

Project	Emaar Business District Next 114
Promoter	Emaar India Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	Emaar Business District Next 114	
2.	Name of the license holders	Balraj Singh S/o Bhale Ram and Smt. Sunil Malik W/o Vijender Singh Malik	
3.	Name of collaborator	M/s Emaar India Ltd.	
4.	Name of the promoter	M/s Emaar India Ltd.	
5.	Brief the promoter	M/s Emaar India Limited has been incorporated dated 18.02.2005 at registered address 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi, Delhi, India, 110017. Mr. Haroon Saeed Siddiqui, Mr. Jason Ashok Kothari, Mr. Shivani Bhasin Sachdeva, Mr. Jamal Majed Khalfan Bin Theniyah, Anil Harish are the director of the promoter company. Mr. Kalyan Yanmendra Chakrabarti and Mr. Khiroda Chandra Jena are the CFO and Mr. Bharat Bhushan Garg is Company Secretary of the promoter company.	
6.	Nature of the project	Commercial Plotted Colony	
7.	Location of the project	Sector- 114, Gurugram	
8.	Legal capacity to act as a promoter	Collaborator	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Whole	
11.	Phase no. (If applicable)	N/A	
12.	Online application ID	RERA-GRG-2173-2025	
13.	License no.	175 of 2025 dated 18.09.2025	Valid up to 17.09.2030
14.	Total licensed area	(6.40625 + 11.40 + 0.66875) 18.475 acres	Area to be registered 0.66875 acres
15.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2029	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	
18.	4(2)(I)(D) Compliance (If applicable)	N/A	

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19.	Status of change of bank account	N/A
20.	RC compliance	N/A
21.	Number of units	8 commercial plots
22.	Total Project cost	Rs. 28.72 crores
23.	Project Expenditure So far	Rs. 18.64 crores
24.	Expenditure to be incurred	Rs. 10.08 crores
25.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
	<b>S.N</b>	<b>Particulars</b>
		<b>Date of approval</b>
		<b>Validity up to</b>
	1.	License Approval
		175 of 2025 dated 18.09.2025
		17.09.2030
	2.	Layout plan approval
		DTCP-11448 dated 19.09.2025
	3.	Standard Design approval
		ZP-1497-III/SD(RD)/2026/4849 dated 10.02.2026
	4.	Environmental Clearance
		N/A
	5.	Airport height clearance
		N/A
	6.	Fire scheme approval
		N/A
	7.	Service plan and estimate approval
		Not submitted
	8.	Electrical load
		Not submitted
26.	<b>Fee Details</b>	
	Registration fee	4059.50 x 1.5 x 20 = Rs. 1,21,785/-
	Late fee	N/A
	Processing fee	4059.50 x 20 =Rs. 40,595/-
	Total fee	Rs. 1,62,380/-
27.	<b>DD Details</b>	
	DD amount	Rs. 1,63,000/-
	DD no. and date	961018 dated 10.02.2026
	Name of the bank issuing	HSBC Bank
	Total fee paid	Rs. 1,63,000/-
	Deficient amount	Nil
28.	<b>File Status</b>	
	File received on	27.02.2026
	First notice Sent on	17.03.2026



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	<b>1<sup>st</sup> hearing on</b>	16.03.2026 (Adjourned)																				
	<b>1<sup>st</sup> reply submitted on</b>	25.03.2026																				
	<b>2<sup>nd</sup> hearing on</b>	30.03.2026																				
<b>29.</b>	<p><b>Case History: -</b></p> <ol style="list-style-type: none"> <li>The Department of Town &amp; Country Planning, Haryana granted license no. 175 of 2025 dated 18.09.2025 to Balraj Singh S/o Bhale Ram and Smt. Sunil Malik W/o Vijender Singh Malik, in collaboration with M/s Emaar India Ltd. for development of Commercial Plotted Colony on the additional land measuring 0.66875 acres (in addition to license no. 14 of 2021 dated 12.03.2021 for an area measuring 6.40625 acres and license no. 130 of 2022 dated 25.08.2022 for an area measuring 11.40 acres), thereby totaling 18.475 acres in Sector 114, Gurugram.</li> <li>Status of registration of above licenses is as follows: <table border="1" data-bbox="331 667 1369 1102"> <thead> <tr> <th>License no.</th> <th>Area (acres)</th> <th>Name of the project</th> <th>Status of registration</th> </tr> </thead> <tbody> <tr> <td>14 of 2021 dated 12.03.2021</td> <td>6.40625</td> <td>Emaar Business District (EBD) 114</td> <td>RC no. 19 of 2021 dated 19.04.2021</td> </tr> <tr> <td>130 of 2022 dated 24.08.2022</td> <td>11.40</td> <td>Emaar Business District 114 NXT</td> <td>35 of 2023 dated 02.02.2023</td> </tr> <tr> <td>175 of 2025 dated 18.09.2025</td> <td>0.66875</td> <td>Emaar Business District Next 114</td> <td><b>Applied for registration</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>18.475</b></td> <td></td> <td></td> </tr> </tbody> </table> </li> <li>The completion certificate with respect to license no 14 of 2021 and 130 of 2022 has been obtained vide memo no. LC-4670-JE(AK)-2025/36657 dated 18.09.2025.</li> <li>Now, M/s Emaar India Ltd. has applied for registration of the above Commercial Plotted Colony namely “<b>Emaar Business District Next 114</b>” under section 4 of Real Estate (Regulation and Development), Act 2016 vide application dated 27.02.2026.</li> <li>The project comprises of 8 commercial SCOs.</li> <li>The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/2171 dated 17.03.2026 with an opportunity of hearing on 30.03.2026.</li> <li>A public notice dated 12.03.2026 with respect to the application dated 27.02.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Tribune (English), and Dainik Bhaskar (Hindi) and no objection has been received in the Authority with respect to the same.</li> <li>Further, the site of the project was visited and it was noted that the site is accessible from existing 30 m sector road.</li> <li>The reply dated 25.03.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:</li> </ol>		License no.	Area (acres)	Name of the project	Status of registration	14 of 2021 dated 12.03.2021	6.40625	Emaar Business District (EBD) 114	RC no. 19 of 2021 dated 19.04.2021	130 of 2022 dated 24.08.2022	11.40	Emaar Business District 114 NXT	35 of 2023 dated 02.02.2023	175 of 2025 dated 18.09.2025	0.66875	Emaar Business District Next 114	<b>Applied for registration</b>	<b>Total</b>	<b>18.475</b>		
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<p><b>30. Present compliance status as on 30.03.2026 of deficit documents as conveyed vide deficiency notice dated 17.03.2026</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</b></li> <li>2. Corrections in online DPI need to be done. <b>Status: Needs to be corrected</b></li> <li>3. 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. <b>Status: Not submitted</b></li> <li>4. Copy of allocation agreements between the landowners and the developer clearly defining the entitlement of each party as per clause 7.2 of the collaboration agreement needs to be submitted. <b>Status: The promoter has submitted the draft of allocation agreement stating that the same is yet to be executed with the landowners.</b></li> <li>5. Clause regarding irrevocability of the collaboration agreement needs to be clarified. <b>Status: The promoter submitted the collaboration agreement highlighting the clause H wherein it is stated that “...the Landowners under this Agreement, has agreed to the unconditional and irrevocable grant of Development Rights so as to develop the Project on the Project Land.” However, the irrevocability of the collaboration in all respect of the entire agreement and right to develop, market etc. needs to be clarified.</b></li> <li>6. Natural conservation zone NOC, forest land diversion NOC and powerline shifting NOC, if applicable, needs to be submitted. <b>Status: Affidavit through authorized signatory with respect to non-applicability of the same is submitted.</b></li> <li>7. Copies of mutation, jamabandi and aks shijra of the entire area applied for registration duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted.</li> </ol>
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	<p><b>Status: Aks shijra for 14//2/2/2, 14//9/1 and 14//26 needs to be submitted.</b></p> <p>8. Land title search report needs to be submitted. <b>Status: Latest land title search report needs to be submitted.</b></p> <p>9. Approved electrical load availability connection needs to be submitted. <b>Status: Revised electrical load approval for 18.475 acres needs to be submitted.</b></p> <p>10. Copies of approvals/ assurances for sewerage, water supply, storm water drainage and construction water NOC from concerned department need to be submitted. <b>Status: Assurance for water supply submitted. Assurance/ approval for sewerage, storm water drainage and construction water NOC needs to be submitted.</b></p> <p>11. Approved service plans and estimates need to be submitted. <b>Status: Applied to HSVP on 18.02.2026</b></p> <p>12. PERT chart of the project needs to be submitted. <b>Status: Submitted</b></p> <p>13. Draft payment plan needs to be submitted. <b>Status: Needs to be revised and resubmitted with stamp and sign of authorized signatory.</b></p> <p>14. Draft builder buyer agreement and allotment letter needs to be revised. <b>Status: Details of approvals need to be mentioned in the allotment letter. Schedules to be annexed as mentioned in the draft BBA need to be provided.</b></p> <p>15. Draft brochure and advertisement document need to be submitted. <b>Status: Submitted</b></p> <p>16. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted but needs to be revised</b></p> <p>17. Project report needs to be revised. <b>Status: Submitted but needs to be revised</b></p> <p>18. Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Not submitted</b></p> <p>19. Background of the promoter needs to be provided. <b>Status: Submitted</b></p>
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		<p>20. Details of registered agent needs to be provided along with KYC of registered agent. <b>Status: Not submitted</b></p> <p>21. Original bank undertaking needs to be submitted. <b>Status: Submitted</b></p> <p>22. Affidavit regarding 4(2)(l)(D) for separate bank account needs to be provided as per prescribe format. <b>Status: Submitted</b></p> <p>23. Quarterly schedule of estimated expenditure and resource needs to be provided. <b>Status: Submitted but needs to be revised</b></p> <p>24. CA certificate for REP I need to be provided. <b>Status: Submitted</b></p> <p>25. CA certificate for non-default needs to be provided. <b>Status: Submitted</b></p> <p>26. CA certificate for net worth needs to be provided. <b>Status: Submitted</b></p> <p>27. CA certificate for expenditure incurred and to be incurred needs to be provided. <b>Status: Submitted</b></p> <p>28. Affidavit regarding no loan on project land needs to be submitted. <b>Status: Submitted</b></p> <p>29. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. <b>Status: Submitted</b></p> <p>30. Latest MCA record of the promoter needs to be provided. <b>Status: Submitted</b></p>
31.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</b></p> <p>2. Corrections in online DPI need to be done. <b>Status: Needs to be corrected</b></p> <p>3. 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. <b>Status: Not submitted</b></p>



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**32. Recommendation:** The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 31. It is recommended that the Authority may consider for grant of registration subject to the submission of approval of service plans & estimates and electrical load availability within a period of 4 months; security amount of Rs. 25 lakhs on account of timely submission of approved service plans & estimates along with other remaining deficiencies including before the issuance of the registration certificate.

 <b>(Asha)</b> <b>Chartered Accountant</b>	 <b>(Neeraj Gautam)</b> <b>Associate Architectural Executive</b>
<b>Day and Date of hearing</b>	Monday and 30.03.2026
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Ms. Neeraj Gautam, Associate Architectural Associate and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Venkat Rao (Advocate), Sh. Purshottam Grover (AR), Ms. Priyanka Miglani and Sh. Anitesh Singh (AR) appeared on behalf of the promoter.

The Authorized Representative of the promoter submits that a reply including the pending deficiencies has been submitted in the Authority today. The Authorized Representative of the promoter further states that presently service plans and estimates and electrical load are under

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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. Approved Service Plans and Estimates within 4 months from the date of grant of registration; and
- ii. Approved Electrification plan within 6 months from the date of grant of registration; and

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame, the said security amount 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 a Demand Draft/ Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of Approved Service Plans and Estimates within 4 months from the date of grant of registration.

In the event of non-submission of the above approval 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 Approved Electrification plan within 6 months from the date of grant of registration.

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

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of a DD/BG of Rs. 25 lakhs for submission of Approved Service Plans and Estimates within the timeframe mentioned above.



(Arun Kumar)  
Chairman, HARERA

