Residential- 50123.905 *3.62* 10 = Rs. 18,14,485/- Commercial-69.328 *3.62 *20 = Rs. 5019/- Total = Rs 18,19,504/-	
	Processing fee paid earlier	50193.233 x 10 = Rs. 5,01,932/-	
	Processing fee for amendment	50193.233 x 10 = Rs. 5,01,932/-	
	Late Fee	N/A	
	Total	18,19,504 + 5,01,932 + 5,01,932 Rs. 28,23,368/-	

	DD amount	Rs 23,21,000/- Rs. 436/- Rs. 5,02,000/- Total – Rs. 28,23,436/-
	DD no. and date	050198 dated 04.10.2024 Transaction Id: 241111204276660 dated 11.11.2024 726316 dated 23.12.2025.
	Name of the bank issuing	Axis Bank DBS Bank India Ltd.
	Deficient amount	28,23,368 - 28,23,436 Rs -68/- (NIL)
29.	File Status	Date
	File received on	23.12.2025
	Deficiency Notice	13.01.2026
	Documents Submitted on	15.01.2026
	First hearing on	19.01.2026
30.	Case History:	<p>The promoter M/s Experion Developers Pvt. Ltd. who is a l Conveyance deed holder (land allotted from HSVP) had applied for the amendment of the registration of real estate project namely “One 42 Golf Course Road” located at Sector-42, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 23.12.2025 and RPIN-1004. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2139-2025. The project area for amendment of registration is 3.4262 acres granted under LOI Endst No. Z0002/E0018/UE029/LALOT/0000000126 dated 12.07.2023.</p> <p>The application for registration of Group Housing Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1004 dated 19.12.2025 was issued to the promoter with an opportunity of being heard on 19.01.2026.</p> <p>The promoter has published the public notice regarding in three newspapers dated 31.12.2025 i.e., The Times of India, The Tribune (English) and Navbharat Times (Hindi).</p> <p>Brief facts of the project are :-</p> <ol style="list-style-type: none"> 1. The Land admeasuring 3.4262 acres was allotted by HSVP through Allotment Memo No. Z0002/E0018/UE029/GALOT/0000001411 dated 21.12.2023 to M/S Experion Developers Private Limited for setting up a Group Housing Colony and the conveyance deed of the said land has been done on 17.07.2024. 2. The building plans vide memo no CTP/DTP(AM)/SB/271193 dated 10.10.2024 was approved by HSVP. 3. The said land was registered with the Authority in the name of “One 42 Golf Course Road” vide RC no 120 of 2024 dated 16.12.2024 valid up to 31.12.2032. 4. The building plans has been revised by HSVP vide memo no CTP/DTP(NN)/331487 dated 14.10.2025. 5. Now, the promoter i.e., M/s Experion Developers Private Limited has submitted an application dated 23.12.2025 in the Authority for the amendment of existing registration of the project namely “One42 Golf Course Road”.



	<p>6. Further the promoter has submitted a notarized undertaking/affidavit through its director stating that no unit/apartment/inventory in the said proposed project has been sold, allotted, booked to any person/entity by the promoter and the said project has not been advertised/ marketed by the promoter till date.</p> <p>7. Further, the public notice has been published in three leading newspapers i.e., The Tribune, Times of India and Navbharat Times dated 31.12.2025, wherein it is mentioned that promoter has submitted an affidavit through its director stating that no unit/apartment/inventory in the said proposed project has been sold, allotted, booked to any person/entity by the promoter.</p> <p>8. Further, in the Quarterly progress reports for the quarter ending March 25, June 25, Sep 25, the promoter has shown that no sale has been done during the said quarters.</p> <p>9. Accordingly, 2/3rd consents in the present case for amendment of existing registration is not being sought by the promoter.</p> <p>10. Due to revision in building plans, now there are total 4 basements instead of earlier approved 3 basements. The no. of car parking has been increased from 421 to 428. Further, there is an increase in community building area also.</p> <p>11. At the time of project registration, the promoter declared the timeline for completion of the project under Section 4(2)(I)(C) of the Act, 2016 as 31.12.2032. It is observed that the promoter has now declared an extended timeline under the said provision as 31.12.2034.</p> <p>The site of the project was visited physically on 14.01.2026 by the concerned Associate Engineer Executive and it has been noted that project namely "One 42 Golf Course Road" is a Group Housing Colony has an access through 9m wide service road adjacent to main 60m wide Golf course road and further barricading of the site has been done by the promoter.</p>	
<p>31.</p>	<p>Present compliance status as on 19.01.2026 of deficit documents conveyed through notice dated 13.01.2026.</p>	<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. Status - Not Submitted.</p> <p>2. Online DPI needs to be corrected. Status - Submitted but need to be revised.</p> <p>3. Revised Environment Clearance needs to be submitted. Status - Not Submitted.</p> <p>4. Revised Fire Scheme approval needs to be submitted. Status - Not Submitted.</p> <p>5. Mining Permission needs to be submitted. Status - Not Submitted.</p> <p>6. The changes made in the building plans duly marked on the plans needs to be submitted along with the updated notarized affidavit from the director in tabular form. Status - Submitted.</p> <p>7. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. Status - Submitted.</p>

		<p>8. Project report along with the brochure of current project and project photos needs to be submitted. Status - Submitted.</p> <p>9. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 105565.14 lakhs, whereas as per the DPI, it is Rs 139611.77 lakhs. Status - Submitted.</p> <p>10. Details of any other cost amounts to Rs 5631.66 lakhs and financial resources from equity amounts to Rs 41548.23 lakhs mentioned in DPI needs to be submitted. Status - Submitted.</p> <p>11. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status - Submitted.</p> <p>12. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of net worth of promoter on latest date as previously dated was 31.03.2025, CA Certificate of non-default in payment of debt & statutory liabilities dated 11.09.2025, CA Certificate of expenditure incurred and to be incurred needs to be submitted. Status - Submitted but CA Certificate of net worth of promoter on latest date as previously dated was 31.03.2025.</p> <p>13. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status - Submitted.</p> <p>14. Schedule and Challan of EDC and IDC paid for the project needs to be submitted, if any. Status - Submitted. Promoter states that HSVP allotted the project land to the promoter. Therefore, EDC and IDC is not applicable on HSVP allotted land</p> <p>15. Bank details mentioned in REP 1(A-H) needs to be revised. And Bank statement of 70% Rera account needs to be submitted. Status - Not Submitted.</p> <p>16. Background of the promoter & work experience of the promoter 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. Revised Environment Clearance needs to be submitted.</p> <p>4. Revised Fire Scheme approval needs to be submitted.</p> <p>5. Mining Permission needs to be submitted.</p> <p>6. CA Certificate of net worth of promoter on latest date as previously dated was 31.03.2025.</p>



		7. Bank details mentioned in REP 1(A-H) needs to be revised. And Bank statement of 70% Rera account needs to be submitted.
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Recommendations:

The application submitted by the promoter for amendment of 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 Revised Fire Scheme, Approved Revised Environment Clearance, mining permission and documents mentioned at S.No32.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Revised Fire Scheme within 4 months from the grant of registration, Revised Environment Clearance within 5 months from the grant of registration and mining permission before the commencement of the construction at site.

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

Ashish Dubey

Ashish Dubey

Chartered Accountant

Shashank Sharma

Shashank Sharma

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

Sh. Suneet Puri (Director), Sh. Ajay Kumar (AR) is present on behalf of the promoter.

The Authorized Representative of the promoter submits that an application dated 23.12.2025 has been submitted before the Authority seeking amendment of the existing Registration Certificate No. 120 of 2024 dated 16.12.2024, which is valid up to 31.12.2032. The AR further submits that the revised building plans of the said project were approved by the competent authority on 14.10.2025 and that the number of existing dwelling units as well as the sanctioned FAR remain unchanged. However, certain modifications have been made to the project layout, namely:

- The number of basements has been increased from 3 to 4;
- The number of car parking spaces has been increased from 421 to 428; and
- The area of the community building has also been enhanced.

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

- The Approved Revised Environmental Clearance within 5 months from the date of grant of amendment of registration;
- Revised Fire Scheme Approval within 4 months from the date of grant of amendment of registration; and
- Mining permission before the start of construction at the site.

Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i) & (ii). 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 of the promoter further submitted that, at the time of project registration, the promoter had declared the timeline for completion of the project under Section 4(2)(I)(C) of the Act, 2016 as 31.12.2032. It was further submitted that, till date, no construction has commenced at the project site, as the Building Plan (BR-III) were under revision and has been approved recently by the concerned department with a major revision involving an increase in the number of basements. Owing to the said major revision, construction activity could not be initiated. Accordingly, the promoter has now declared an extended timeline under the said provision as 31.12.2034

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 the promoter to submit two separate Demand Drafts/Bank Guarantees, 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:

- a. Revised Fire Scheme Approval: within 4 months from the date of grant of amendment of registration; and
- b. Approved Revised Environmental Clearance: within 5 months from the date of grant of amendment 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 promoter shall submit the requisite mining permission prior to commencement of construction at the site. Since the building plans (BR-III) have been revised, involving a major change with an increase in the number of basements, and construction could not be commenced due to the same, the request for amendment by the promoter regarding the timeline for completion of the said project under Section 4(2)(I)(C) of the Act, 2016 as 31.12.2034 is hereby allowed.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Addendum 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/BG's of Rs. 25 lakhs each for submission of Revised Fire Scheme approval and Approved Revised Environmental Clearance within the timeframe mentioned above.



(Arun Kumar)
Chairman, HARERA