

Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	Emperium Titan	
2.	Name of the promoter	M/s Emperium Infrastructure Pvt. Ltd.	
3.	About the promoter	<p>M/s Emperium Infrastructure Private Limited is a private real estate development company incorporated on 14 June 2021 and registered with ROC Delhi. The company is engaged in real estate and infrastructure development, primarily in Gurugram. It has an authorized and paid-up share capital of ₹4 crore.</p> <p>The company is promoted and managed by Hardeep Singh, Ravinder Saund, and Noorjahan Saund, who serve as directors since incorporation.</p> <p>Its key development project is Emperium Premio, a residential group housing project located in Sector 37C, Gurugram, registered under Haryana RERA.</p>	
4.	Nature of the project	Group Housing Colony under retirement policy dated 04.11.2024	
5.	Location of the project	Sector -88A, Gurugram Manesar Urban Complex	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of license holder	Parul Malik S/o Ravinder Malik, Navneet Malik W/o Sunil Malik, Sunil Malik S/o Ajit Malik	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole	
10.	Completion date as mentioned in REP-II	OC: 31.01.2031 CC: 31.03.2031	
11.	Online application ID	RERA-GRG-PROJ-2172-2026	
12.	License no.	165 of 2025 dated 04.09.2025	valid up to 03.09.2030
13.	Total licensed area	1.03125 Acres	Area to be registered 1.03125 Acres
14.	QPR Compliances	Not applicable	
15.	4(2)(I)(D) Compliances	Not applicable	
16.	4(2)(I)(C) Compliances	Not applicable	
17.	Status of change of bank account (if applicable)	Not applicable	
18.	Details of proceedings pending against the project	Not applicable	



19.	RC Conditions Compliances	Not applicable		
20.	Number of towers	Tower: A, B & Commercial shops		
21.	Number of Floors	Ground + 20 th Floors		
22.	Number of units	Residential units: 74 Commercial units: 20		
23.	Total Project cost	Rs 99.36 Cr (as per DPI)		
24.	Expenditure Incurred	Rs 22.94 Cr (as per DPI)		
25.	Expenditure to be incurred	Rs 76.42 Cr (as per DPI)		
26.	Construction cost per Sq.ft.	Not mentioned		
27.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	165 of 2025 dated 04.09.2025	valid up to 03.09.2030
	ii)	Approved building plans	Memo no. ZP-2228/SD(RD)/2026/4214 dated 04.02.2026	03.02.2031
	iii)	Demarcation cum Zoning plan approval	Drng. No. DTCP 11423 dated 05.09.2025	-
	iv)	Environmental Clearance	Not applicable	-
	v)	Fire scheme approval	Not submitted (Applied on 24.02.2026)	-
	vi)	Airport height clearance	NOC ID: PALM/NORTH/B/020226/ 2417014 dated 06.02.2026	
	vii)	Service plan and estimate approval	Not submitted (Applied and pending in HSVP dated 23.02.2026)	
	viii)	Electrical Availability connection approval	Applied on 02.02.2026	
28.	Fee details			
	Registration fee	Residential 9615.306 x 2.40 x 10= Rs 2,30,767/- Commercial 400.638 x 2.40 x 20= Rs 19,231/- Total: Rs 2,49,998/-		
	Processing fee	10015.944 x 10= Rs 1,00,159/-		
	Late fee	Not applicable		
	Total	Rs 3,50,157/-		
29.	RTGS/ DD amount	Rs 2,00,000/- Rs 1,50,157/-		
	RTGS/ DD no. and date	500002 dated 07.02.2026 500003 dated 05.03.2026		

	Name of the bank issuing	ICICI Bank
	Deficient amount	No deficit fees
30.	File Status	Date
	File received on	13.02.2026
	First notice Sent on	03.03.2026
	1st hearing on	09.03.2026 (Adjourned)
	2nd hearing on	16.03.2026
31.	<p>Case History: -</p> <p>The Promoter M/s Emperium Infrastructure Pvt. Ltd. who is a collaborator along with license holder namely Parul Malik S/o Ravinder Malik, Navneet Malik W/o Sunil Malik, Sunil Malik S/o Ajit Malik applied for the registration of real estate Group Housing Colony under retirement policy dated 04.11.2024 namely "Emperium Titan" located at Sector -88A, Gurugram Manesar Urban Complex under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 107417 dated 13.02.2026 and RPIN-1033. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2172-2026.</p> <p>The application for registration of Group Housing Colony under retirement policy dated 04.11.2024 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1033 dated 03.03.2026 was issued to the promoter with an opportunity of being heard on 09.03.2026.</p> <p>The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 20.02.2026 namely Dainik Bhaskar, The Times of India & The Tribune. No objections were received up to 05.03.2026.</p> <p>As per the directions of the authority, the PE conducted a site visit on 10.03.2026.</p> <p>The site is located in sector 88A and connected via a 12-meter-wide service road which shall be constructed by the promoter within the stipulated timeline given by the competent Authority i.e. NHAI. At present, the site consists of barren land only.</p> <p>Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments.</p> <p>On 09.03.2026, the matter was adjourned and listed for hearing on 16.03.2026.</p> <p>The status of the documents after scrutiny of the reply dated 06.03.2026 is mentioned below:</p>	
32.	Present compliance status as on 16.03.2026 of deficient documents conveyed in deficiency notice dated 03.03.2026.	<ol style="list-style-type: none"> Deficit fee of Rs 1,50,157/- needs to be submitted. Status: Submitted Rs 1,50,157/- vide DD no. 500003 dated 05.03.2026. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done.

		<p>3. Corrections marked on the hard copy of online DPI need to be done. Status: Not submitted</p> <p>4. 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. Status: Not submitted</p> <p>5. It is noted that the project applied by the promoter is under a collaboration arrangement. Accordingly, the sharing pattern shall be clarified in accordance with the collaboration agreement, and the said clarification shall be duly signed by both parties. The respective shares shall also be demarcated on the approved plans. Status: A signed sharing pattern between the landowners and the promoter has been submitted, in which 11 units having a total area of 21,285 sq. ft. have been allotted to the landowners, as mentioned in the collaboration agreement dated 10.03.2025.</p> <p>6. It is noted that in the detailed inventory list provided, the interpretation of the collaborator and the landowner is not correct. Accordingly, the same needs to be revised. Status: Not submitted</p> <p>7. It is noted that the promoter has submitted the provisional access permission obtained from the National Highways Authority of India, which stipulates that the promoter shall construct the private property along with its access, as per the proposed drawings, at their own cost within 12 months from the date of issuance of the permission, i.e., 04.11.2025. Accordingly, the promoter is directed to submit an affidavit from the Director of the company affirming that the said road/access shall be constructed by them within the stipulated timeline. Final approval for access permission needs to be submitted. Status: An affidavit from the director has been submitted stating that the said road/access shall be constructed by the promoter within the stipulated timeline. Further, regarding the final permission, the director stated that it will be submitted as and when it is received from the competent authority.</p>
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	<p>8. Environment clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: An affidavit has been submitted by the director of the company stating that, as per the policy, if the approved building plan area is less than 20,000 sq. m., there is no requirement to obtain Environmental Clearance from the competent authority.</p> <p>9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 24.02.2026.</p> <p>10. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, pending in HSVP dated 23.02.2026.</p> <p>11. Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 02.02.2026.</p> <p>12. Approval NOC from concerned agency for connecting external service like water supply needs to be submitted. Status: Submitted</p> <p>13. The project report along with the brochure of the current project, as well as project photographs, is needs to be submitted. Status: Project report needs to be revised.</p> <p>14. Mining permission for the applied project needs to be submitted. Status: Submitted</p> <p>15. Revised PERT chart specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>16. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed & payment plan need to be submitted as per prescribed format. Status: The allotment letter and BBA have been submitted but need to be revised. The application form, conveyance deed, along with the payment receipt, need to be submitted.</p> <p>17. Cost of the land amounts to Rs 2150 lakhs needs to be clarified according to the area applied for the registration is 1.0313 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.</p>
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		<p>Status: Submitted but board resolution of Mr. Sumit Aggarwal needs to be submitted and DPI needs to be revised.</p> <p>18. Clarification needs to be submitted as taxes and cess does not mention in DPI. Details of financial resources from equity amounts to Rs 2500 lakhs needs to be submitted. Status: Submitted</p> <p>19. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted. Status: Submitted but Charge Form (CHG) needs to be submitted.</p> <p>20. Original Bank Undertaking needs to be submitted. Further, date is missing on the bank undertaking. Status: Submitted</p> <p>21. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H) dated 22.01.2026, CA Certificate of net worth of promoter on latest date, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but CA Certificate of net worth on latest date needs to be submitted as previously net worth was on 31.03.2025.</p> <p>22. Quarterly net cash flow statement to be submitted. Status: Submitted but quarterly estimated expenditure statement and quarterly net cash flow statement needs to be revised as incurred costing details does not match with DPI.</p> <p>23. Challan and schedule of EDC & IDC paid for the project needs to be submitted. Status: Submitted</p> <p>24. Background and experience of work of the promoter needs to be submitted. Status: Submitted</p>
33.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Affidavit from the Managing Director regarding 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,</p>

		<p>2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p>4. It is noted that the project applied by the promoter is under a collaboration arrangement. Accordingly, the sharing pattern shall be clarified in accordance with the collaboration agreement, and the said clarification shall be duly signed by both parties. The respective shares shall also be demarcated on the approved plans.</p> <p>Status: A signed sharing pattern between the landowners and the promoter has been submitted, in which 11 units having a total area of 21,285 sq. ft. have been allotted to the landowners, as mentioned in the collaboration agreement dated 10.03.2025.</p> <p>5. It is noted that in the detailed inventory list provided, the interpretation of the collaborator and the landowner is not correct. Accordingly, the same needs to be revised.</p> <p>6. It is noted that the promoter has submitted the provisional access permission obtained from the National Highways Authority of India, which stipulates that the promoter shall construct the private property along with its access, as per the proposed drawings, at their own cost within 12 months from the date of issuance of the permission, i.e., 04.11.2025. Accordingly, the promoter is directed to submit an affidavit from the Director of the company affirming that the said road/access shall be constructed by them within the stipulated timeline. Final approval for access permission needs to be submitted.</p> <p>Status: An affidavit from the director has been submitted stating that the said road/access shall be constructed by the promoter within the stipulated timeline. Further, regarding the final permission, the director stated that it will be submitted as and when it is received from the competent authority.</p> <p>7. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted, applied on 24.02.2026.</p> <p>8. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Not submitted, pending in HSVP dated 23.02.2026.</p>
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		<p>9. Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 02.02.2026.</p> <p>10. The project report along with the brochure of the current project, as well as project photographs, is needs to be submitted. Status: Project report needs to be revised.</p> <p>11. Revised PERT chart specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>12. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed & payment plan need to be submitted as per prescribed format. Status: The allotment letter and BBA have been submitted but need to be revised. The application form, conveyance deed, along with the payment receipt, need to be submitted.</p> <p>13. Cost of the land amounts to Rs 2150 lakhs needs to be clarified according to the area applied for the registration is 1.0313 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but board resolution of Mr. Sumit Aggarwal needs to be submitted and DPI needs to be revised.</p> <p>14. Affidavit of no loan on the project needs to be submitted. Charge Form (CHG) needs to be submitted. Status: Submitted but Charge Form (CHG) needs to be submitted.</p> <p>15. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H) dated 22.01.2026, CA Certificate of net worth of promoter on latest date, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but CA Certificate of net worth on latest date needs to be submitted as previously net worth was on 31.03.2025.</p> <p>16. Quarterly net cash flow statement to be submitted. Status: Submitted but quarterly estimated expenditure statement and quarterly net cash flow statement needs to be revised as incurred costing details does not match with DPI.</p>
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Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, approved Fire Scheme, approved service plans and estimates,



final approval for access permission, electrification plan, and documents mentioned at S. No. 33.

The promoter shall submit a BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of the approved Fire Scheme and approved service plans and estimates within 6 months from the grant of registration. Further, the final approval for access permission shall also be submitted by 03.11.2026, along with approval of the electrification plan within 6 months from the grant of registration. Additionally, the mining permission shall be submitted before the commencement of construction at the site.

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

(Ashish Dubey)

Chartered Accountant

(Deepika)

Planning Executive

Day and Date of hearing

Monday and 16.03.2026

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 16.03.2026.

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

Sh. Sujat Ali (AR), Sh. Ravinder Saund (Director), Sh. Hardeep Singh (Director) are present on behalf of promoter.

The Authorized Representative of the promoter submits that the land applied for registration u/s 4 of the Act, 2016 is free from any kind of litigation. Accordingly, an affidavit from the Managing Director to this effect is also being submitted. At present, the fire Scheme approval, approved service plans and estimates, approved electrification plan, and final road access permission are under process, and the said approvals have not yet been obtained as of date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- Fire Scheme approval & approved service plans and estimates within 6 months from the date of grant of registration;
- Approved Electrification plan within 6 months from the date of grant of registration;
- Final road access permission after constructing the access road within the stipulated timeline i.e. 03.11.2026; and
- Mining permission shall be submitted before the commencement of construction at the site.

Further, he undertakes to submit the two Demand Drafts amounting to Rs. 25 lakhs each, 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 approval within the stipulated time frames, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Director of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the

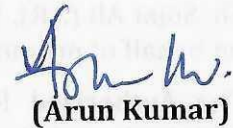
above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit the two Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amounts for timely submission of fire scheme approval and approved service plans and estimates within 6 months from the date of grant of registration.

In the event of non-submission 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. Further, the promoter shall submit:

1. Approved electrification plan within 6 months from the date of grant of registration;
2. Final road access permission after constructing the access road within the stipulated timeline, i.e., 03.11.2026; and
3. Mining permission shall be submitted before the commencement of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above including correction in Form A-H, online DPI and submission of two Demand Drafts of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of fire scheme approval and approved service plans and estimates within the time frame mentioned above, along with the deficiency mentioned at S. No. 33.



(Arun Kumar)
Chairman, HARERA