The Residences Three Sixty
M/s Capital Heights Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	The Residences Three Sixty		
2.	Name of the promoter	M/s Capital Heights Pvt. Ltd.		
3.	Brief of the Promoter	M/s Capital Heights Pvt. Ltd. (CIN: U70101DL2011PTC217786) is a Delhi-based real estate company involved in joint developments, with directors like Ankur Chandok and B.B. Sahu. The authorized capital of M/s Capital Heights Private Limited is ₹60,000,000.		
4.	Nature of the project	Group Housing colony		
5.	Location of the project	Sector- 70A, Gurugram		
6.	Legal capacity to act as a promoter	Joint Development right holder		
7.	Name of license holder	M/s Haamid Real Estate Pvt. Ltd.		
8.	Status of project	Ongoing		
9.	RERA Registration No.	117 of 2024 dated 02.12.2024		
10.	Validity of Registration Certificate	Valid From 02.12.2024	Valid Up to 31.12.2025	
11.	Date of receipt of application for extension	08.01.2026		
12.	Whether extension of registration applied for whole/phase	Whole Project		
13.	Extension applied till	30.12.2026 (Returned vide order dated 15.12.2025)		
14.	Online extension ID	RERA-GRG-PROJ-2156-2026		
15.	Registration Temp ID	RERA-GRG-PROJ-1396-2023		
16.	QPR status	Submitted till September 2025		
17.	4(2)(l)(D) reports status	Not submitted		
18.	Other conditions of RC	-		
19.	4(2)(l)(C) compliance	Applied for extension		
20.	Status of change of bank account	N/A		
21.	Details of proceedings pending against the project	-		
22.	License no.	16 of 2009 dated 01.06.2009. 73 of 2013 dated 30.07.2013	Valid up to 28.05.2027 Valid up to 29.07.2026	
23.	Total licensed area	27.72 acres	**Area for extension of registration**	2.79 acres
24.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	16 of 2009 dated 01.06.2009.	28.05.2027

			73 of 2013 dated 30.07.2013	29.07.2026
	ii)	**Zoning plan approval**	DGTCP-4021 dated 30.07.2013	
	iii)	**Revised Building plan Approval**	ZP-545/AD(RA)/2017/1238 dated 27.01.2017	26.01.2022 **(Revalidated Building plan of tower CR-01 needs to be submitted. OC received for tower CR-2 dated 26.10.2021)**
	iv)	**Environmental Clearance**	SEIAA/HR/2021/375 dated 27.04.2022	26.04.2032
	v)	**Airport Height Clearance**	AAI/RHQ/NR/ATM/NOC/2022/975/5 161-64 dated 14.12.2022	13.12.2030
	vi)	**Fire scheme approval**	DFS/Supdt/2018/879/41646 dated 19.04.2018	
	vii)	**Service plans and estimates approval**	LC-1391-B-JE(BR)-2017/10390 dated 18.05.2017	
25.	**Reasons for delay**		Not submitted	
26.	**Total Project cost**		Rs 211.16 crs	
27.	**Expenditure incurred**		Rs 131.66 crs	
28.	**Expenditure to be Incurred**		Rs 79.50 crs	
29.	**Total Units**		196 units (Tower CR01-110 units, Tower CR02-86 units)	
30.	**Sold Units**		CR01: 72 units CR02: 86 units	
31.	**Unsold Units**		CR01: 38 units CR02: 0	
32.	**Total amount received from sale proceeds**		Not Submitted	
33.	**As per QPR closing balance in RERA A/c as on 30.09.2025.**		Rs 0.2 Crs.	
34.	**Construction cost per sqft.**		CR01: Rs 3450/- CR02: Rs 1610/-	
35.	**Fee details**			
	Registration fee		20,287.577 * 1.75 * 10 = Rs 3,55,033/-	
	Late Fee		3,55,033 * 5 = Rs 17,75,165/-	
	Processing fee		20,287.577 * 10 = Rs 2,02,876/-	

	Extension Fee (Half of Registration fee)	3,55,033 /2 = Rs. 1,77,517/-
	Processing fee for extension (returned vide order dated 15.12.2025)	20,287.577 * 10 = Rs 2,02,876/-
	Late fee	N/A
	Processing fee for extension applied dated 08.01.2026	20,287.577 * 10 = Rs 2,02,876/-
	Total fee	**Rs. 29,16,343/-**
36.	**DD amount submitted at the time of registration**	1. Rs 1,78,473/- 2. Rs 89,237/- 3. Rs 7,58,471/- 4. Rs 12,95,743/-
	DD no. and date for registration	1. 002609 dated 01.07.2023. 2. 002610 dated 01.07.2023. 3. 002704 dated 16.10.2023. 4. 346275 dated 08.05.2024
	Name of the bank issuing	HDFC Bank Kotak Mahindra Bank
	DD Amount submitted for extension of registration dated 24.09.2025.	Rs. 2,02,900/- Rs. 1,82,610/- Rs. 6,033/-
	DD no. and date for extension of registration dated 24.09.2025.	695897 dated 12.09.2025 695898 dated 12.09.2025 949322 dated 28.10.2025
	Name of the bank issuing	Kotak Mahindra Bank
	DD submitted at the time of extension dated 08.01.2026	949364 dated 06.01.2026
	DD details submitted for extension of registration dated 08.01.2026	Rs 2,03,000/-
	Total fee paid	**Rs. 29,16,467/-**
	Deficient amount	**Nil**
37.	**File Status**	**Date**
	File received on	08.01.2026
	First notice Sent on	28.01.2026
	First hearing on	02.02.2026 (adjourned)
	Second hearing on	16.02.2026 (adjourned)
	Third hearing on	18.02.2026
38.	**Case History:-** The Promoter M/s Capital Heights Pvt. Ltd. who is a joint development holder applied for the extension of registration of real estate project namely "The Residences Three Sixty" located at Sector-70A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 105213 dated 08.01.2026 and EPIN-181. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1396-2023and online generated for project extension temp id RERA-GRG-PROJ-2156-2026. The	

	project area for registration is 2.79 acres and the licensed area is 27.7163 acres granted under License no – 16 of 2009 dated 01.06.2009 which is valid upto 28.05.2027 and 73 of 2013 dated 30.07.2023 which is valid upto 29.07.2026. The application for extension of registration was applied vide dated 24.09.2025 which was returned vide order dated 15.12.2025 in which the license (16 of 2009) pertaining to the project was expired along with substantial number of deficit documents. Now, the application for extension of registration was again applied vide dated 08.01.2026 which was scrutinized, and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/181 dated 28.01.2026 was issued to the promoter with an opportunity of being heard on 02.02.2026. On 02.02.2026, The matter is adjourned and to come up on 16.02.2026. **The promoter has submitted the copy of public notice previously published when applied dated 24.09.2025 which was returned vide order dated 15.12.2025 regarding the application for extension of registration in three newspapers, two English, "The Hindu" & "The Tribune" and one Hindi, "Dainik Jagran" dated 13.11.2025.** On 16.02.2026, The matter is adjourned and to come up on 18.02.2026. The status of documents is mentioned below:	
39.	**Deficiencies as observed in the scrutiny**	1 Correction in online DPI needs to be done. **Status: Not Submitted** 2 REP-V form needs to be submitted. **Status: Not Submitted** 3 Original RC needs to be submitted. **Status: Not Submitted** 4 Project report needs to be submitted. **Status: Not Submitted** 5 Revalidated Building plan approval and plans for tower CR-01 needs to be submitted. **Status: The promoter has submitted the approval of revised building plans of Tower-Z2 and 1 unit of EWS block falling in the group housing colony area measuring 27.7163 acres whereas revalidated building plan for tower CR-01 needs to be submitted.** 6 Supporting documents for reasons for delay of the project needs to be submitted. **Status: Not Submitted** 7 The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Not Submitted** 8 Copy of 5 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted** 9 Site photographs for the physical status of construction needs to be submitted. **Status: Not Submitted**

		10 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted but needs to be revised along with stamp and sign.** 11 List of the unsold units as on date of the application for extension of registration which includes unit no. and unit area needs to be provided. **Status: Submitted but needs to be stamp and signed.** 12 PERT chart specifying date of completion needs to be submitted. **Status: Not Submitted** 13 Details of any other cost amounts to Rs 1628.89 lakhs and financial resources from Others amounts to Rs 10523.36 lakhs and equity amounts to Rs 600 lakhs mentioned in DPI needs to be submitted. **Status: Not Submitted** 14 REP II needs to be revised. An affidavit confirming that no loan has been taken for the project must be submitted, or alternatively, an NOC from the lender must be provided. **Status: Submitted but an affidavit confirming that no loan has been taken for the project must be submitted, or alternatively, an NOC from the lender must be provided.** 15 Independent Auditors Report along with audited financial statement for the financial year 2024-25. **Status: Submitted but complete Independent Auditors Report for the financial year 2024-25 needs to be submitted.** 16 Bank Undertaking dated 01.09.2025 needs to be revised as unconditional bank undertaking needs to be submitted along with Final Approval for change in bank account needs to be submitted. **Status: Not Submitted** 17 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as date of completion mentioned as 31.12.2025. **Status: Submitted** 18 Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but Original CA Certificate of expenditure incurred and to be incurred dated 13.11.2025, Original CA Certificate of net worth of promoter on latest date as previously dated for 31.03.2025, Original CA Certificate of non-default in**

		payment of debt & statutory liabilities on latest date as previously for27.05.2025 and Revised CA Certificate of financial and inventory details of the project needs to be submitted. 19 Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Not Submitted** 20 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)(l)(D) needs to be submitted. **Status: Submitted** 21 Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. **Status: Submitted**
40.	**Remarks**	1. Corrections in online DPI needs to be done. 2. REP-V form needs to be submitted. 3. Original RC needs to be submitted. 4. Project report needs to be submitted. 5. Revalidated Building plan approval and plans for tower CR-01 needs to be submitted. Status: The promoter has submitted the approval of revised building plans of Tower-Z2 and 1 unit of EWS block falling in the group housing colony area measuring 27.7163 acres whereas revalidated building plan for tower CR-01 needs to be submitted. 6. Site photographs for the physical status of construction needs to be submitted. 7. Supporting documents for reasons for delay of the project needs to be submitted. 8. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. 9. List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted but needs to be revised along with stamp and sign.** 10. PERT chart specifying date of completion needs to be submitted. 11. Details of any other cost amounts to Rs 1628.89 lakhs and financial resources from Others amounts to Rs 10523.36 lakhs and equity amounts to Rs 600 lakhs mentioned in DPI needs to be submitted.

		12. An affidavit confirming that no loan has been taken for the project must be submitted, or alternatively, an NOC from the lender must be provided. 13. Complete Independent Auditors Report for the financial year 2024-25 needs to be submitted. 14. Bank Undertaking dated 01.09.2025 needs to be revised as unconditional bank undertaking needs to be submitted along with Final Approval for change in bank account needs to be submitted. 15. Original CA Certificate of expenditure incurred and to be incurred dated 13.11.2025, Original CA Certificate of net worth of promoter on latest date as previously dated for 31.03.2025, Original CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously for27.05.2025 and Revised CA Certificate of financial and inventory details of the project needs to be submitted. 16. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 40. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Wednesday and 18.02.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.02.2026.
Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
Sh. B.B. Sahu (Director) and Sh. Manish Kumar are present on behalf of the promoter.

The Director of the promoter company states that the building plan approval for the entire licensed area measuring 27.7163 acres was revalidated vide memo no. ZP-545-VOL-II/JD(RD)/2021/11918 dated 18.05.2021, which is valid up to 17.05.2026. He further clarifies that the revalidation was granted for the whole group housing colony area admeasuring 27.7163 acres and the revalidation of tower No. CR-01 also comes under the said approval dated 18.05.2021. In this regard, an affidavit from the Director shall also be submitted in the Authority.
The Director present further states that public notice dated 13.11.2025 was published in three newspapers—two English namely, The Hindu and The Tribune, and one Hindi namely, Dainik Jagran.

The Authority observes that the promoter had submitted an application u/s 6 of the Real Estate (Regulation and Development) Act, 2016 for extension of registration of the project namely "The Residences Three Sixty" on 24.09.2025 which was returned vide order dated 15.12.2025, as the license (16 of 2009) pertaining to the

project was expired along with substantial number of deficit documents were not submitted by the promoter. After obtaining the requisite approvals from the competent department, the promoter has now again applied on 08.01.2026 u/s 6 of the Act ibid for extension of registration of the said project.

The Authority observes that the public notice for the said project was published on 13.11.2025 itself with an objection invited up to 14.12.2025 and as per the records of the Authority no objections has been filed in the Authority and the previous application was returned due to lack of approvals and deficit documents. The promoter has applied again on 08.01.2026 itself i.e., within a period of one month time only. Keeping in view of the above, it is decided that there is no requirement to publish a public notice again in this regard.

Approved as proposed subject to rectification of the remaining deficiencies.
The extension of registration shall be issued only after the submission of deficit documents mentioned at S.No. 40.

(Arun Kumar)
Chairman, HARERA