

Project Altis At DXP 92
Promoter M/s SARE Gurugram Pvt. Ltd.

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4		
S. No.	Particulars	Details
1.	Name of the project	Altis At DXP 92
2.	Name of the promotor	M/s SARE Gurugram Pvt. Ltd.
3.	Nature of the project	Group Housing Project
4.	Location of the project	Sector 92, Gurugram
5.	Legal capacity to act as a promoter	Change of Developer
6.	Name of the license holder	S.A Infracon Pvt. Ltd. and Others
7.	Status of project	New
8.	Online Application ID	RERA-GRG-2119-2025
9.	Fee calculation	
	Registration fee	Not calculated, the project has already been registered for which the area has been applied for registration with Interim RERA vide RC No. 364 of 2017 dated 21.11.2017 and 275 of 2017 dated 09.10.2017 needs to be discussed in the project hearing, accordingly fees will be calculated and deficit fee if any will be conveyed after clarification of the same.
	Late fee	
	Processing fee	
	Total fee	
10.	Details of fee deposited	
	DD amount	Rs. 2,00,000/-
	DD no. and date	422153 dated 20.02.2026
11.	File Status	Date
	Project received on	23.02.2026
	1 st Hearing on	16.03.2026
	2 nd Hearing on	30.03.2026
12.	Case History:	
	1. In this regard, it is submitted that the applicant, M/s SARE Gurugram Pvt. Ltd. has submitted an application for registration of group housing colony namely "Altis at DXP 92" measuring 2.0 acres comprising of Tower T10 & Community center in sector 92, Gurugram u/s 4 of the Act of 2016 bearing temp ID RERA-GRG-PROJ-2119-2025 vide Dak receipt no. 107806 dated 23.02.2026 along with a fee of Rs. 2,00,000/- vide DD no. 422153 dated 20.02.2026. 2. While examining the application, it was observed that: The project applied for registration Group Housing Colony namely "Altis at DXP 92" bears two licenses i.e. License No. 68 of 2011 dated 21.07.2011 valid upto 20.07.2029	



HARERA
GURUGRAM

Project Altis At DXP 92
Promoter M/s SARE Gurugram Pvt. Ltd.

over an area admeasuring 7.043 acres and License No. 44 of 2009 dated 14.08.2009 valid upto 13.08.2029 over an area admeasuring 41.775 acres falling Sector-92, Gurgaon issued by DTCP, Haryana in favour of S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd., Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd., Ramprastha Buildwell Pvt. Ltd., S.A. Township Pvt. Ltd., Sh. Arun Walia in which change of developer to M/s SARE Gurugram Pvt. Ltd. was granted by DTCP, Haryana dated 13.09.2024.

- The group housing colony covers an area of 48.818 acres which comprises of:

S. No.	Project/Phase	Area in acres	RERA Registration Status
1	Phase 1	4.23 acres	Not Registered, Occupation certificates received on 19 March 2014 and 12 August 2015.
2	Phase 2	7.79 acres	Not Registered, Occupation certificates received on 19 March 2014 and 12 August 2015.
3	Phase 3 Part 1	6.89 acres	Not Registered, Occupation Certificate was obtained by the erstwhile management on 20 December 2017.
4	Phase 3 Part 2 - Phase-III Part - 2 - (Block T5 - Tower T6, T7, T8, T9, T10, T11, T12) & (BLOCK T4 - TOWER T14) now known as Aspire	10.55 acres	RC/REP/HARERA/GGM/766/498/2023/110 dated 04.12.2023. Occupation Certificate received on 28 April 2023.
5	Phase 4: Phase - IV (Block T5- Tower-P1, P2, P3, P4, P5, P6), & (Block T6- Tower- T15, T16) now known as Arise	11.05 acres	RC/REP/HARERA/GGM/270 of 09.10.2017 Occupation Certificate received on 27.05.2025. Applied u/s 7(3)- 2017/7(3)/40/2023/17 dated 04.12.2023
6	Phase 5: The Grand (Phase V) now known as Altura	5.54 acres	RC/REP/HARERA/GGM/262 of 2017 dated 03.10.2017 Occupation Certificate applied for on 18 December 2025.



			Applied u/s 7(3)- 2017/7(3)/41/2023/18 dated 04.12.2023
7	Phase 6: Tower No. 17, Phase VI	2.66 acres	364 of 2017 dated 21.11.2017
8	Phase 7: Phase Shops (Shop. 1-36)	0.11 acres	275 of 2017 dated 09.10.2017
		48.8180 acres	

- As per records of the Authority, the project namely "Tower No. T17" was registered vide RC No. 364 of 2017 dated 21.11.2017 valid upto 30.06.2022 over an area admeasuring 11906.256 sqm. which comprises of Tower 17. Further, the project namely "Phase Shops (Shop No. 1-36)" registered with the Authority vide RC No. 275 of 2017 dated 09.10.2017 valid upto 30.09.2021 over an area admeasuring 786.163 sqm. which comprises of Shopping-1.
 - Thereafter, the Department of Town and Country Planning, Haryana has approved the revised building plan for Tower T10, Community Centre, Shopping-I & Swimming pool falling in group housing colony vide Memo no. ZP-562-A/SD(RD)/2026/5722 dated 17.02.2026 in which Tower T10 has been planned over the project already registered as Tower No. T17 and Phase Shops (Shop No. 1-36). Shopping-1 has been shifted from its original location and has been replanned.
 - Now, the promoter has submitted a representation seeking surrender of registration of project registered vide RC No. 364 of 2017 dated 21.11.2017 titled "Tower T17 Phase VI" AT Sector-92, Gurugram stating following:
SARE Gurugram Private Limited (earlier Ramprastha SARE Realty Pvt. Ltd.) was admitted into Corporate Insolvency Resolution Process (CIRP) under the Insolvency and Bankruptcy Code, 2016 by order dated 09.03.2021 passed by the Hon'ble NCLT, Delhi in C.P. (IB)/300/PB/2020. Consequently, moratorium under IBC came into effect from the same date. The company, along with its subsidiaries, owns and develops approximately 48.818 acres of land in Sector-92, Gurugram.
- The license for the said land parcel was granted by the Director, Town and Country Planning, Haryana (DTCP) for development of a group housing colony under License No. 44 of 2009 dated 14.08.2009 and License No. 68 of 2011 dated 21.07.2011.
 - During CIRP, a consortium of KGK Realty (India) Pvt. Ltd. and Dhoot Infrastructure Projects Limited submitted a resolution plan. The plan was approved by 100% of the Committee of Creditors and subsequently approved by the Hon'ble NCLT on 24.04.2023 under Section 31 of the IBC. Consequently, the consortium took over the management of the company on a clean slate basis, extinguishing the rights of the erstwhile management.



- c) The larger land parcel was being developed in multiple phases. Some phases were completed prior to the implementation of RERA, while other phases were registered under RERA and have obtained or applied for Occupation Certificates. The project "Tower No. 17, Phase VI" was registered earlier under RERA RC No. 364 of 2017 by the erstwhile management.
- d) Construction of the said project had originally commenced around 2013-2014, but progress remained limited to ground level due to financial constraints, which ultimately led to initiation of CIRP. Further, the construction undertaken earlier was not in accordance with sanctioned plans, due to which the new management demolished the earlier structure and obtained a revised building plan approval from DTCP on 17.02.2026.
- e) During CIRP, 13 homebuyer claims were received in respect of the project. The company has settled 12 claims and refunded the entire amounts, and the concerned buyers have issued No Objection Certificates (NOCs). Remaining one homebuyer, the company undertakes to refund the amount and obtain NOC upon establishing contact.
- f) Accordingly, no effective customers presently remain in the project.
- g) The company has therefore applied for surrender of the existing RERA registration, since after takeover by the Successful Resolution Applicant there have been substantial changes in project proponents, financial arrangements, construction agency, professional consultants, and project planning. Further, the revised building plan includes 12% additional FAR as an incentive for green building norms under Haryana Building Code, 2017.
- h) It is also noted that the earlier Interim RERA registration (RC No. 364 of 2017) was apparently not filed online by the erstwhile management, and therefore no editable Form REP-I (A-H) is available on the portal. Consequently, a fresh application under Section 4 of the RERA Act has been submitted with all required documents.
- i) Since the company has already refunded allottees and no third-party rights presently exist, continuation of the earlier registration serves no regulatory purpose.

Now, the application applied under section 4 of Real Estate (Regulation and Development), Act 2016 for the project namely "Altis At DXP 92" covers the land area of project registered vide RC's no. 364 of 2017 dated 21.11.2017 and 275 of 2017 dated 09.10.2017.

However, the present application appears to fall on the land for which registration has already been granted as stated above.

The application for registration was scrutinized and deficiency notice has not been issued to the promoter. An opportunity of being heard is scheduled on 16.03.2026.

Proceedings dated: 16.03.2026.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.

Sh. Harshit Batra (Adv.), Ms. Tanya (Adv.) and Sh. Kishore Kumar (CFO) are present on behalf of the promoter. Certain technical queries regarding the subject project were put forth, however no satisfactory explanation has been provided by the concerned.

Keeping in view the complicated nature of the discrepancies observed in the present application, the Director/Managing Director/CEO of the promoter company along with the concerned team well-versed with the technical and factual aspects of the said project, is directed to appear before the Authority on the next date of hearing, along with the necessary documents and record.

The matter to come up on 30.03.2026.

On 16.03.2026, the promoter has given the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Dainik Tribune" dated 04.03.2026. Objections to be filed till 13.03.2026. No objections received till 13.03.2026.

Asha
(Asha)

Chartered Accountant

Nikita
(Nikita Mittal)

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. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.

Sh. Madhu Sudana Rao (Director), Ms. Srijita Kundan are present on behalf of the promoter and states that they have submitted an application for registration of group housing colony namely "Altis at DXP 92" measuring 2.0 acres comprising of Tower T10 & Community center in Sector 92, Gurugram u/s 4 of the Act of 2016.

Further, it is observed that the Department of Town and Country Planning, Haryana has approved the revised building plan for Tower T10, Community Centre, Shopping-I & Swimming pool falling in group housing colony vide Memo no. ZP-562-A/SD(RD)/2026/5722 dated 17.02.2026 in which Tower T10 has been planned over the project already registered as Tower No. T17 vide RC No. 364 of 2017 dated 21.11.2017 valid up to 30.06.2022 and Phase Shops (Shop No. 1-36) vide RC No. 275 of 2017 dated 09.10.2017 valid up to 30.09.2021 in which Shopping-1 has been shifted from its original location and has been replanned.

The Authority has carefully considered the submissions made on behalf of the promoter along with the material available on record.

At the outset, it is noted that the project land admeasuring approximately 48.818 acres situated in Sector-92, Gurugram forms part of a licensed group housing colony granted by the Directorate of Town and Country Planning, Haryana vide License No. 44 of 2009 dated 14.08.2009 and License No. 68 of 2011 dated 21.07.2011.

The Authority further observes that the promoter company, SARE Gurugram Private Limited (earlier Ramprastha SARE Realty Pvt. Ltd.), was admitted into Corporate Insolvency Resolution Process (CIRP) vide order dated 09.03.2021 passed by the Hon'ble NCLT, Delhi, and accordingly, a

moratorium under the Insolvency and Bankruptcy Code, 2016 came into effect from the said date. Subsequently, a resolution plan submitted by a consortium of KGK Realty (India) Pvt. Ltd. and Dhoot Infrastructure Projects Limited was approved by the Hon'ble NCLT on 24.04.2023 under Section 31 of the IBC, pursuant to which the management and control of the corporate debtor stood vested in the successful resolution applicants on a "clean slate" basis.

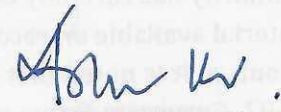
In this regard, the Authority is of the considered view that while the approval of the resolution plan and change in management under the provisions of the IBC is binding, the same does not absolve the corporate debtor/promoter from complying with the provisions of the Real Estate (Regulation and Development) Act, 2016. The obligations towards allottees, adherence to sanctioned plans, and regulatory compliances under the Act continue to subsist and are required to be fulfilled by the new management.

Further, from the facts placed on record, it is evident that the revised building plan approved by the competent authority entails substantial modifications in the layout and configuration of the project. The Authority is of the view that such changes, when read in conjunction with the insolvency proceedings and subsequent takeover, necessitate a comprehensive regulatory scrutiny to ensure that the rights and interests of existing allottees, if any, are not adversely affected. Accordingly, the Promoter is directed to:

- i. Furnish complete details regarding the list of sold and unsold inventories, clearly indicating the status of each allottee including refunds made, units transferred, forfeitures, and those pending settlement along with supporting documents such as NOCs, settlement agreements, proof of payments, etc.
- ii. The promoter shall also submit an affidavit from the Managing Director of the company affirming that there are no remaining unsettled claims of allottees.

Keeping in view the above, the office is directed to examine the said application and issue the deficiency notice accordingly within a period of 5 days.

The matter to come up on 13.04.2026.


(Arun Kumar)
Chairman, HARERA