

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Keshav Kunj 2	
2.	Name of the promoter	M/s Lakshay Buildtech LLP	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Brief of the Promoter	M/s Lakshay Build tech LLP has incorporated dated 28.10.2024, its registered address at A-2/258, Janakpuri, New Delhi- 110058. Mr. Anirudh Sharma and Mr. Keshav Dutt Sharma are the partner of the LLP.	
5.	Location of the project	Sector- 3, Farrukhnagar, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the license holder	Sh. Rakesh Kumar- Parmod Kumar Ss/o Raj Kumar	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	-	
10.	Online application ID	RERA-GRG-PROJ-2144-2025	
11.	License no.	208 of 2025 dated 16.10.2025	15.10.2030
12.	Total licensed area	8.25 acres	Area to be registered 8.25 acres
13.	Projected completion date	30.04.2029	
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 Project cost	Rs 96.16 crs	
21.	Project Expenditure So far	Rs 13.42 crs	
22.	Estimates expenditure for completion so far	Rs 82.74 crs	
23.	Total No. Of Units	129 Plots & 1 Commercial Block	
24.	Statutory approvals either applied for or obtained prior to registration		

S.No	Particulars	Date of approval	Validity upto
i)	License Approval	208 of 2025 dated 16.10.2025	15.10.2030
ii)	Zoning Plan Approval	DRG. No. DTCP 11729 dated 19.12.2025	
iii)	Layout plan Approval	DRG No. DTCP 11557 dated 17.10.2025	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Not Submitted	
25.	Fee Details		
	Registration Fee	Residential - 32051.076 * 5 = Rs 1,60,255/- Commercial - 1335.461 * 10 = Rs 13,355/- Total = Rs 1,73,610/-	
	Processing Fee	33386.537 * 10 = Rs 3,33,865/-	
	Late Fee	N/A	
	Total Fee	Rs 5,07,475/-	
26.	DD amount	Rs 5,07,500/-	
	DD no. and date	002407 dated 30.12.2025	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	Nil (Excess of Rs 25/-)	
27.	File Status	Date	
	File received on	01.01.2026	
	First notice Sent on	16.01.2026	
	First hearing on	19.01.2026 (adjourned)	
	Second hearing on	28.01.2026	
28.	Case History:		
	<p>The Promoter M/s Lakshay Buildtech LLP who is a collaborator applied for the registration of real estate affordable residential plotted colony under DDJAY namely "Keshav Kunj 2" located at Sector-3, Farrukhnagar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 104844 dated 01.01.2026 and RPIN- 1011. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2144-2025.</p> <p>The DTCP has granted license no. 208 of 2025 dated 16.10.2025 valid upto 15.10.2030 admeasuring 8.25 acres for the development of affordable residential plotted colony under DDJAY in Sector- 3, Farrukhnagar, Gurugram.</p> <p>The application for registration of affordable residential plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1011 dated 16.01.2026 was issued to the promoter with an opportunity of being heard on 19.01.2026.</p> <p>On 20.01.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Indian Express" and one Hindi, "Dainik Tribune" dated 03.01.2026 as per the directions of Authority. Objections to be filed till 16.01.2026.</p>		

	<p>On dated 19.01.2026, project file for “Keshav Kunj” has been inspected by Sh. Roopinder Singh with respect to the public notice issued for the same.</p> <p>On 19.01.2026, the matter is adjourned to come up on 28.01.2026.</p> <p>On 28.01.2026, the matter is adjourned to come up on 02.02.2026.</p> <p>The status of the documents is mentioned below:</p>	
<p>29.</p>	<p>Present compliance status as on 02.02.2026 of deficiencies conveyed through notice.</p>	<ol style="list-style-type: none"> 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. Status: Not Submitted 2. Online DPI needs to be corrected. Status: Not Submitted 3. LC-IV needs to be submitted. Status: Submitted 4. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted 5. As per Collaboration agreement, area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties on tabular form and marked on the approved layout plan needs to be submitted. Status: Submitted but needs to be signed by landowners. 6. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted for whole licensed land. Status: Submitted 7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted 8. HUDA Construction water NOC needs to be submitted. Status: Submitted 9. Approval/NOC from various agencies regarding the external services like for drinking water supply, storm water drainage, sewerage connection and road access permission needs to be submitted. Status: Submitted whereas for road access permission, the promoter has submitted a clarification that the site is connected along with 24m wide sector road which includes 5 karam revenue rasta and 9m project road. 10. PERT Chart specifying date of completion needs to be submitted. Status: Submitted 11. Draft allottee document i.e. application form, allotment letter, needs to be revised and conveyance deed & payment receipt needs to be submitted.



		<p>Status: Submitted whereas draft allotment letter needs to be revised. Draft conveyance deed and payment receipt needs to be submitted.</p> <p>12. Draft brochure and advertisement need to be submitted. Status: Submitted</p> <p>13. Land cost needs to be clarified according to area apply for registration. Status: Submitted</p> <p>14. REP II needs to be revised. Status: Submitted</p> <p>15. Project report needs to be provided. Status: Submitted.</p> <p>16. KYC of project consultant and registered agent needs to be provided. Status: Submitted</p> <p>17. CA certificate for net worth needs to be submitted. Status: Submitted</p> <p>18. Bank undertaking needs to be provided. Status: Submitted</p> <p>19. Cash flow statement needs to be provided. Status: Submitted</p> <p>20. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted</p> <p>21. Board resolution for operation of bank account needs to be provided along with the KYC of authorized person to operate bank account. Status: Submitted</p> <p>22. Complete details of promoter from MCA site needs to be provided. Status: Submitted</p> <p>23. Copy of paid challan of EDC and IDC needs to be provided. Status: Submitted</p> <p>24. Affidavit regarding 10% auto deduct from separate accounts needs to be provided. Status: Submitted</p> <p>25. Brief of the background of the promoter along with work experience of partner needs to be provided. Status: Submitted</p> <p>26. Affidavit of promoter regarding separate bank account under section 4(2)(1)(D) needs to be provided. Status: Submitted but needs to be revised.</p> <p>27. Annual balance sheet for the last financial year needs to be provided. Status: Submitted</p>
30.	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. As per Collaboration agreement, area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties</p>



		<p>on tabular form and marked on the approved layout plan needs to be submitted. Status: Submitted but needs to be signed by landowners.</p> <p>4. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>5. Draft allottee document i.e. application form, allotment letter, needs to be revised and conveyance deed & payment receipt needs to be submitted. Status: Submitted whereas draft allotment letter needs to be revised. Draft conveyance deed and payment receipt needs to be submitted.</p> <p>6. Affidavit of promoter regarding separate bank account under section 4(2)(I)(D) needs to be revised.</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 are found to be in order except the deficiencies mentioned at S. No. 30. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Asha
Asha

Chartered Accountant

Nikita
Nikita

**Nikita Mittal
Planning Executive**

Day and Date of hearing	Monday and 02.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.02.2026.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anirudh Sharma (AR) and Sh. Keshav Dutt Sharma (AR) are present on the behalf of the promoter.

Sh. Rakesh Kumar and Sh. Pramod Kumar, Landowners are also present.

The promoter submits that presently, the Approved service plans and estimates are under process and the said approval has not yet been obtained as on date. Further, the promoter undertakes to obtain and submit the Approved Service Plans and Estimates within 6 months from the date of grant of registration.

Further, he undertakes to submit a Demand Draft / Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirement. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submission made by the promoter regarding the non-availability of the aforesaid statutory approval 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 Demand Draft/ Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in favour of the Authority, as security amount for timely submission of the Approved Service Plans and Estimates within 6 months from the date of grant of registration.

In the event of non-submission of any of the above approval within the prescribed time frame, the 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 at Sr. No. 30.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at Sr. No. 30 including corrections in A-H form, Online DPI and submission of BG/DD of Rs. 25 lakhs for submission of approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA