M3M Antalya Hills Phase I
RERA-GRG-2182-2026

Hearing brief for continuation of registration of project u/s 7(3)			
S No.	**Particulars**	**Details**	
1.	**Name of the project**	M3M Antalya Hills Phase I	
2.	**Name of the promotor**	M/s Loon Land Development Limited	
3.	**About the promoter**	Loon Land Development Limited is a public unlisted real estate company incorporated on 2 April 2014 and registered with the Registrar of Companies (ROC) Delhi. The company is engaged in real estate and land development activities, including development and leasing of property. The company has an authorized share capital of ₹5,00,000 (₹5 lakh) and a paid-up capital of ₹5,00,000. The current directors include Amit Raj, Mukesh Sharma, and Sanjay Sroha, who manage the company's operations and development activities. The company's registered office is located at Devika Tower, Nehru Place, New Delhi, and it operates mainly in the real estate development sector.	
4.	**Nature of the project**	Residential Floors	
5.	**Location of the project**	Sector-79, Gurugram	
6.	**Legal capacity to act as a promoter**	License holder	
7.	**Name of the license holder**	M/s Loon Land Development Limited	
8.	**Name of the collaborator**	Not applicable	
9.	**Status**	Ongoing	
10.	**RERA Temp ID**	RERA-GRG-2182-2026	
11.	**RERA Registration No.**	125 of 2022	
12.	**Validity of Registration Certificate**	Valid From 23.12.2022	Valid Up to 31.12.2025
13.	**Extension no. u/s 6**	Not applied by the promoter	
14.	**Validity of Extension Certificate**	Not applied by the promoter	Not applied by the promoter
15.	**Date of application u/s 7(3)**	11.02.2026	
16.	**Date of Completion of project.**	30.12.2027	
17.	**QPR Compliance**	For RC No. 125 of 2022: QPR submitted till quarter Jan-March 2023 to Oct- Dec 2025	

18.	4(2)(L)(D) Compliance	For RC No. 125 of 2022: All 4(2)(l)(d) reports of FY 2022-2023, 2023-2024 & FY 2024- 2025 submitted	
19.	4(2)(L)(C) Compliance	Applied for Continuation of Registration	
20.	Compliance of conditions of RC	For RC No. 125 of 2022: Approved Service plans and estimates within 3 months from the date RC i.e. 23.12.2022. Status: Approval submitted on 02.05.2023: Not in timeframe	
21.	Proceeding pending against the project	For RC No. 125 of 2022: Nil	
22.	Authorized Signatory/ Legal Representatives	Sh. Bharat Vigmal	
23.	Date of commencement of project	23.12.2022	
24.	RC Compliances (if any)/ OC received (if any)	OC submitted for 150 plots dated 12.12.2025 (A1-A94), (A1-1 – A1-15), (A2-1 – A2-10), (B-1- B-8), (C-1 – C-8), (D-1 – D-5), (P1 – P8), P11, P12	
25.	No. of Plots	159 plots	
26.	No. of units	636 units	
27.	Present stage of completion (%)	100% (As per latest QPR submitted)	
28.	Total Project cost	Rs 528.72 Cr.	
29.	Incurred cost	Rs 361.82 Cr.	
30.	To be incurred	Rs 166.90 Cr.	
31.	Construction cost of floors per Sq.ft.	Rs 2767.54 Cr.	
32.	Land cost	Rs 88.77 Cr.	
33.	Sold Unit	508 units	
34.	Unsold units	128 units	
35.	Total sale consideration from sold units	Rs 837.44 Cr.	
36.	Total amount received from sold inventory	Rs 396.55 Cr.	
37.	Amount to be received from existing allottee.	Rs 440.89 Cr.	
38.	Closing balance at the end of the quarter as on 31.12.2025	Rs 0.09 Cr.	
39.	Reasons for delay	Order of different competent authorities such as ban on construction activities due to rise in pollution level.	
40.	License no.	194 of 2022 dated 29.11.2022	valid up to 28.11.2027

41.	**Total licensed area**		8.7111 Acres	**Area for applied Continuation of project registration u/s 7(3)**	5.215 Acres
42.	**Fee Calculation**				
	Fee at the time of registration				
	A.	Registration fee	Residential 55,720.265 * 2.64 * 10= Rs 14,71,015/-		
	B.	Processing fee	55,720.265 * 10= Rs 5,57,203/-		
	C.	Late fee at the time of registration	Not applicable		
	D.	Total fee (a+b)	Rs 20,28,218/-		
	Fee at the time of extension of registration: Not applied under section 6 of the Act, 2016.				
	A.	Extension Fee (Half of Registration fee)	Not applicable		
	B.	Processing fee	Not applicable		
	C.	Late fee (100% of extension fee)	Not applicable		
	D.	Total fee (a+b+c)	Not applicable		
	Fee at the time of Continuation of registration				
	A.	Continuation Fee (Extension fee) * No. of Year extension required	Rs 7,35,508/- x 2= Rs 14,71,016/-		
	B.	Processing fee	55,720.265 * 10= Rs 5,57,203/-		
	C.	Late fee (50% of extension fee* no. of months late apply)	Rs 7,35,508/- x 50% x 4 months = Rs 14,71,016/- Rs 7,35,508/- x 50% x 11/28 Days = Rs 1,44,475/- Total- Rs 16,15,491/-		
	D.	Total fee (a+b+c)	**Rs 36,43,710/-**		
	Total Fee (Registration + Extension + Continuation)		**Rs 56,71,928/-**		
43.	**DD Details at the time of registration**				
	A.	DD/RTGS amount	Rs 14,71,100/- Rs 5,57,300/-		
	B.	DD no. and date	500727 dated 16.12.2022 500730 dated 16.12.2022		
	DD Details for Continuation of registration				
	A.	DD amount	Rs 14,70,900/- Rs 5,57,160/- Rs 8,79,960/- Rs 7,35,508/-		

	B.	DD no. and date	504028 dated 11.02.2026 504027 dated 11.02.2026 503357 dated 09.03.2026 503356 dated 09.03.2026	
44.	**Total Fee paid (Registration + Continuation)**		**Rs 56,71,928/-**	
45.	**Deficit Fee**		Nil	
46.	**Statutory approvals either applied for or obtained prior to registration**			
	S. No	**Particulars**	**Date of approval**	**Validity up to**
	1.	**License no.**	194 of 2022 dated 29.11.2022	28.11.2027
	2.	**layout plan approval**	Drg. No. DG, TCP-8790 dated 29.11.2022	
	3.	**Zoning plan approval**	Drg. No. DTCP 8791 dated 29.11.2022	-
	4.	**Building plan approval**	Approved under self-certification policy (for applied 159 plots)- Email from DTP Gurugram dated 16.12.2022 & 20.12.2022	15.12.2024 & 19.12.2024 **(Expired)**
	Note: It is noted that the promoter has submitted the occupation certificate for 150 plots. For the remaining 9 plots, revised building plans dated 09.03.2026 & 05.03.2026 have been submitted.			
	5.	**Environmental Clearance**	EC22B038HR137560 dated 07.12.2022 valid upto 06.12.2032	
	6.	**Airport height clearance**	Not applicable	
	7.	**Fire scheme approval**	Not applicable	
	8.	**Service plan and estimate approval**	Memo no. LC-4210-JE(DS)-2023/12506 dated 02.05.2023 (For DDJAY plotted colony)	
	9.	**Re- approval of electrification plan**	Memo no. Ch-. 46/PC- GC- 891/ MNSR dated 26.05.2025 (For DDJAY plotted colony)	
47.	**File Status**		**Date**	
	File Received on		11.02.2026	
	First notice sent on		03.03.2026	
	1st Show cause notice		03.03.2026	
	1st Hearing		09.03.2026 (Adjourned)	
	2nd Hearing		16.03.2026	

3rd Hearing	30.03.2026

Case History:

An application regarding Continuation of registration of Residential floors namely "M3M Antalya Hills Phase I" situated at Sector-79, Gurugram, Haryana being developed by M/s Loon Land Development Limited was submitted on 11.02.2026 under section 7(3) of Real Estate (Regulation and Development), Act 2016.

The Director, Town and Country Planning, Haryana has granted License No. 194 of 2022 dated 29.11.2022 to the promoter for an area admeasuring 8.7111 acres for the development of an affordable residential plotted colony under the DDJAY Scheme, 2016. Accordingly, the residential plotted colony under DDJAY has already been registered with the Authority vide RERA Registration No. 124 of 2022.

The promoter has undertaken that no DDJAY plots will be sold and that only independent built-up floors constructed on each plot shall be sold. It is further stated that these residential floors have already been registered with the Authority vide RERA Registration No. 125 of 2022 dated 23.12.2022 valid upto 31.12.2025.

Further, it is noted that the promoter for residential floors has directly applied under Section 7(3), whereas time is still available under Section 6 i.e. 30.12.2026. Accordingly, a deficiency in this regard was raised, and the promoter has submitted the reply, the same is mentioned below.

Additionally, occupation certificates for the residential floors on 150 plots under the self-certification policy, issued by an architect, have been received vide letters dated 12.12.2025. For the remaining 9 plots, the promoter has obtained approval of revised building plans dated 09.03.2026 under the self-certification policy. An affidavit has also been submitted stating that no third-party rights have been created and no sale of any units has been made with respect to the 9 plots for which the revised building plans were approved on 09.03.2026.

The details of the 159 plots applied for continuation of registration are as follows:

Sr. No	Plot No	BR-III email date	Plot Area	FAR Permissible	Total FAR	OC Status
1	A-1	16-12-2022	136.151	2.64	359.439	OC issued
2	A-2	16-12-2022	136.151	2.64	359.439	OC issued
3	A-3	16-12-2022	136.151	2.64	359.439	OC issued
4	A-4	16-12-2022	136.151	2.64	359.439	OC issued
5	A-5	16-12-2022	136.151	2.64	359.439	OC issued
6	A-6	16-12-2022	136.151	2.64	359.439	OC issued
7	A-7	16-12-2022	136.151	2.64	359.439	OC issued

	8	A-8	16-12-2022	136.151	2.64	359.439	OC issued
	9	A-9	16-12-2022	136.151	2.64	359.439	OC issued
	10	A-10	16-12-2022	136.151	2.64	359.439	OC issued
	11	A-11	16-12-2022	136.151	2.64	359.439	OC issued
	12	A-12	16-12-2022	136.151	2.64	359.439	OC issued
	13	A-13	16-12-2022	136.151	2.64	359.439	OC issued
	14	A-14	16-12-2022	136.151	2.64	359.439	OC issued
	15	A-15	16-12-2022	136.151	2.64	359.439	OC issued
	16	A-16	16-12-2022	136.151	2.64	359.439	OC issued
	17	A-17	16-12-2022	136.151	2.64	359.439	OC issued
	18	A-18	16-12-2022	136.151	2.64	359.439	OC issued
	19	A-19	16-12-2022	136.151	2.64	359.439	OC issued
	20	A-20	16-12-2022	136.151	2.64	359.439	OC issued
	21	A-21	16-12-2022	136.151	2.64	359.439	OC issued
	22	A-22	16-12-2022	136.151	2.64	359.439	OC issued
	23	A-23	16-12-2022	136.151	2.64	359.439	OC issued
	24	A-24	16-12-2022	136.151	2.64	359.439	OC issued
	25	A-25	16-12-2022	136.151	2.64	359.439	OC issued
	26	A-26	16-12-2022	136.151	2.64	359.439	OC issued
	27	A-27	16-12-2022	136.151	2.64	359.439	OC issued
	28	A-28	16-12-2022	136.151	2.64	359.439	OC issued
	29	A-29	16-12-2022	136.151	2.64	359.439	OC issued
	30	A-30	16-12-2022	136.151	2.64	359.439	OC issued
	31	A-31	16-12-2022	136.151	2.64	359.439	OC issued
	32	A-32	16-12-2022	136.151	2.64	359.439	OC issued
	33	A-33	16-12-2022	136.151	2.64	359.439	OC issued
	34	A-34	16-12-2022	136.151	2.64	359.439	OC issued
	35	A-35	16-12-2022	136.151	2.64	359.439	OC issued
	36	A-36	16-12-2022	136.151	2.64	359.439	OC issued
	37	A-37	16-12-2022	136.151	2.64	359.439	OC issued
	38	A-38	16-12-2022	136.151	2.64	359.439	OC issued
	39	A-39	16-12-2022	136.151	2.64	359.439	OC issued
	40	A-40	16-12-2022	136.151	2.64	359.439	OC issued
	41	A-41	16-12-2022	136.151	2.64	359.439	OC issued
	42	A-42	16-12-2022	136.151	2.64	359.439	OC issued
	43	A-43	16-12-2022	136.151	2.64	359.439	OC issued
	44	A-44	16-12-2022	136.151	2.64	359.439	OC issued
	45	A-45	16-12-2022	136.151	2.64	359.439	OC issued

	46	A-46	16-12-2022	136.151	2.64	359.439	OC issued
	47	A-47	16-12-2022	136.151	2.64	359.439	OC issued
	48	A-48	16-12-2022	136.151	2.64	359.439	OC issued
	49	A-49	16-12-2022	136.151	2.64	359.439	OC issued
	50	A-50	16-12-2022	136.151	2.64	359.439	OC issued
	51	A-51	16-12-2022	136.151	2.64	359.439	OC issued
	52	A-52	16-12-2022	136.151	2.64	359.439	OC issued
	53	A-53	16-12-2022	136.151	2.64	359.439	OC issued
	54	A-54	16-12-2022	136.151	2.64	359.439	OC issued
	55	A-55	16-12-2022	136.151	2.64	359.439	OC issued
	56	A-56	16-12-2022	136.151	2.64	359.439	OC issued
	57	A-57	16-12-2022	136.151	2.64	359.439	OC issued
	58	A-58	16-12-2022	136.151	2.64	359.439	OC issued
	59	A-59	16-12-2022	136.151	2.64	359.439	OC issued
	60	A-60	16-12-2022	136.151	2.64	359.439	OC issued
	61	A-61	16-12-2022	136.151	2.64	359.439	OC issued
	62	A-62	16-12-2022	136.151	2.64	359.439	OC issued
	63	A-63	16-12-2022	136.151	2.64	359.439	OC issued
	64	A-64	16-12-2022	136.151	2.64	359.439	OC issued
	65	A-65	16-12-2022	136.151	2.64	359.439	OC issued
	66	A-66	16-12-2022	136.151	2.64	359.439	OC issued
	67	A-67	16-12-2022	136.151	2.64	359.439	OC issued
	68	A-68	16-12-2022	136.151	2.64	359.439	OC issued
	69	A-69	16-12-2022	136.151	2.64	359.439	OC issued
	70	A-70	16-12-2022	136.151	2.64	359.439	OC issued
	71	A-71	16-12-2022	136.151	2.64	359.439	OC issued
	72	A-72	16-12-2022	136.151	2.64	359.439	OC issued
	73	A-73	16-12-2022	136.151	2.64	359.439	OC issued
	74	A-74	16-12-2022	136.151	2.64	359.439	OC issued
	75	A-75	16-12-2022	136.151	2.64	359.439	OC issued
	76	A-76	16-12-2022	136.151	2.64	359.439	OC issued
	77	A-77	16-12-2022	136.151	2.64	359.439	OC issued
	78	A-78	16-12-2022	136.151	2.64	359.439	OC issued
	79	A-79	16-12-2022	136.151	2.64	359.439	OC issued
	80	A-80	16-12-2022	136.151	2.64	359.439	OC issued
	81	A-81	16-12-2022	136.151	2.64	359.439	OC issued
	82	A-82	16-12-2022	136.151	2.64	359.439	OC issued
	83	A-83	16-12-2022	136.151	2.64	359.439	OC issued

	84	A-84	16-12-2022	136.151	2.64	359.439	OC issued
	85	A-85	16-12-2022	136.151	2.64	359.439	OC issued
	86	A-86	16-12-2022	136.151	2.64	359.439	OC issued
	87	A-87	16-12-2022	136.151	2.64	359.439	OC issued
	88	A-88	16-12-2022	136.151	2.64	359.439	OC issued
	89	A-89	16-12-2022	136.151	2.64	359.439	OC issued
	90	A-90	16-12-2022	136.151	2.64	359.439	OC issued
	91	A-91	16-12-2022	136.151	2.64	359.439	OC issued
	92	A-92	16-12-2022	136.151	2.64	359.439	OC issued
	93	A-93	16-12-2022	136.151	2.64	359.439	OC issued
	94	A-94	16-12-2022	136.151	2.64	359.439	OC issued
	95	A1-1	20-12-2022	143.936	2.64	379.991	OC issued
	96	A1-2	20-12-2022	143.936	2.64	379.991	OC issued
	97	A1-3	20-12-2022	143.936	2.64	379.991	OC issued
	98	A1-4	20-12-2022	143.936	2.64	379.991	OC issued
	99	A1-5	20-12-2022	143.936	2.64	379.991	OC issued
	100	A1-6	20-12-2022	143.936	2.64	379.991	OC issued
	101	A1-7	20-12-2022	143.936	2.64	379.991	OC issued
	102	A1-8	20-12-2022	143.936	2.64	379.991	OC issued
	103	A1-9	20-12-2022	143.936	2.64	379.991	OC issued
	104	A1-10	20-12-2022	143.936	2.64	379.991	OC issued
	105	A1-11	20-12-2022	143.936	2.64	379.991	OC issued
	106	A1-12	20-12-2022	143.936	2.64	379.991	OC issued
	107	A1-13	20-12-2022	143.936	2.64	379.991	OC issued
	108	A1-14	20-12-2022	143.936	2.64	379.991	OC issued
	109	A1-15	20-12-2022	143.936	2.64	379.991	OC issued
	110	A2-1	20-12-2022	138.481	2.64	365.590	OC issued
	111	A2-2	20-12-2022	138.481	2.64	365.590	OC issued
	112	A2-3	20-12-2022	138.481	2.64	365.590	OC issued
	113	A2-4	20-12-2022	138.481	2.64	365.590	OC issued
	114	A2-5	20-12-2022	138.481	2.64	365.590	OC issued
	115	A2-6	20-12-2022	138.481	2.64	365.590	OC issued
	116	A2-7	20-12-2022	138.481	2.64	365.590	OC issued
	117	A2-8	20-12-2022	138.481	2.64	365.590	OC issued
	118	A2-9	20-12-2022	138.481	2.64	365.590	OC issued
	119	A2-10	20-12-2022	138.481	2.64	365.590	OC issued
	120	B-1	20-12-2022	104.183	2.64	275.043	OC issued
	121	B-2	20-12-2022	104.183	2.64	275.043	OC issued

	122	B-3	20-12-2022	104.183	2.64	275.043	OC issued
	123	B-4	20-12-2022	104.183	2.64	275.043	OC issued
	124	B-5	20-12-2022	104.183	2.64	275.043	OC issued
	125	B-6	20-12-2022	104.183	2.64	275.043	OC issued
	126	B-7	20-12-2022	104.183	2.64	275.043	OC issued
	127	B-8	20-12-2022	104.183	2.64	275.043	OC issued
	128	B1-1	20-12-2022	102.240	2.64	269.914	pending
	129	B1-2	20-12-2022	102.240	2.64	269.914	pending
	130	B1-3	20-12-2022	102.240	2.64	269.914	pending
	131	B1-4	20-12-2022	102.240	2.64	269.914	pending
	132	B1-5	20-12-2022	102.240	2.64	269.914	pending
	133	B1-6	20-12-2022	102.240	2.64	269.914	pending
	134	B1-7	20-12-2022	102.240	2.64	269.914	pending
	135	C-1	20-12-2022	143.885	2.64	379.856	OC issued
	136	C-2	20-12-2022	143.885	2.64	379.856	OC issued
	137	C-3	20-12-2022	143.885	2.64	379.856	OC issued
	138	C-4	20-12-2022	143.885	2.64	379.856	OC issued
	139	C-5	20-12-2022	143.885	2.64	379.856	OC issued
	140	C-6	20-12-2022	143.885	2.64	379.856	OC issued
	141	C-7	20-12-2022	143.885	2.64	379.856	OC issued
	142	C-8	20-12-2022	143.885	2.64	379.856	OC issued
	143	D-1	16-12-2022	100.951	2.64	266.511	OC issued
	144	D-2	16-12-2022	100.951	2.64	266.511	OC issued
	145	D-3	16-12-2022	100.951	2.64	266.511	OC issued
	146	D-4	16-12-2022	100.951	2.64	266.511	OC issued
	147	D-5	16-12-2022	100.951	2.64	266.511	OC issued
	148	P1	20-12-2022	130.550	2.64	344.652	OC issued
	149	P2	20-12-2022	110.900	2.64	292.776	OC issued
	150	P3	20-12-2022	149.610	2.64	394.970	OC issued
	151	P4	20-12-2022	149.650	2.64	395.076	OC issued
	152	P5	20-12-2022	134.970	2.64	356.321	OC issued
	153	P6	20-12-2022	113.810	2.64	300.458	OC issued
	154	P7	20-12-2022	149.480	2.64	394.627	OC issued
	155	P8	20-12-2022	149.560	2.64	394.838	OC issued
	156	P9	20-12-2022	131.100	2.64	346.104	pending
	157	P10	20-12-2022	115.390	2.64	304.630	pending
	158	P11	20-12-2022	106.299	2.64	280.629	OC issued
	159	P12	20-12-2022	117.830	2.64	311.071	OC issued

		Total	**21,106.161**		**55,720.265**	

The application for continuation of registration was scrutinized and 1st deficiency notice vide notice no. RC/HARERA/GGM/EPIN/7(3)/167 dated 03.03.2026 was issued to the promoter with an opportunity of being heard on 09.03.2026.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 17.02.2026 namely Dainik Tribune, The Hindu & The Tribune. No objections were received up to 02.03.2026.

The promoter has submitted a reply of show cause notice issued for violation of provisions of section 4 of the Act, 2016 on 03.03.2026 which was scrutinized and the promoter stated that:

The promoter submitted that the Authority granted RERA Registration No. 125 of 2022 dated 23.12.2022 for the project "M3M Antalya Hills Phase 1 – Independent Residential Floors" situated at Sector 79, Gurugram, being developed by M/s Loon Land Development Limited, with the completion timeline declared as 31.12.2025 in REP-II.

During the development phase, construction activities were affected due to multiple bans imposed by the National Green Tribunal and the Commission for Air Quality Management in National Capital Region and Adjoining Areas under various GRAP orders due to severe air quality conditions in Delhi/NCR, which impacted the project progress. However, the construction/internal development works are presently at an advanced stage of completion. The promoter has further requested the Authority to consider the circumstances and not initiate penal proceedings for violation of Section 4, and also requested that no penalty be imposed under Section 60 of the Act.

As per directions of the authority, the concerned PE & CA conducted a site visit on 10.03.2026. The current status of the site is as follows:

M3M Antalya Hills Phase I is a residential floors project located in Sector 79, Gurugram, developed by M/s Loon Land Development Limited. The project is accessible from a 24-meter-wide road and is being developed on a land parcel of approximately 5.215 acres. It comprises 636 floors on 159 plots.

As per the site visit, the superstructure and substructure have been completed, and all services have been laid out. However, internal finishing works are in progress on some floors, while external cladding and painting work is underway on others.

For the remaining 9 plots, for which revised building plans have been obtained, the superstructure has been constructed up to the second floor.

On 09.03.2026, the matter was adjourned and fixed for 16.03.2026.

	Proceedings dated 16.03.2026, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed the facts of the case. Sh. Abijeet Singh (AR), Sh. Manik Sharma (AR) & Sh. Bharat Vigmal (AR) are present on behalf of promoter. The Authorized Representative of the promoter states that the occupation certificates for 600 residential floors on 150 plots under the self-certification policy, issued by an architect, have been received. For the remaining 9 plots (B1-01, B1-02, B1-03, B1-04, B1-05, B1-06, B1-07, P-9 and P10) having 36 units, **revised building plans have been obtained under the self-certification policy. Further, the Authorized Representative of the promoter states that no third-party rights of any kind have been created and no sale of any units has been made with respect to the 36 floors on the said 9 plots for which the revised building plans were approved.** An affidavit from the director affirming the same already stands submitted in the Authority. The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-creation of third-party rights of any kind on the remaining 36 floors on the 9 plots (B1-01, B1-02, B1-03, B1-04, B1-05, B1-06, B1-07, P-9 and P10). **In view of the above, the Authority decides that a public notice of 10 days for inviting objections from the allottees, if any be issued in three prominent newspapers** (two English and one Hindi) having wide circulation regarding the revision in the building plans of the 9 plots and non-creation of third-party rights of any kind. The matter to come up on 30.03.2026. **As per the directions given by the Authority in the hearing dated 30.03.2026, the promoter has published the public notice for the second time on 18.03.2026 regarding the revision in the building plans of 36 floors on the said 9 plots. The public notice was published in three leading newspapers one Hindi and two English for 10 days namely Dainik Tribune, The Hindu, and The Tribune on 18.03.2026. No objections are received up to 27.03.2026.** The status of the documents after scrutiny of the reply dated 11.03.2026 is mentioned below:	
48.	**Present compliance status as on 30.03.2026 deficiencies conveyed vide last hearing dated 16.03.2026.**	1. Deficit fee of Rs 16,15,468/- needs to be submitted. **Status: Deficit fee of Rs. 8,79,960/- & Rs. 7,35,508/-. have been submitted vide DD No. 503357 & 503356 dated 09.03.2026.** 2. Corrections in online DPI needs to be done. **Status: Submitted, but corrections need to be done.** 3. Original registration certificate needs to be submitted. **Status: Submitted** 4. It is observed that the promoter has been applied an application directly for continuation of registration under section 7(3) of the Act, 2016 instead of extension of registration under section 6 of the Act, 2016. Hence, the same needs to be clarified.

		Status: Clarification submitted in the reply stating that during the development phase, construction and development activities were affected due to multiple bans imposed by the National Green Tribunal and the Commission for Air Quality Management in National Capital Region and Adjoining Areas under various GRAP orders due to severe air quality conditions in Delhi/NCR. Consequently, the project progress was impacted, though construction/internal development works are presently at an advanced stage. **Further, building plans for a few plots were approved on 09.03.2026 under the self-certification policy. No third-party rights have been created on these plots. As the development of these plots will require additional time.** 5. Revalidated building plans of all the applied floors needs to be submitted. **Status: It is noted that the promoter has submitted the occupation certificate for 150 plots. For the remaining 9 plots, revised building plans dated 09.03.2026 have been submitted, stating that these plots have not been sold.** 6. An explanatory note setting out the reasons for in completion of the project needs to be submitted along with supporting documents. **Status: 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: An affidavit from the Director has been submitted stating that there is no change in the project except for the revision in the building plans of 9 plots and the project budget.** 8. Booking list of units sold to the allottees as on date of the application applied for continuation which includes name of the allottees, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted**

		9. List of the unsold units as on date of the application for continuation of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 10. PERT chart needs to be submitted specifying the completion date for the remaining of the project. **Status: Submitted, but needs to be revised.** 11. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not as per our Act, Rules and Regulation.** 12. Project report along with site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Submitted, but needs to be revised.** 13. Clarification needs to be submitted as Land Cost, EDC, IDC, IDW, Construction Cost, Total Project Cost and financial resources does not mention in DPI. DPI needs to revised. **Status: Submitted** 14. Original non-encumbrance certificate not below the rank of tehsildar certified on 18.09.2025 needs to be submitted. Promoter affidavit for no loan on the project needs to be submitted. **Status: Submitted, Promoter states that original non-encumbrance certificate dated 18.09.2025, has already been submitted during the process of extension of plotted colony project titled "8.711 acres DDJAY Plotted Colony".** 15. 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 on latest date & CA Certificate of expenditure incurred and to be incurred. **Status: Submitted** 16. Project Report, statement of quarterly expenditure, statement of quarterly source of funds and quarterly Net Cash Flow statement needs to be submitted. **Status: Submitted** 17. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted**

		18. Challan and Schedule of payment of IDC and EDC paid for the project needs to be submitted. **Status: Submitted** 19. Bank Statement of RERA Accounts for the month of December 2025 needs to be submitted. **Status: Submitted**
49.	**Remarks**	1. Corrections in online DPI needs to be done. **Status: Submitted, but corrections need to be done.** 2. It is observed that the promoter has been applied an application directly for continuation of registration under section 7(3) of the Act, 2016 instead of extension of registration under section 6 of the Act, 2016. Hence, the same needs to be clarified. **Status: Clarification submitted in the reply stating that during the development phase, construction and development activities were affected due to multiple bans imposed by the National Green Tribunal and the Commission for Air Quality Management in National Capital Region and Adjoining Areas under various GRAP orders due to severe air quality conditions in Delhi/NCR. Consequently, the project progress was impacted, though construction/internal development works are presently at an advanced stage.** **Further, building plans for a few plots were approved on 09.03.2026 & 05.03.2026 under the self-certification policy. No third-party rights have been created on these plots. As the development of these plots will require additional time.** 3. PERT chart needs to be submitted specifying the completion date for the remaining of the project. **Status: Submitted, but needs to be revised.** 4. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not as per our Act, Rules and Regulation.** 5. Project report along with site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Submitted, but project report needs to be revised.** 6. Original non-encumbrance certificate not below the rank of tehsildar certified on 18.09.2025 needs to be

		submitted. Promoter affidavit for no loan on the project needs to be submitted. **Status: Submitted, Promoter states that original non-encumbrance certificate dated 18.09.2025, has already been submitted during the process of extension of plotted colony project titled "8.711 acres DDJAY Plotted Colony".**

Recommendation: It is submitted that the present application has been moved by the Promoter under section 7(3) of the Act. In this regard, it is submitted that the promoter had the statutory remedy available under Section 6 of the Act, 2016 to seek extension of the registration prior to its expiry, on account of reasonable grounds. Thus, the present application may be considered under section 6 of the Act rather than under section 7(3) of the Act.

The present application submitted by the promoter has been examined and found to be in order as per requirement under section 6 of the Act except some deficiencies including the ones listed above at S. No. 49.

It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 30.12.2026 subject to the rectification of above deficiencies before the issuance of the extension certificate.

(Ashish Dubey)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 30.03.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.03.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) & Sh. Bharat Vigmal (AR) are present on behalf of promoter.

The Authorized Representative of the promoter submits that the Occupation Certificates for the residential floors on 150 plots, under the self-certification policy issued by an architect, have been received vide letters dated 12.12.2025. For the remaining 9 plots, the promoter has obtained approval of revised building plans dated 05.03.2026 and 09.03.2026 under the self-certification policy. An affidavit has also been submitted stating that no third-party rights have been created and no sale of any units has been made with respect to the said 9 plots for which the revised building plans were approved.

It is noted that the validity of the project under Section 4 of the Act, 2016 was up to 31.12.2025, and the promoter has directly applied on 11.02.2026 under Section 7(3) of the

Act for continuation of the Registration Certificate for a further validity of two years, i.e., up to 30.12.2027. The promoter has stated that the building plans for 9 plots, comprising 36 units, have been revised, and therefore, additional time of two years, i.e., up to 30.12.2027, is required to complete the project.

The Authority has duly considered the submissions made by the Authorized Representative of the promoter and the documents available on record. It is observed that the registration of the project remained valid up to 31.12.2025. At this stage, it is pertinent to refer to the opening part of Section 6 of the Act, 2016, which provides that 'the registration granted under Section 5 may be extended by the Authority on an application made by the promoter due to force majeure or such other reasonable circumstances. Thus, the invocation of Section 7(3) is, therefore, misplaced and not maintainable in the facts of the present case and the statutory scheme clearly contemplates extension of registration granted under Section 5 through recourse to Section 6 of the Act.

Accordingly, in the interest of justice and keeping in view the stage of development of the project, the present application is being treated as an application under Section 6 of the Act, 2016 for extension of registration. The same is considered and approved, subject to submission of all requisite documents and compliance of conditions as prescribed under Section 6 of the Act, 2016. The timeline for completion of the project is hereby extended up to 30.12.2026.

The Extension of the Registration Certificate shall be issued after submission of the DPI under Section 6 of the Act, 2016 and fulfillment of all statutory requirements.

(Arun Kumar)
Chairman, HARERA