

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Landmark One
RERA-GRG-2117-2025
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Landmark One	
2.	Name of the promoter	M/s Landmark Apartments Pvt. Ltd.	
3.	Brief of the promoter	M/s Landmark Apartments Pvt. Ltd. is an active, unlisted private company incorporated on June 23, 2006, with its registered office in New Delhi. The company has an authorized share capital of ₹25.00 crore and an equal paid-up capital of ₹25.00 crore. Led by directors Sandeep Chhillar and Dinesh Kumar, it specializes in real estate development, primarily across Gurugram and the NCR. Its diverse portfolio includes major residential and commercial landmarks such as Landmark Cyber Park, Landmark Avana, and Landmark Golden Heights.	
4.	Nature of the project	IT Park Colony	
5.	Nature of the phase	IT Park Colony	
6.	Location of the project	Sector- 67, Gurugram	
7.	Legal capacity to act as a promoter	License Holder	
8.	Name of the license holder	M/s Landmark Apartments Pvt. Ltd.	
9.	Status of project	New	
10.	Whether registration applied for whole	Phase	
	Phase no.	2	
11.	Online application ID	RERA-GRG-PROJ-2117-2025	
12.	License no.	97 of 2008 dated 12.05.2008.	valid up to 11.05.2026
13.	Total licensed area	8.3125 acres	Area to be registered 4.4370 acres
14.	Projected completion date	OC - 31.05.2033 CC - 31.05.2039	
15.	QPR Compliances (if applicable)	N/A	
16.	4(2)(I)(D) Compliances (if applicable)	N/A	
17.	4(2)(I)(C) Compliances (if applicable)	N/A	
18.	Status of change of bank account	N/A	

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 अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Number of Towers	1		
22.	Number of Units	63 units (Shops - 19 + Office - 44)		
23.	Total Project cost	Rs 656.67/- crores		
24.	Project Expenditure So far	Rs 38.51/- crores		
25.	Estimates expenditure for completion so far	Rs 618.16/- crores		
26.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	97 of 2008 dated 12.05.2008.	11.05.2026
	ii)	Zoning Plan Approval	ZP-453/PA(DK)/2025/35563 dated 09.09.2025	
	iii)	Building plan Approval	ZP-453/PA(DK)/2025/45156 dated 27.11.2025	26.11.2030
	iv)	Environmental Clearance	SEIAA/HR/09/1013 dated 06.10.2009 (Revised needs to be submitted)	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/1370/4515-18 dated 07.11.2025	06.11.2033
	vi)	Fire scheme approval	DFS/F.A/2015/236/35149 dated 18.06.2015. (Revised needs to be submitted)	
	vii)	Service plan and estimate approval	LC-1312-JE(VA)/2017./31670 dated 11.12.2017 (Revised needs to be submitted)	
27.	Fee Details			
	Registration Fee	Resi- N/A Comm - 52,446.387 * 2.54 * 20 = Rs 26,64,276/- Total = Rs 26,64,276/-		
	Processing Fee	52,446.387 * 10 = Rs 5,24,464/-		
	Late Fee	The total Permissible FAR as per original building plan is 82,506.628 sqm. The promoter has registered the FAR of 30034.67 sqm in 2019. The balance FAR to be registered comes out to be 52,471.958 sqm. Now, registration fee has been calculated on balance FAR on which late fee to be imposed. Calculation of registration fee is mentioned below.		



		52,471.958 * 2.46 * 20 = Rs 25,81,620/-. The late fee has been calculated on the balance FAR which is approved in original building plan but not registered by the promoter. i.e., (750% of registration fee of balance FAR) 25,81,620 * 7.5 = Rs 1,93,62,150/-
	Total Fee	Rs 2,25,50,890/-
28.	DD/RTGS amount	Rs 1,00,000/- Rs 26,64,276/- Rs 4,24,464/- Rs 1,93,62,150/-
	DD/RTGS no. and date	494261 dated 28.11.2025. 178107 dated 24.12.2025. 494338 dated 24.12.2025. 178108 dated 02.01.2026.
	Name of the bank issuing	Karnataka Bank Limited
	Deficient amount	NIL
29.	File Status	Date
	File received on	01.12.2025
	Additional documents received on	11.12.2025
	First notice Sent on	23.12.2025
	First hearing on	29.12.2025
	Second hearing on	05.01.2026
30.	Case History:	<p>The promoter i.e., M/s Landmark Apartments Pvt. Ltd. has applied for the registration of Phase 2 of IT Park colony namely "Landmark One" located at sector 67, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 103277 dated 01.12.2025 and RPIN- 996. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2117-2025.</p> <p>The license no. 97 of 2008 dated 12.05.2008 has been granted for the development of the IT Park colony having total area admeasuring 8.3125 acres.</p> <p>The promoter has got the project registered vide registration no. 61 of 2019 dated 25.11.2019 with the Authority having an area admeasuring 4.48125 acres as Phase-I.</p> <p>Now, the DTCP Haryana has approved the phasing plan vide no. ZP-453/PA(DK)/2025/35563 dated 09.09.2025.</p> <p>Now, the area of Phase I changed from 4.48125 acres to 3.01699 acres as per phasing plan.</p> <p>The project is to be developed in 3 phases.</p> <p>Phase 1 - 3.01699 acres (Reduced from 4.48125 acres to 3.01699 acres - OC obtained on 26.12.2018 for 30,034.67 sqm FAR)</p> <p>Phase 2 - 4.43702 acres</p> <p>Phase 3 - 0.83374 acres</p>



The Building plans of the applied area has been approved vide memo No. ZP-453/PA(DK)/2025/45156 dated 27.11.2025.

The promoter has submitted the sold inventory of phase 1. As per promoter there are 222 allottees out of which consent of 189 allottees has been submitted. Further, there are 163 unique allottees out of which promoter has submitted the consent of 141 unique allottees.

The application for registration of Phase 2 of IT Park Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/996 dated 13.12.2025 was issued to the promoter with an opportunity of being heard on 29.12.2025.

The promoter has submitted the reply on 09.12.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), The Hindu (English) and Dainik Tribune (Hindi) dated 08.12.2025 for objection till 21.12.2025 has been submitted.

Further, the promoter has submitted another reply on 15.12.2025 wherein the copy of public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Hindustan (Hindi) dated 13.12.2025 for objection till 26.12.2025 w.r.t the two-third consents of existing allottees submitted by the promoter.

Further, the site of the project was visited on 24.12.2025 and it is noted that the site is presently accessible through service road only.

The promoter has submitted a reply on 24.12.2025 which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 29.12.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Abhishek Kanodia, Sh. Narinder Singh Dalal, Sh. Rajesh Grewal and Sh. Venkat Rao (Advocate) are present on behalf of the promoter.

The AR of the promoter states that the promoter has not advertised, sold, booked any unit in Phase 2 which is applied for registration. Further, the phasing plan has been approved vide no. ZP-453/PA(DK)/2025/35563 dated 09.09.2025 and building plans of phase 2 has been approved vide no. ZP-453/PA(DK)/2025/45156 dated 27.11.2025. The AR requests for waiving the late fee.

The Authority has carefully examined the submissions and the record available on file.

The Authority observes that that the license for development of the project was issued in the year 2008, much prior to the commencement of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act of 2016"), which came into force on 01.05.2017. It is further evident from the record that the building plans for the entire project were approved vide memo no. ZP-453/JD(BS)/2011/896 dated 24.02.2011, thereby granting the promoter all requisite statutory approvals to commence development activities well before the enforcement of the Act of 2016.

In view of the above, the Authority is of the considered opinion that the project had crossed the stage of mere proposal and had obtained all necessary permissions to start construction prior to 01.05.2017. Consequently, on the date of commencement of the Act of 2016, the project squarely fell within the category of an “ongoing project” for which the completion certificate had not been issued.

Section 3(1) of the Act of 2016 mandates that no promoter shall advertise, market, book, sell, or offer for sale any unit in a real estate project without registering the project with the Authority. The first proviso to Section 3(1) specifically requires that all ongoing projects, for which completion certificate has not been issued as on 01.05.2017, shall be registered with the Authority within three months from the date of commencement of the Act. Section 3(1) of the Act of 2016 is reproduced hereunder for ready reference:

“3. Prior registration of real estate project with Real Estate Regulatory Authority

(1) *No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:*

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.”

Further, Rule 2(1)(o) of the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as ‘the Rules, 2017’) defines an “ongoing project” as a project for which a license was issued on or before 01.05.2017 and where development works were yet to be completed on that date, subject to limited exclusions. Rule 2 (1)(o) is reproduced hereunder for ready reference:

“on going project” means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date, but does not include:

(i) any project for which after completion of development works, an application under Rule 16 of the Haryana Development and Regulation of Urban Area Rules, 1976 or under sub code 4.10 of the Haryana Building Code 2017, as the case may be, is made to the Competent Authority on or before publication of these rules and

(ii) that part of any project for which part completion/completion, occupation certificate or part thereof has been granted on or before publication of these rules.

The present project does not fall under any of the exclusions provided under clauses (i) or (ii) of Rule 2(1)(o), as neither a completion certificate nor part completion certificate for the entire licensed area had been issued prior to the



publication of the Rules. Accordingly, the project comes under the definition of "ongoing projects" as per rule 2(1)(o) of Rules 2017.

It is also pertinent to note that a part of the licensed area, namely "Cyber Park Phase-1," has already been registered with the Authority in the year 2019, thereby acknowledging the applicability of the Act of 2016 to the licensed project. The remaining portion of the licensed area (Phase-2) forms an integral and inseparable part of the same license and, therefore, was equally liable to be registered as an ongoing project under the Act.

The plea of the promoter that Phase-2 was neither marketed nor sold prior to registration is legally untenable. The obligation to register an ongoing project under Section 3(1) of the Act of 2016 does not depend upon actual sale, booking, or advertisement, but arises from the existence of an ongoing project for which statutory approvals to develop had already been granted and development remained incomplete as on 01.05.2017. Registration under the Act is mandatory and automatic by operation of law, and cannot be deferred at the discretion of the promoter based on internal phasing or future commercial intent.

Accordingly, the delay in applying for registration of Phase-2 constitutes a clear violation of proviso to Section 3(1) of the Act of 2016 read with Rule 2(1)(o) of the Rules, 2017. Therefore, late fee is leviable in accordance with Regulation No. 22 of the RERA Gurugram Regulations, 2021 dated 21.08.2021, which prescribes the imposition of late fee for delayed registration of projects.

In view of the foregoing facts and settled legal position, the request of the promoter for waiver of late fee is hereby rejected. The Authority finds no justifiable or exceptional circumstances warranting exercise of discretion for waiver, particularly when the promoter had obtained building plan approvals as early as 2011 and remained under a statutory obligation to register the ongoing project within the prescribed time.

Accordingly, the promoter is directed to deposit the late fee amounting to ₹1,93,62,150/- (Rupees One Crore Ninety-Three Lakh Sixty-Two Thousand One Hundred Fifty only) along with submission of all other pending/deficit documents, failing which the application for registration shall be liable to be rejected without further notice.

Upon request of the Authorized Representative, one week's time is granted to comply with the above directions. The matter is adjourned to 05.01.2026 for compliance.

The promoter has published the public notice against which 7 no. of objections have been received in the Authority through email dated 29.12.2025 stating that they are the unique allottees of Phase 1 of the project namely "Landmark Cyber Park Phase1" and the promoter has not yet completed the construction and development of Phase 1 as per the original sanctioned plan. Several essential services and amenities remain incomplete and undelivered. Further states that they are group of 36 allottees whose units have not been completely constructed and not allotted or given possession of their units. Thus out of 163 unique allottees as per the notice there are at least 36 allottees who have not submitted their written consent, nor have any one of them been to give their consent. They

	<p>further stated that since the RERA is shut down to Christmas and New Year Celebrations, most of their advocates are on leave and hence they will not be able to appear in person as required by the notice. They request the Authority to grant them one month time to file their objections and present themselves before the Authority. In view of above, they request the Authority not to grant any approval for alteration or addition in the existing sanctioned plan until the promoter fulfils its obligations by Phase 1 in its entirety, as per sanctioned plan and the commitments made to the allottees.</p> <p>The promoter has submitted a reply on 31.12.2025 and 02.01.2026 which were scrutinized and the status of documents is mentioned below.</p>	
31.	Present compliance status as on 29.12.2025 of deficient documents conveyed in hearing dated 29.12.2025.	<ol style="list-style-type: none"> 1. Deficit fee Rs 2,24,50,890/- needs to be submitted. Status: Submitted DD vide no 178107 dated 24.12.2025 amounting to Rs 26,64,276/- and DD vide no 494338 dated 24.12.2025 amounting to Rs 4,24,464/-. DD no. 178108 dated 02.01.2026 amounting to Rs 1,93,62,150/-. 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 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 the details of litigation in Annexure C. 5. Comparison sheet regarding the revision in the layout plan needs to be submitted. Status: Submitted. 6. Environment Clearance needs to be submitted. If applied, than copy of same needs to be submitted. Status: Submitted. Revised EC needs to be submitted. The promoter has submitted a BG vide no. 250261BG000040 dated 30.12.2025 amounting to Rs 25 lakhs as a security amount for submission of Revised EC within six months from the grant of registration certificate. 7. Fire Scheme approval needs to be submitted. If applied, than copy of same needs to be submitted. Status: Submitted. Revised Fire Scheme Approval needs to be submitted. The promoter



	<p>has submitted a BG vide no. 250261BG000039 dated 30.12.2025 amounting to Rs 25 lakhs as a security amount for submission of Revised Fire Scheme approval within four months from the grant of registration certificate.</p> <p>8. Approved Service plan and estimates needs to be submitted. If applied, than copy of same needs to be submitted. Status: Submitted. Revised Service plan and estimates approval needs to be submitted. The promoter has submitted a BG vide no. 250261BG000038 dated 30.12.2025 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>9. Approval NOC's from various agencies for connecting external services like sewerage, storm water and road access permission needs to be submitted. Status: Sewerage and Storm water submitted. Further, the promoter stated that a revenue road of 6 karam is passing adjacent to project site which provides direct access, hence road access is not required.</p> <p>10. Khasra no's in Forest NOC not matching which needs to be clarified. Status: The promoter stated that as per license land schedule, area of Killa no 26 was (1-0). However, vide Intkal no. 9644 Killa no. 26/1 admeasuring (0-12) has been acquired under road and balance area 26/2(0-8) is shown in Forest NOC.</p> <p>11. Latest Jamabandi, Mutation and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted as the khasra numbers are not matching. Status: Submitted.</p> <p>12. Affidavit/ NOC for Forest land diversion needs to be submitted. Status: Affidavit for non-applicability has been submitted.</p> <p>13. Construction water NOC from the competent Authority needs to be submitted. Status: Submitted.</p> <p>14. Pert Chart needs to be submitted. Status: Submitted.</p>
--	---

	<p>15. Draft Application form needs to be submitted. Status: Submitted.</p> <p>16. Draft Allotment letter needs to be submitted. Status: Submitted.</p> <p>17. Draft Builder Buyer agreement needs to be submitted. Status: Submitted.</p> <p>18. Draft Conveyance deed needs to be submitted. Status: Submitted.</p> <p>19. Mining permission needs to be submitted. Status: The promoter submitted an Affidavit cum undertaking stating that the promoter shall submit the mining permission before start of construction.</p> <p>20. Draft brochure needs to be submitted. Status: Submitted.</p> <p>21. Cost of the land amounts to Rs 1171.46 lakhs needs to be clarified according to the area applied for the registration is 4.437 acres. Further Sale Deed No. 21733 is missing, needs to be submitted. Status: Submitted.</p> <p>22. Details of any other cost amounts to Rs. 3095.95 lakhs and details of financial resources from equity amounts to Rs 5000 lakhs mentioned in DPI needs to be submitted. Status: Submitted.</p> <p>23. Affidavit of no loan needs to be submitted. Charge form (CHG) uploaded on website of MCA needs to be submitted. Status: Submitted.</p> <p>24. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted. Status: Submitted.</p> <p>25. 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, CA Certificate of expenditure incurred and to be incurred, Revised CA Certificate of non-default on dated 28.11.2025. Status: Submitted.</p> <p>26. Bank Undertaking needs to be submitted. Status: Submitted.</p>
--	--



		<p>27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>28. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted.</p> <p>29. Schedule and 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. The promoter stated that all the dues of EDC and IDC have been fully paid accordingly, undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) is not required.</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 needs to be submitted. If applied, than copy of same needs to be submitted. Status: Submitted. Revised EC needs to be submitted. The promoter has submitted a BG vide no. 250261BG000040 dated 30.12.2025 amounting to Rs 25 lakhs as a security amount for submission of Revised EC within six months from the grant of registration certificate.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, than copy of same needs to be submitted. Status: Submitted. Revised Fire Scheme Approval needs to be submitted. The promoter has submitted a BG vide no. 250261BG000039 dated 30.12.2025 amounting to Rs 25 lakhs as a security amount for submission of Revised 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. Status: Submitted. Revised Service plan and estimates approval needs to be submitted. The promoter has submitted a BG vide no. 250261BG000038 dated 30.12.2025 amounting to Rs 25 lakhs as a security amount</p>

		<p>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 sewerage, storm water and road access permission needs to be submitted. Status: Sewerage and Storm water submitted. Further, the promoter stated that a revenue road of 6 karam is passing adjacent to project site which provides direct access, hence road access is not required.</p> <p>7. Mining permission needs to be submitted. Status: The promoter submitted an Affidavit cum undertaking stating that the promoter shall submit the mining permission before start of construction.</p>
--	--	---

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, Revised Fire Scheme, Revised Service plan and Estimates, Mining Permission and the documents mentioned above.

The promoter has submitted three BG's vide no. 250261BG000040, 250261BG000039 and 250261BG000038 dated 30.12.2025 amounting to Rs. 25 lakhs as a security amount for submission of Revised Environment Clearance within 4 months from the grant of registration, Revised Fire Scheme and Revised Service plan and Estimates within 4 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
05/01/26
Ashish Dubey

Chartered Accountant

Ashish
05/1/26
Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 05.01.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 05.01.2026.

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

Sh. Abhishek Kanodia (AR) and Sh. Narender Singh Dalal (AR) are present on behalf of the promoter.



It is noticed that seven objections have been received through email dated 29.12.2025 however no one is present on behalf of the complainant. The complainants submitted to the Authority via email that they are the unique allottees of Phase 1 of the project namely "**Landmark Cyber Park Phase 1**" and the promoter has not yet completed the construction and development of Phase 1 as per the original sanctioned plan. Several essential services and amenities remain incomplete and undelivered. Further states that they are group of 36 allottees whose units have not been completely constructed and not allotted or given possession of their units. Thus, out of 163 unique allottees as per the notice there are at least 36 allottees who have not submitted their consent. They further submitted that since the Authority is shutdown on account of Christmas and New Year holidays, most of their advocates are on leave and therefore they will not be able to appear in person as required under the notice. Accordingly, they have requested the Authority to grant them one month time to file their objections and to appear before the Authority.

Furthermore, they have requested the Authority not to grant any approval for alteration or addition in the existing sanctioned plan until the promoter fulfils its obligations in respect of Phase 1 in its entirety, in accordance with the sanctioned plan and the commitments made to the allottees.

The Authority has considered the submissions made by the complainants and examined the records placed before it. At the outset, it is noted that the role of the Authority under the Real Estate (Regulation and Development) Act, 2016 ("the Act") is that of a *regulator*, and its jurisdiction at the stage of registration of a real estate project is confined to verifying whether the application submitted under Section 4 of the Act read with Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017 ("the Rules, 2017"), is complete in all respects and supported by true, correct, and complete disclosures. Under the statutory framework, the Authority is obligated to decide a registration application within 30 days of its filing.

The Authority observes that the promoter has obtained the Occupation Certificate for Phase 1 from DTCP, Haryana on 26.12.2018. The promoter has submitted the consent of more than two-third existing allottees. It is verified from the record that the promoter has not submitted the consent of the above seven allottees whose objections has been received in the Authority, however, the complainants has not shared the details of 36 allottees as mentioned in their email. Further, the Authority was not shut down and was functional during the period and the opportunity was given to all the allottees to appear before the Authority.

The Authorized Representative of the promoter submits that presently, Revised Environment Clearance, Revised Fire Scheme Approval, Revised service plans and estimates and Mining 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 Environmental Clearance within 6 months from the date of grant of registration.
- ii. The Revised Fire Scheme Approval and Revised Service Plans and Estimates within 4 months from the date of grant of registration.
- iii. Mining permission before the start of construction work.

Further, he submitted three Bank Guarantees vide no. 250261BG000040, 250261BG000039 and 250261BG000038 dated 30.12.2025 amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i) and (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.

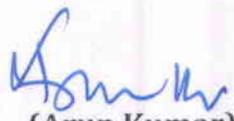
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the promoter has submitted three separate Bank Guarantees, 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 approvals mentioned above.

In the event of non-submission of any of the above approvals within the prescribed time frame, 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 Mining permission before start of construction work.

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 and Online DPI along with the notarized affidavit from the Director of the promoter company regarding the submission of consents of two third existing allottees of Phase 1 submitted to the Authority.

This approval is without prejudice to the rights of the existing allottees under Section 18 of the Act, 2016. Further, if anyone has any grievance against the promoter, they may file a formal complaint under Section 31 of the Real Estate (Regulation and Development), Act of 2016, in the prescribed format.


(Arun Kumar)
Chairman, HARERA

