

Project	Gratitude 84
Promoter	M/s Lamose Infra LLP

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	Gratitude 84	
2.	Name of the license holders	M/s Lamose Infra LLP	
3.	Name of collaborator	N/A	
4.	Name of the promoter	M/s Lamose Infra LLP	
5.	About the promoter	Established on July 2, 2024, Lamose Infra LLP is a New Delhi-based real estate developer. the firm is managed by four designated partners: Ashok Kumar, Vinita Rathi, Dr. Karan Anand, and Garvit Gupta. The LLP operates with a total contribution (authorized capital) of INR 2,00,00,000 (2 Crores).	
6.	Nature of the project	Retirement Housing Colony under Retirement Housing Policy	
7.	Location of the project	Sector 84, Gurugram	
8.	Legal capacity to act as a promoter	Licensee	
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-2097-2025	
13.	License no.	68 of 2025 dated 07.05.2025	
14.	Total licensed area	1.69375 Acres	Area to be registered
15.	Project completion date as declared u/s 4(2)(I)(C)	30.04.2032	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	
18.	4(2)(I)(D) Compliance (If applicable)	N/A	
19.	Status of change of bank account	N/A	
20.	RC compliance	N/A	
21.	Number of units	154 residential units and 39 commercial units	
22.	Total Project cost	Rs. 227.66 crores	



23.	Project Expenditure So far	Rs. 31.03 crores		
24.	Expenditure to be incurred	Rs. 196.63 crores		
25.	Construction cost per sq ft	Rs. 4500/-		
26.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	68 of 2025 dated 07.05.2025	06.05.2030
	2.	Zoning plan approval	DTCP-11101 dated 09.05.2025	
	3.	Building plan approval	ZP-2139/PA(DK)/2025/44865 dated 25.11.2025	24.11.2030
	4.	Environmental Clearance	Not submitted	
	5.	Airport height clearance	PALM/NORTH/B/071225/1842599 dated 16.07.2025	
	6.	Fire scheme approval	Not submitted	
	7.	Service plan and estimate approval	Not submitted	
	8.	Electrical load	Ch-15/OLNC-HT/GGM-I/EP-466 dated 02.07.2025	
16.	Fee Details			
	Registration fee	Residential: (15792.427 x 2.4 x 10) =Rs. 3,79,018/- Commercial: (658.018 x 2.4 x 20) = Rs. 31,585/- Total: Rs. 4,10,603/-		
	Late fee	N/A		
	Processing fee	16450.445 x 10 =Rs. 1,64,505/-		
	Total fee	Rs. 5,75,108/-		
17.	DD Details			
	DD amount	Rs. 5,01,521/- Rs. 73,587/-		
	DD no. and date	040494 dated 03.12.2025 665465 dated 31.12.2025		

	Name of the bank issuing	HDFC Bank
	Total fee paid	Rs. 5,75,108/-
	Deficient amount	Nil
18.	File Status	Date
	File received on	08.12.2025
	First notice Sent on	30.12.2024
	1st reply submitted on	31.12.2025
	1st hearing on	05.01.2026
19.	Case History: -	
	<ol style="list-style-type: none"> 1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 68 of 2025 dated 07.05.2025 measuring 1.69375 acres in favour of M/s Lamose Infra LLP for setting up a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 in sector 84, Gurugram. 2. The project comprises of 2 residential towers consisting 154 residential units and 39 commercial units. 3. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1000 dated 30.12.2025 with an opportunity of hearing on 05.01.2026. 4. Further, a public notice with respect to the application dated 11.12.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), The Hindustan Times (English), and Dainik Bhaskar (Hindi). 5. The reply dated 31.12.2025 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below: 	
20.	Present compliance status as on 05.01.2026 of deficient documents as conveyed on 30.12.2025	<ol style="list-style-type: none"> 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: Corrected copy needs to be submitted. 2. Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted. 3. Deficit fee of Rs. 73,587/-needs to be paid. Status: Paid vide DD no. 665465 dated 31.12.2025. 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.

	<p>Status: An affidavit stating there is no pending litigation is submitted through the partner of the promoter firm.</p> <p>5. Latest land title search report based on the revenue record of past 30 years needs to be submitted.</p> <p>Status: Submitted</p> <p>6. Environmental clearance of the project needs to be submitted.</p> <p>Status: An undertaking to submit the EC within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p> <p>7. Approved fire scheme of the project needs to be submitted.</p> <p>Status: An undertaking to submit the fire scheme approval within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p> <p>8. Approved service plans and estimates of the project needs to be submitted.</p> <p>Status: An undertaking to submit the approved service plans & estimates within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p> <p>9. Mining permission needs to be submitted.</p> <p>Status: The promoter undertakes to obtain the same before commencement of excavation on site.</p> <p>10. Payment plan to be annexed with draft allotment letter needs to be submitted.</p> <p>Status: Needs to be revised.</p> <p>11. Draft BBA needs to be revised.</p> <p>Status: Submitted</p> <p>12. Road access permission needs to be submitted.</p> <p>Status: Site is accessible through operational service road of 60 m wide road.</p> <p>13. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of financial resources amounts to Rs 1303.41 lakhs from other sources mentioned in DPI needs to be submitted.</p> <p>Status: Submitted</p> <p>14. Original non-encumbrance certificate not below the rank of tehsildar certified on 28.07.2025 needs to be submitted. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted.</p> <p>Status: Submitted</p>
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	<p>15. Independent Auditors Report for the financial year 2024-2025, 2023-24, and 2022-23 needs to be submitted. Audited financial statement for the financial year 2022-23 and 2023-24 needs to be submitted.</p> <p>Status: The Promoter submits that the firm was incorporated on 02 July 2024. Accordingly, the Independent Auditor's Report and the audited financial statements for the financial years 2022-23 and 2023-24 are not applicable. The Independent Auditor's Report and audited financial statements for the financial year 2024-25 have therefore been submitted.</p> <p>16. Revised CA Certificate dated 05.12.2025 of expenditure incurred and to be incurred needs to be submitted as sign & stamp of CA is missing and clarification regarding the expenditure incurred as amount does not in line with the supporting document. And Original CA Certificate of net worth needs to be submitted.</p> <p>Status: Submitted</p> <p>17. Quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p> <p>Status: Submitted</p> <p>18. Schedule and Challan of EDC and IDC paid for the project needs to be submitted.</p> <p>Status: Submitted</p>
21.	<p>Remarks</p> <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.</p> <p>Status: Corrected copy needs to be submitted.</p> <p>2. Corrections in online DPI need to be done.</p> <p>Status: Corrected copy needs to be submitted.</p> <p>3. Environmental clearance of the project needs to be submitted.</p> <p>Status: An undertaking to submit the EC within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p> <p>4. Approved fire scheme of the project needs to be submitted.</p> <p>Status: An undertaking to submit the fire scheme approval within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p>

		<p>5. Approved service plans and estimates of the project needs to be submitted. Status: An undertaking to submit the approved service plans & estimates within 120 days of issuance of registration certificate is submitted through partner of the promoter firm.</p> <p>6. Mining permission needs to be submitted. Status: The promoter undertakes to obtain the same before commencement of excavation on site.</p> <p>7. Payment plan to be annexed with draft allotment letter needs to be submitted. Status: Needs to be revised.</p>
22.		<p>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 DD/ BG of Rs. 25 lakhs on account of submission of environmental clearance, fire scheme approval service plans & estimates approval within 4 months of issuance of the registration certificate. The promoter may further be directed to submit the mining permission before commencement of construction as per the undertaking submitted by the promoter; and remaining deficiencies including the deposition of security amount before the issuance of the certificate.</p>

Review

(Ashish Dubey)
Chartered Accountant



(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 05.01.2026
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.

Sh. Ashok Kumar (Partner, AR) is present on behalf of the promoter.

The AR of the promoter states that the approvals of environmental clearance, fire scheme and service plans & estimates are under process and requests 4 months' time to submit the same in the Authority. The AR further assures that the mining permission will be obtained before excavation on the site and a copy of the same will be submitted in the Authority. The AR requests to grant the registration subject to the submission of above approvals/ permissions.

Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely submission of environmental clearance, approved fire scheme and approved service plans and estimates. 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 submission of

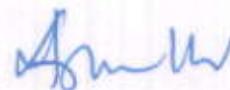
proposal to submit the Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each in lieu of timely submission of environmental clearance, fire scheme approval and approved service plans and estimates, in favour of the Authority, the promoter is directed to submit of following approvals:

- a. Environmental clearance: within 4 months from the date of grant of registration;
- b. Fire scheme: within 4 months from the date of grant of registration;
- c. Service Plans and Estimates: within 4 months from the date of grant of registration; and
- d. Mining permission: before commencement of construction;

In the event of non-submission of above approvals within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/permissions within the prescribed timeframe 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 S. No. 21.

The Registration Certificate shall be issued after deposition of above BGs/DDs and rectification of other deficiencies as listed above at S. No. 21.



(Arun Kumar)
 Chairman, HARERA

