

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Hemis One	
2.	Name of the promoter	M/s Hemis Infrastructure & Developers	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Brief of the Promoter	M/s Hemis Infrastructure and Developers partnership firm constituted in the year 2023. The partnership firm is engaged in real estate development activities in residential and commercial projects across Gurugram. The registered office of the company is located in Gurugram. The partnership firm has a capital of Rs 15.09 crore and is currently managed by its partners, including Mr. Gagandeep Singh, Mr. Rinku Janghu, Mr. Rajesh Kumar, Mr. Lalit Kumar Dhingra, Mr Lok Ram and Mr. Angad Bajwa.	
5.	Location of the project	Sector- 1, Farrukhnagar, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of the license holder	Sh. Bal Kishan-Sh. Krishan Ss/o Jagdish	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	-	
10.	Online application ID	RERA-GRG-PROJ-2033-2025	
11.	License no.	192 of 2024 dated 24.12.2024	
12.	Total licensed area	5.15 acres	Area to be registered
			5.15 acres
13.	Projected completion date	23.12.2029	
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 50.57 crs	
21.	Expenditure Incurred	Rs 15.94 crs	
22.	Expenditure to be incurred	Rs 34.63 crs	
23.	Total No. Of Units	85 Plots & 1 Commercial Block	
24.	Construction Cost per Sqft.	Not Mentioned	

25.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	192 of 2024 dated 24.12.2024
	ii)	Zoning Plan Approval	DRG No. DTCP 11034 dated 24.04.2025
	iii)	Layout plan Approval	DRG No. DTCP 10731 dated 26.12.2024
		Revised Layout plan Approval	DRG No. DTCP 11033 dated 24.04.2025
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
vii)	Service plan and estimate approval	LC-5284/JE(SJ)/2025/33268 dated 26.08.2025	
26.	Fee Details		
	Registration Fee	Residential - $20,016.935 * 5 = \text{Rs } 1,00,085/-$ Commercial - $824.343 * 10 = \text{Rs } 8,243/-$ Total = Rs 1,08,328/-	
	Processing Fee	$20841.728 * 10 = \text{Rs } 2,08,417/-$	
	Late Fee	N/A	
	Total Fee	Rs 3,16,745/-	
27.	DD amount	Rs 3,13,300/- Rs 3,445/-	
	DD no. and date	046497 dated 20.01.2026 Transaction ID: 260223261734752 dated 23.02.2026	
	Name of the bank issuing	IndusInd Bank ICICI Bank	
	Deficient amount	Nil	
28.	File Status	Date	
	File received on	27.01.2026	
	First notice Sent on	20.02.2026	
	First hearing on	23.02.2026 (adjourned)	
	Reply received	25.02.2026	
	Second hearing on	26.02.2026 (preponed from 02.03.2026)	
29.	Case History: The Promoter M/s Hemis Infrastructure & Developers who is a collaborator applied for the registration of real estate affordable residential plotted colony under DDJAY namely "Hemis One" located at Sector-1, Farrukhnagar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 106422 dated 27.01.2026 and RPIN- 1022. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2033-2025. The DTCP has granted license no. 192 of 2024 dated 24.12.2024 valid upto 23.12.2029 admeasuring 5.15 acres for the development of affordable residential plotted colony under DDJAY in Sector- 1, Farrukhnagar, Gurugram issued in favour of Sh. Bal Kishan-Sh. Krishan Ss/o		

Jagdish in collaboration with M/s Hemis Infrastructure & Developers. **Meanwhile, the promoter has obtained the revised layout plan approved vide memo no. DRG No. DTCP 11033 dated 24.04.2025.**

The application for registration of affordable residential plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1022 dated 20.02.2026 was issued to the promoter with an opportunity of being heard on 23.02.2026.

On 05.02.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Navbharat Times" dated 04.02.2026. Objections to be filed till 18.02.2026.

On 23.02.2026, the matter is adjourned to come up on 02.03.2026.

The site of the project was visited physically on 23.02.2026 by the concerned Planning Executive and it has been noted that project namely "Hemis One" is an Affordable Residential Plotted Colony under DDJAY which has an access through existing 24m wide service road. As per revised layout plan, LT Line was shown as passing through the plots, however, during site visit, it was observed that the LT line has already been removed.

The matter is preponed from 02.03.2026 to 26.02.2026 after the approval of the Authority.

The status of the documents is mentioned below:

<p>30. Present compliance status as on 26.02.2026 of deficiencies conveyed through deficiency notice dated 20.02.2026.</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. Deficit fee of Rs 3,445/- needs to be submitted. Status: Submitted vide transaction ID 260223261734752 dated 23.02.2026. 4. Project photos needs to be submitted. Status: Submitted 5. Revised layout plan for DDJAY residential plotted colony approved vide memo no. DRG No. DTCP 11033 dated 24.04.2025 have been submitted which needs to be clarified. Meanwhile, previous layout plan shall also be submitted along with the changes made in the layout plan in tabular form and duly marked on the plan. Status: Submitted the previous layout plan stating that the layout has been revised due to increase in plot area, total count of plots has been increased from 84 to 85. However, sizes of the plots have been changed. Meanwhile, changes marked on the plan still needs to be submitted. 6. As revised layout plan has been submitted, it is required to provide the details of sold and unsold inventory with respect to previously approved layout plan along with the status of development works on site.
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		<p>Status: Not Submitted, the promoter has submitted a clarification that no inventory has been sold in the project till date. Affidavit from Director regarding no sale needs to be submitted.</p> <p>7. In view of the revised layout plan, the promoter is required to submit the 2/3rd consents of the existing allottees, if any.</p> <p>Status: Not Submitted, the promoter has submitted a clarification that no inventory has been sold in the project till date.</p> <p>8. As per Collaboration agreement, area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties in tabular form and marked on the approved layout plan needs to be submitted.</p> <p>Status: Not Submitted</p> <p>9. Land title search report by the Advocate incorporating the bar enrolment number needs to be revised.</p> <p>Status: Submitted but needs to be revised.</p> <p>10. The AR of the promoter is directed to declare 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.</p> <p>Status: Submitted stating there has been no litigation, legal dispute pending.</p> <p>11. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration needs to be submitted.</p> <p>Status: Submitted but needs to be revised.</p> <p>12. As LT Line passes through the plots, status regarding the same needs to be submitted.</p> <p>Status: The promoter has submitted a clarification stating that LT Line existing over/through the licensed land has been removed.</p> <p>13. An Affidavit from a Director & landowner needs to be submitted regarding non creation of 3rd party rights of any kind on the plots on which LT line is passing until the removal or shifting of the same.</p> <p>Status: Submitted a joint affidavit on behalf of M/s Hemis Infrastructure & Developers and landowners regarding non-creation of 3rd party rights of any kind on the plots on which LT line is passing till project's completion certificate is obtained.</p>
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14. Affidavit/ Undertaking with regard to non-applicability of natural conservation zone and forest land diversion need to be submitted.

Status: Submitted

15. Road access permission needs to be submitted.

Status: The promoter has submitted an affidavit that the project is already connected to State Highway SH-15A with approach width of 4.59 mtrs and also accessible through 3 karam rasta as well.

16. PERT Chart specifying date of completion needs to be submitted.

Status: Submitted

17. Draft allottee document i.e. allotment letter and BBA need to be revised.

Status: Not Submitted

18. Draft allottee document i.e. application form and conveyance deed need to be submitted.

Status: Not Submitted

19. Draft brochure needs to be revised and draft advertisement needs to be submitted.

Status: Submitted whereas draft advertisement needs to be submitted.

20. Cost of the land amounts to Rs 4211.83 lakhs needs to be clarified according to the area applied for the registration is 5.15 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.

Status: Submitted but cost of land needs to be clarified along with supporting documents. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.

21. Clarification needs to be submitted as IDC and cess does not mention in DPI. Details of any other cost amounts to Rs 113.34 lakhs and financial resources from equity amounts to Rs 1626 lakhs mentioned in DPI needs to be submitted.

Status: Submitted

22. Original non-encumbrance certificate not below the rank of tehsildar dated 12.01.2026 needs to be submitted. Affidavit of no loan needs to be submitted.

Status: Submitted

23. Independent auditors for the financial year 2022-23, 2023-24 and 2024-25 needs to be submitted. Partner's signature/authorization on the financial statement for the financial year 2023-2024 and 2024-2025 is missing. Financial statement for the financial year 2022-23 needs to be submitted.

Status: Submitted but signature of all partners on the financial statement are missing

		<p>24. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as project cost is missing. Status: Submitted but Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised.</p> <p>25. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but Original CA Certificate of expenditure incurred and to be incurred needs to be submitted.</p> <p>26. Project report needs to be revised as costing details are missing. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted</p> <p>27. Schedule and Challan of EDC 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 in original. Status: Not Submitted</p> <p>28. Background and experience of work of the promoter needs to be submitted. Status: Not Submitted</p>
31.	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 layout plan for DDJAY residential plotted colony approved vide memo no. DRG No. DTCP 11033 dated 24.04.2025 have been submitted which needs to be clarified. Meanwhile, previous layout plan shall also be submitted along with the changes made in the layout plan in tabular form and duly marked on the plan. Status: Submitted the previous layout plan stating that the layout has been revised due to increase in plot area, total count of plots has been increased from 84 to 85. However, sizes of the plots have been changed. Meanwhile, changes marked on the plan still needs to be submitted.</p> <p>4. As revised layout plan has been submitted, it is required to provide the details of sold and unsold</p>



inventory with respect to previously approved layout plan along with the status of development works on site.

Status: Not Submitted, the promoter has submitted a clarification that no inventory has been sold in the project till date. Affidavit from Director regarding no sale needs to be submitted.

5. In view of the revised layout plan, the promoter is required to submit the 2/3rd consents of the existing allottees, if any.

Status: Not Submitted, the promoter has submitted a clarification that no inventory has been sold in the project till date.

6. As per Collaboration agreement, area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties in tabular form and marked on the approved layout plan needs to be submitted.

7. Land title search report by the Advocate incorporating the bar enrolment number needs to be revised.

8. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application of registration needs to be revised.

9. Road access permission needs to be submitted.

Status: The promoter has submitted an affidavit that the project is already connected to State Highway SH-15A with approach width of 4.59 mtrs. and also accessible through 3 karam rasta as well.

10. Draft allottee document i.e. allotment letter and BBA need to be revised.

11. Draft allottee document i.e. application form and conveyance deed need to be submitted.

12. Draft advertisement needs to be submitted.

13. Cost of land needs to be clarified along with supporting documents. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.

14. Independent auditors for the financial year 2022-23, 2023-24 and 2024-25 needs to be submitted. Partner's signature/authorization on the financial statement for the financial year 2023-2024 and 2024-2025 is missing. Financial statement for the financial year 2022-23 needs to be submitted.

Status: Submitted but signature of all partners on the financial statement are missing.


15. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised.

16. Original CA Certificate of expenditure incurred and to be incurred needs to be submitted.

		17. Schedule and Challan of EDC 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 in original. 18. Background and experience of work of the promoter needs to be submitted.
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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. 31.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S. No. 31.


Ashish Dubey
 Chartered Accountant


Nikita Mittal
 Planning Executive

Day and Date of hearing	Thursday and 26.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.02.2026.

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

Sh. Rajesh Kumar (Partner), Sh. Manoj Kumar (AR), Sh. Om Singh (AR) are present on the behalf of the promoter.

Sh. Balkishan and Sh. Krishan, Landowners are also present.

The Authorized Representative of the promoter submits that the Department of Town and Country Planning, Haryana has granted license no. 192 of 2024 dated 24.12.2024 for the development of Affordable Residential Plotted Colony under DDJAY over an area admeasuring 5.15 acres and layout plan for the project has been approved vide DRG No. DTCP 10731 dated 26.12.2024 comprising 84 residential plots and 1 commercial block. Thereafter, the promoter has obtained the revised layout plan vide DRG No. DTCP 11033 dated 24.04.2025 comprising 85 residential plots and 1 commercial block.

The AR further submits that pursuant to the said revision in the layout plan, no third-party rights have been created on the subject licensed land, and no inventory has been sold by either the developer or the landowner in the project till date. Accordingly, the requirement of obtaining two-thirds consent of the allottees under Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016 is not applicable, as there are no allottees in the project.

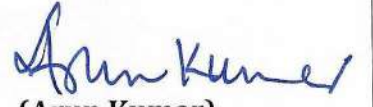
It is further submitted that the LT line, as depicted in the layout plan as passing through certain plots, has been removed at site by the promoter, and an affidavit to this effect has already been submitted before the Authority. The AR also states that the process for de-freezing of the plots affected by the erstwhile LT line from the Department of Town and Country Planning, Haryana is at an advanced stage, and the requisite approval shall be obtained shortly.

The landowners, namely Sh. Balkishan and Sh. Krishan are present in person and states that the unit sharing arrangement with the promoter has been done and the same shall be submitted in the Authority. Further, the units will be sold only upon issuance of the Completion Certificate by the competent authority and in case, of selling the units before obtaining Completion Certificate, in that

event, the amount so collected from the allottee(s) shall be deposited only in the Master Account of the said project and compliance u/s 4(2)(I)(D) of the Act of 2016 shall be follow.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter. Accordingly, the promoter is directed to submit a notarized joint affidavit, duly sworn by the Director of the promoter company and the landowner, affirming that no sale or creation of third-party rights of any nature whatsoever has been made in the project applied for registration, in accordance with the revised layout plan. The promoter is further directed to submit the area sharing allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties, in tabular form and clearly demarcated on the approved layout plan also. Further, the promoter shall also rectify and submit the remaining deficiencies as mentioned above at S. No. 31.

Approved as proposed subject to rectification of balance deficiencies. The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, notarized affidavit regarding unit sharing arrangement, notarized joint affidavit regarding non creation of 3rd party rights of any kind in the said project and compliance of the remaining deficiencies mentioned at S. No. 31.


(Arun Kumar)
Chairman, HARERA