

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	ATS Triumph Villas	
2.	Name of the promoter	M/s Great Value HPL Infratech Pvt. Ltd.	
3.	Brief of the Promoter	M/s Greatvalue HPL Infratech Pvt. Ltd. (CIN: U70100DL2010PTC206543) is an active private limited real estate and construction company incorporated on 02 August 2010 in New Delhi, India. It operates primarily in the real estate builders & developers' sector and is unlisted. The company has an authorized capital of ₹3.00 crore. Promoter shareholding is reported at 100 %, indicating that the original promoter group holds all equity. The current directors are Naveen Joshi (Director), appointed on 05 Sep 2017, and Sanjay Kant Jha (Additional Director), appointed on 14 Aug 2025. Registered office is located at 711/92, Deepali, Nehru Place, New Delhi, Delhi, 110019.	
4.	Nature of the project	Group Housing Colony	
5.	Location of the project	Sector- 104, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator/ Landowner	
7.	Name of the license holder	M/s Great Value HPL Infratech Pvt. Ltd., M/s Kaanha Infrastructure Pvt. Ltd., Sh. Mahtab Singh, Sh. Satbir, Sh. Harish, Sh. Jagbir and others	
8.	Status of project	New	
9.	Whether registration applied for whole	Phases	
	Phase no.	2	
10.	Online application ID	RERA-GRG-PROJ-2073-2025	
11.	License no.	63 of 2011 dated 16.07.2011.	15.07.2027
		10 of 2012 dated 03.02.2012	02.02.2027
12.	Total licensed area	14.093 acres	Area to be registered 1.63 acres
13.	Projected completion date	15.12.2028	
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 142.35 crs		
21.	Project Expenditure So far	Nil		
22.	Estimates expenditure for completion so far	Rs 142.35 crs		
23.	Construction cost	Rs. 1746/- to Rs. 2982/-per sq. ft		
24.	Total No. Of Units	19 Villas		
25.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity upto</b>
	i)	License Approval	63 of 2011 dated 16.07.2011 10 of 2012 dated 03.02.2012	15.07.2027 02.02.2027
	ii)	Zoning Plan Approval	DRG NO. DGTCP 3036 dated 06.02.2012	
	iii)	Phasing approval Plan	ZP-760/SD(RD)/2025/35552 dated 09.09.2025	
	iv)	Building plan Approval	ZP-760/JD(BS)/2012/11087 dated 26.06.2012	25.06.2017
	v)	Revised Building plan approval	ZP-760/SD(RD)/2025/48150 dated 19.12.2025	18.12.2027
	vi)	Environmental Clearance	SEIAA/HR/2013/262 dated 17.06.2013	16.06.2023 (Revised needs to be submitted. Applied dated 14.10.2025)
	vii)	Airport height clearance	Not Applicable	
	viii)	Fire scheme approval	Not Submitted	
	ix)	Service plan and estimate approval	Not Submitted	
26.	<b>Fee Details</b>			
	Registration Fee	<b>Residential-</b> 8986.230 * 1.75* 10 = Rs 1,57,259/-		
	Processing Fee	8986.230 * 10 = Rs 89,862/-		
	Late Fee	Late fee levied till 19.12.2025= Rs 1,57,259/- *750% =Rs 11,79,443/-		
	Total Fee	<b>Rs 14,26,564/-</b>		
27.	DD amount	Rs 1,79,725/-		
	DD no. and date	001691 dated 19.12.2025		
	Name of the bank issuing	HDFC Bank		
	Deficient amount	<b>Rs. 12,46,839/-</b>		
28.	File Status	<b>Date</b>		
	File received on	24.12.2025		

<b>First notice Sent on</b>	16.01.2026
<b>First hearing on</b>	19.01.2026 (adjourned)
<b>Second hearing on</b>	28.01.2026 (adjourned)
<b>Third hearing on</b>	02.02.2026

**29. Case History:**

The Promoter M/s Great Value HPL Infratech Pvt. Ltd. who is a Collaborator/ Landowner applied for the registration of real estate group housing colony namely "ATS Triumph Villas" located at Sector- 104, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 104572 dated 24.12.2025 and RPIN- 1006. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2073-2025.

The project area applied for registration comprises of two licenses vide License no's - 63 of 2011 dated 16.07.2011 valid upto 15.07.2027 over an area measuring 10.4625 acres in favour of M/s Great Value HPL Infratech Pvt. Ltd. , 10 of 2012 dated 03.02.2012 valid upto 02.02.2027 over an area measuring 3.631 acres in favour of M/s Kaanha Infrastructure Pvt. Ltd., Sh. Mahtab Singh, Sh. Satbir, Sh. Harish, Sh. Jagbir and others making a total of 14.0930 acres.

It is observed that building plan has been approved previously by DTCP vide Memo No. ZP-760/JD(BS)/2012/11087 dated 26.06.2012 for area measuring 14.093 acres.

Further, the phasing plan has been approved by DTCP vide Memo No. ZP-760/SD(RD)/2025/35552 dated 09.09.2025. Now, revised building plan approval of 19 nos. villas for Phase-2 part of Group housing colony has been granted by DTCP Vide Memo No. ZP-760/SD(RD)/2025/48150 dated 19.12.2025 valid upto 18.12.2027.

S. No.	PHASE NO.	AREA IN ACRES	STATUS
1.	Phase 1 (Block A, B, C & D)	11.693	OC Granted vide Memo no. ZP-760/AD(RA)/2019/12813 dated 20.05.2019
2.	Phase 2 (19 nos. villas)	1.63	Applied for registration
3.	Phase 3 (Community & Convenient Shopping Block)	0.42	OC Granted vide Memo no. ZP-760/AD(RA)/2019/12813 dated 20.05.2019
4.	Phase 4 (Nursery School)	0.22	Not Registered
5.	No Phase area (EWS Block)	0.13	OC Granted vide Memo no. ZP-760/AD(RA)/2019/12813 dated 20.05.2019

The area applied for registration of Phase-2 consisting of 19 nos. of villas admeasuring 1.63 acres whereas the other phases whose OC has been obtained dated 20.05.2019 are not registered with the Authority.

The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 19.01.2026.

**On 05.01.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Indian Express" and one Hindi, "Dainik Jagran" dated 31.12.2025 as per the directions of Authority. Objections to be filed till 14.01.2026.**

**On dated 13.01.2026, an objection against a public notice has been received in the Authority submitted by Sh. SK Singh after inspection on 06.01.2026 & 12.01.2026 which states the following objections:**



**i. Ground I - Project splitting / phasing misuse defeats Section 3 and undermines eligibility for registration.**

The Public Notice itself admits DTCP licenses cover 14.093 acres, but registration is sought only for Phase-2 over 1.63 acres (19 villas). HRERA direction in Complaint No. 1283/2024 requiring registration/compliance at the integrated-project level; the present carve-out is pleaded as a circumvention. The promoter must place the said order on record for verification.

Relief: Call for certified copy of HRERA order in Complaint No. 1283/2024, compliance affidavit, and DTCP phasing conditions; keep registration in abeyance till verification.

**ii. Ground II - Environmental Clearance expired.**

Relief: Direct production of original EC, any extension/transfer/amendment, all half-yearly compliance reports with acknowledgments, and sworn compliance affidavit.

**iii. Ground III - Revised building plan without mandatory two-thirds allottee consent is barred (Section 14(2))**

Section 14(2) requiring prior consent of at least two-thirds of allottees (other than promoter).

Relief: Call for 'before vs after plans, scope of revisions, and two-thirds consent proof wherever Section 14(2) is attracted.

**iv. Ground IV - Fire safety: Non-operational fire system' and Fire Services observations.**

Relief: Direct production of current fire-safety status/NOC/closure/rectification documents and all Fire Department communications.

**v. Ground V - Illegal sale/allotment of common areas: HRERA finding that stilt store allotment is void and fraudulent. (HRERA, Complaint No. 3107 of 2024), holds stilt store allotment 'void' as part of 'Common Areas' and records fraudulent conduct\***

Relief: Direct full disclosure of any sale/allotment/encumbrance of common areas and an undertaking that no common area shall be sold/allotted; keep registration in abeyance.

**vi. Ground VI - Promoter identity/name mismatch and disclosure gaps must be cured before registration.**

Half-yearly compliance reports submitted by \*WONDER WORLD INFRATECH PRIVATE ..., while the Public Notice shows applicant as M/s Great Value HPL Infratech Pvt. Ltd. Promoter name-change/mismatch issues affecting legal capacity and truthfulness of disclosures.

Relief: Direct ROC/name-change documents + clarification affidavit establishing identity and continuity of liabilities; keep registration in abeyance pending verification.

**vii. Ground VII - Collaboration/JDA/title documents are mandatory; partial disclosures cannot sustain Section-4 registration.**

Public Notice records that License No. 10 of 2012 stands in the names of Kaanha Infrastructure Pvt. Ltd., Sh. Mahtab Singh and others, and is stated to be "in collaboration" with the applicant promoter. However, the Public Notice is conspicuously silent about the role of M/s Anand Divine Developers Pvt. Ltd., which has advertised, marketed and sold the existing apartments in the 8 towers forming part of the same integrated development. This non-disclosure of the actual "developer / marketer / seller" entity and the underlying collaboration/JDA/authority structure is a material suppression at the Section 4 stage and must be cured by directing production of the complete collaboration/JDA/marketing/authority documents and a sworn clarification of the exact entity-wise roles, rights and liabilities/ Villas are partially constructed by M/s Anand Divine Developers Pvt. Ltd.

Relief: Direct production of complete collaboration/JDA/authority instruments and title documents.

	<p><b>viii. Ground VIII - Electricity infrastructure / 33 kV (if claimed) must be verified on record before registration.</b></p> <p>Relief: Direct the promoter to file the original DHBVN notice dated 18.11.2025 and latest closure/energization documents (if any); HRERA may seek verification from DHBVN before granting registration.</p> <p><b>ix. Ground IX - Insolvency / CIRP of controlling shareholder (STG/SGT Softek Pvt. Ltd.) raises legal-capacity, authority and disclosure bars.</b></p> <p>Herein, STG Softek Pvt. Ltd. is under CIRP since 2022 and holds 99.99 shares in the relevant corporate structure, with 1 share held by Mr. Geetamber Anand. Annexure (NCLT Form-A / public announcement) is stated to evidence the CIRP/public announcement and therefore must be produced in certified form.</p> <p>The attached note records that NIC classification is not determinative of capacity; corporate capacity must flow from the Memorandum of Association (objects clause). It further records that inter-corporate investments/holdings must be backed by Board powers/board resolution (Companies Act, 2013, Section 179), and may require shareholder special resolution if Section 186 thresholds are crossed; and that if there is common control, related-party disclosures/approvals under Sections 184 and 188 may be mandatory. It further notes that if SGT/STG Softek is in CIRP, management vests in IRP/RP under IBC Section 17 and non-ordinary-course transactions generally require CoC approval under IBC Section 28, with moratorium implications under IBC Section 14.</p> <p>HRERA's grant of registration is premised on truthful Section-4 disclosures and the promoter's legal capacity/authority to apply and to give statutory undertakings. Where the controlling shareholder is under CIRP, the applicant must demonstrate RP/CoC authorization for any acts/undertakings connected with this project and that the corporate structure/funding/holding is not ultra vires or procedurally void. Absent these primary records, the application is prima facie not fit for registration and warrants rejection, or at minimum abeyance pending verification on record.</p> <p>Relief: Direct the applicant/promoter to place on record (i) certified CIRP initiation/order and Form-A public announcement; (ii) name and authorization letter of IRP/RP; (iii) CoC approvals / IBC Section 28 approvals (if any) covering investment/holding/undertakings connected with this project; (iv) MOA/AOA and ROC filings showing capacity to invest/hold; (v) Board and, where applicable, shareholder resolutions under Sections 179/186; and (vi) related-party disclosures/approvals under Sections 184/188.</p> <p><b>On dated 08.01.2026, project file for "ATS Triumph Villas" has been inspected by Sh. Navdeep Singh with respect to the public notice issued for the same.</b></p> <p><b>On 19.01.2026, The matter is adjourned and to come up on 28.01.2026.</b></p> <p><b>On 28.01.2026, The matter is adjourned and to come up on 02.02.2026.</b></p> <p>The status of the documents is mentioned below:</p>
<b>30.</b>	<p><b>Present compliance status as on 02.02.2026 of deficiencies conveyed through notice.</b></p> <ol style="list-style-type: none"> <li>1. Deficit Fee of Rs. 12,46,839/- needs to be submitted. <b>Status: Not Submitted, the promoter stated that project was never launched or proposed to be launched and there is no delay in project registration, hence no delay fees be charged.</b></li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised.</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> </ol>



	<p>4. Project report along with brochure of current project needs to be submitted. <b>Status: Submitted</b></p> <p>5. Collaboration agreement for license no. 10 of 2012 needs to be submitted. <b>Status: Submitted whereas sharing model with the landowners signed by all the parties needs to be submitted.</b></p> <p>6. Mutation, Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted for whole applied area. <b>Status: Submitted</b></p> <p>7. The license no. 63 of 2011 dated 16.07.2011 admeasuring 10.462 acres and 10 of 2012 dated 03.02.2012 are granted by DTCP. Therefore, the promoter is required to provide the status as to why the registration of the complete project area pertaining to both the licenses vide no. 63 of 2011 and 10 of 2012 has not been obtained till date. Further, it is also required to provide the details of sold and unsold inventory along with the status of development works on site. <b>Status: The promoter stated that about 96% of FAR was completed before year 2016 and OC was applied in 03.10.2016 but due to some administrative reasons and upcoming HBC-2017, OC was kept on hold for processing as formats/requirements for OC were under revision. OC was released in 20.05.2019 whereas the company prior to commencement of fresh sale of unlaunched/unsold 19 villas, has approached for seeking registration of project "ATS Triumph Villas".</b></p> <p>8. Affidavit/ Undertaking with regard to non- applicability of natural conservation zone, forest land diversion needs to be submitted. <b>Status: Submitted</b></p> <p>9. Natural conservation zone and tree cutting permission needs to be submitted. <b>Status: Submitted the report which states that the site does not fall in the category of NCZ area and submitted an undertaking regarding tree cutting permission stating we shall seek permission for tree uprooting and its shifting when deemed necessary for development of phases.</b></p> <p>10. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted. <b>Status: Not Submitted whereas the promoter has submitted an undertaking that it shall be submitted before seeking completion certificate.</b></p> <p>11. 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. <b>Status: Submitted but needs to be stamp and signed.</b></p> <p>12. Revalidated Environmental Clearance approval needs to be submitted.</p>
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	<p><b>Status: Not Submitted, the promoter has applied for the same dated 14.10.2025.</b></p> <p>13. Fire Scheme approval needs to be submitted. <b>Status: Not Submitted, the promoter has applied for the same dated 18.01.2026.</b></p> <p>14. Comparison sheet regarding the revision in the building plans if any needs to be submitted in tabular form and to be marked on the plan. <b>Status: Submitted</b></p> <p>15. As building plan has been revised for the applied area for registration, the prior written consent from 2/3rd allottees of the project needs to be submitted. <b>Status: The promoter states that earlier approved building plans have not been revised whereas the revision pertains exclusively to 19 Villas forming part of instant project and was carried out after approval of Phasing plan.</b></p> <p>a) The DTCP granted approval of phasing plan vide letter dated 09.09.2025 without invitation of public objections and/or obtaining consent of two-third allottees, as no rights of existing allottees of group housing colony were affected or infringed by revision of building plans of said 19 villas. It is pertinent to note that, prior to granting the said approval, DTCP duly satisfied itself that no revision had been made in any area for which Occupation Certificate had been granted, nor in the green areas, entry/exit points, or other common facilities.</p> <p>b) The company after seeking due approval of Phasing plan, obtained approval of revised building plans of 19Villas forming part of Phase-2 of Phasing plan i.e. applied Project. The revision was limited to the extent of said Phase only. Since Phase-2, i.e. the instant Project, has neither been launched nor sold and no allottee exists, the requirement of obtaining 2/3rd consent is infructuous.</p> <p>16. Revised Service plan and estimates needs to be submitted. <b>Status: Not Submitted, the promoter has applied for the same dated 15.01.2026.</b></p> <p>17. Copy of 5 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. <b>Status: The promoter has stated that since the project has not been launched and awaiting for RERA registration, therefore, no executed documents available as on date.</b></p> <p>18. Pert Chart/Project progress report needs to be submitted. <b>Status: Submitted</b></p> <p>19. Draft allotment letter and Builder Buyer Agreement needs to be revised as per prescribed format. <b>Status: Submitted but draft allotment letter needs to be revised as per prescribed format.</b></p> <p>20. Draft Conveyance deed needs to be revised. <b>Status: Submitted but needs to be revised.</b></p> <p>21. Draft brochure and advertisement document needs to be submitted. <b>Status: Not Submitted</b></p> <p>22. Cost of the land needs to be clarified according to the area applied for the registration is 1.63 acres along with supporting</p>
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documents. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.

**Status: Submitted whereas sharing model with the landowners signed by all the parties needs to be submitted.**

23. Clarification needs to be submitted as Land Cost, EDC, IDC, cess and taxes does not mention in DPI. Details of financial resources mentioned in DPI needs to be revised. Details of any other cost amounts to Rs 9130.96 lakhs mentioned in DPI needs to be submitted.

**Status: Submitted but DPI needs to be revised in relation to Land Cost, EDC, IDC, cess, taxes, any other cost and financial resources.**

24. As per Land Title Search Report dated 23.09.2025, encumbrance on land has been created in favour of ICICI Bank Ltd, IDBI Trusteeship Services Ltd and Asset Reconstruction Company (India) Ltd. Loan Sanction Agreement, Repayment Schedule and NOC from lenders needs to be submitted. REP II dated 16.12.2025, needs to be revised as details of encumbrance is missing.

**Status: Submitted but Deed of Hypothecation, Repayment Schedule and NOC from Asset Reconstruction Company (India) Ltd needs to be submitted. Further, promoter states that the charges created on the assets/properties of the company by ICICI Bank Limited and IDBI Trusteeship Services Limited have been fully satisfied.**

25. Original non-encumbrance certificate not below the rank of tehsildar dated 29.09.2025 needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.

**Status: Submitted but Charge Form (CHG) uploaded on ROC website needs to be submitted.**

26. 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,

Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 16.12.2025.

CA Certificate of inventory and financial details needs to be submitted.

**Status: Submitted but CA Certificate of net worth of promoter on latest date, Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 16.12.2025 and CA Certificate of financial and inventory details needs to be submitted.**

27. As per Independent Auditors Report dated 31.03.2025, Auditor has provided qualified opinion on the financial statement of the company, details/affidavit regarding the same needs to be submitted.

**Status: Submitted.**

28. Project Report needs to be revised as costing details is missing. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.

**Status: Submitted but project report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as costing details does not match with DPI.**



		<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)(l)(D) needs to be submitted. <b>Status: Submitted</b></p> <p>30. Background and work experience of the company needs to be submitted. <b>Status: Not Submitted</b></p>
31.	Remarks	<p>1. Deficit Fee of Rs. 12,46,839/- needs to be submitted.</p> <p>2. 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>3. Online DPI needs to be corrected.</p> <p>4. Collaboration agreement for license no. 10 of 2012 needs to be submitted. <b>Status: Submitted whereas sharing model with the landowners signed by all the parties needs to be submitted.</b></p> <p>5. The license no. 63 of 2011 dated 16.07.2011 admeasuring 10.462 acres and 10 of 2012 dated 03.02.2012 are granted by DTCP. Therefore, the promoter is required to provide the status as to why the registration of the complete project area pertaining to both the licenses vide no. 63 of 2011 and 10 of 2012 has not been obtained till date. Further, it is also required to provide the details of sold and unsold inventory along with the status of development works on site. <b>Status: The promoter stated that about 96% of FAR was completed before year 2016 and OC was applied in 03.10.2016 but due to some administrative reasons and upcoming HBC-2017, OC was kept on hold for processing as formats/requirements for OC were under revision. OC was released in 20.05.2019 whereas the company prior to commencement of fresh sale of unlaunched/unsold 19 villas, has approached for seeking registration of project "ATS Triumph Villas".</b></p> <p>6. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted. <b>Status: Not Submitted whereas the promoter has submitted an undertaking that it shall be submitted before seeking completion certificate.</b></p> <p>7. Revalidated Environmental Clearance approval needs to be submitted.</p> <p>8. Fire Scheme approval needs to be submitted.</p> <p>9. As building plan has been revised for the applied area for registration, the prior written consent from 2/3rd allottees of the project needs to be submitted. <b>Status: The promoter states that earlier approved building plans have not been revised whereas the revision pertains exclusively to 19 Villas forming part of instant project and was carried out after approval of Phasing plan.</b> <b>a. The DTCP granted approval of phasing plan vide letter dated 09.09.2025 without invitation of public objections and/or obtaining consent of two-third allottees, as no</b></p>



rights of existing allottees of group housing colony were affected or infringed by revision of building plans of said 19 villas. It is pertinent to note that, prior to granting the said approval, DTCP duly satisfied itself that no revision had been made in any area for which Occupation Certificate had been granted, nor in the green areas, entry/exit points, or other common facilities.

b. The company after seeking due approval of Phasing plan, obtained approval of revised building plans of 19 Villas forming part of Phase-2 of Phasing plan i.e. applied Project. The revision was limited to the extent of said Phase only. Since Phase-2, i.e. the instant Project, has neither been launched nor sold and no allottee exists, the requirement of obtaining 2/3rd consent is infructuous.

10. Revised Service plan and estimates needs to be submitted.
11. Draft allotment letter needs to be revised as per prescribed format.
12. Draft Conveyance deed needs to be revised.
13. Draft brochure and advertisement document needs to be submitted.
14. Cost of the land needs to be clarified according to the area applied for the registration is 1.63 acres along with supporting documents. Additionally, an affidavit in compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.

**Status: Submitted whereas sharing model with the landowners signed by all the parties needs to be submitted.**

15. Clarification needs to be submitted as Land Cost, EDC, IDC, cess and taxes does not mention in DPI. Details of financial resources mentioned in DPI needs to be revised. Details of any other cost amounts to Rs 9130.96 lakhs mentioned in DPI needs to be submitted.

**Status: Submitted but DPI needs to be revised in relation to Land Cost, EDC, IDC, cess, taxes, any other cost and financial resources.**

16. As per Land Title Search Report dated 23.09.2025, encumbrance on land has been created in favour of ICICI Bank Ltd, IDBI Trusteeship Services Ltd and Asset Reconstruction Company (India) Ltd. Loan Sanction Agreement, Repayment Schedule and NOC from lenders needs to be submitted. REP II dated 16.12.2025, needs to be revised as details of encumbrance is missing.

**Status: Submitted but Deed of Hypothecation, Repayment Schedule and NOC from Asset Reconstruction Company (India) Ltd needs to be submitted. Further, promoter states that the charges created on the assets/properties of the company by ICICI Bank Limited and IDBI Trusteeship Services Limited have been fully satisfied.**

17. Charge Form (CHG) uploaded on ROC website needs to be submitted.
18. CA Certificate of net worth of promoter on latest date, Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 16.12.2025 and CA Certificate of financial and inventory details needs to be submitted.



		19. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as costing details does not match with DPI. 20. Background and work experience of the company 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 correction in A to H, corrections in online DPI, Approved Revised Fire Scheme, Approved Revised Environment Clearance, Approved revised Service Plan Estimates and documents mentioned at S.No. 31.

An objection had been received in the Authority wherein some deficiencies in the application for registration have been mentioned. The promoter has clarified and submitted the deficient documents as mentioned in the objection via reply. Meanwhile, the promoter shall submit the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Revised Fire Scheme within 4 months from the grant of registration, Revised Environment Clearance within 6 months from the grant of registration and approved revised Service Plans and Estimates within 4 months from the date of grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

*Ashish*

Ashish Dubey  
Chartered Accountant

*Nikita*

Nikita Mittal  
Planning Executive

<b>Day and Date of hearing</b>	Monday and 02.02.2026
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 02.02.2026.

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

Sh. Rajeev Gupta (Sr. VP), Sh. Narendra Kumar (Manager), Sh. Praveen Verma (Sr. Manager), Sh. Anuj Mittal (Asst. Manager) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that they have applied for Phase-2 admeasuring 1.63 acres consisting of 19 no. of villas for which phasing plan has been obtained from DTCP vide Memo No. ZP-760/SD(RD)/2025/35552 dated 09.09.2025 and revised building plan for Phase-2 has been obtained vide Memo No. ZP-760/SD(RD)/2025/48150 dated 19.12.2025 valid upto 18.12.2027 and has accordingly submitted an application for registration under Section 4 of the Act, 2016 for Phase-II on 24.12.2025.

Meanwhile, OC has been obtained for Phase-1 (Block A, B, C & D), Phase-3 (Community & Convenient Shopping) and EWS Block vide Memo no. ZP-760/AD(RA)/2019/12813 dated 20.05.2019 and has not been registered with the Authority. It was further submitted that no revisions have been made in the phases for which OC's have been obtained, whereas the revised building plan pertains only to Phase-II which was approved on 19.12.2025.

Further, the AR states that no sale has been made in the phase II i.e., the phase which is applied for the registration under the present application and thus, consent as per section 14(2)(ii) of the Act is not required. In this regard, the promoter is directed to submit a notarized affidavit sworn by the Managing Director of the promoter company.

Meanwhile, the promoter has submitted an undertaking that the road access permission shall be submitted before seeking completion certificate. A condition to the same effect shall be incorporated in the registration certificate.

The Authorized Representative of the promoter submits that presently, the revised Environment clearance, revised Fire Scheme Approval and revised Approved service plans and estimates 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 Approved Environmental Clearance within 6 months from the date of grant of registration, and
- ii. The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration.

Further, he undertakes to submit three Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. 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 Authority hereby directs that the promoter shall submit three 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. Environmental Clearance: within 6 months from the date of grant of registration;
- b. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- c. Approved Service Plans and Estimates: within 4 months from the date of grant 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.

An objection against a public notice has been received in the Authority submitted by Sh. SK Singh dated 13.01.2026 whereas none appeared on the behalf of complainant despite waiting sufficiently. The Authority observes that the objections raised by him have already been delineated by the authority hereinabove as the phasing of the project has been approved by the DTCP vide Memo No. ZP-760/SD(RD)/2025/35552 dated 09.09.2025 and as per explanation to section 3 of the Act, a real estate project can be developed in phases and every such phase is considered as a stand alone real estate project; with respect to Environmental Clearance, Fire scheme approval as well as service plans and estimates, the decision has been taken by the Authority hereinabove; With respect to violation of section 14(2)(ii) of the Act, the promoter has stated that there is no change in the over all area of the project except changes in phase II wherein no third part rights have been created till date and the promoter has already been directed to submit an affidavit on the basis of the undertaking as stated and recorded hereinabove. As per section 14(1) of the Act, the promoter is under an obligation to develop and construct the project in accordance with the approved sanctioned plans, lay out plans and specifications approved by the competent authorities. In case of any deviation from the sanctioned plans, the aggrieved may approach the concerned court/department of appropriate jurisdiction. Further, it is observed that the documents as required under section 4 of the Act read with rule 3 and 4 of the Rules, 2017 has been submitted by the promoter except deficiencies as mentioned above at Sr. No. 31 and such deficiencies will also be rectified prior to the issuance of the registration certificate. It is clarified that for any individual grievance, a separate complaint may be filed by the aggrieved as per the applicable law. Thus, no ground is made out for not allowing the present application for registration under section 4 of the Act.

Approved as proposed subject to rectification of deficiencies mentioned above at Sr. No. 31.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at Sr. No. 31 including deficit fee, corrections in A-H form, Online DPI and submission of three BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance, Fire Scheme approval and approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)  
Chairman, HARERA