**Elan Paradise**
**M/s Elan Limited**

**Hearing brief for extension of project registration u/s 6**

| S.No. | Particulars | Details | | |
|---|---|---|---|---|
| 1. | **Name of the project** | Elan Paradise | | |
| 2. | **Name of the promoter** | M/s Elan Limited | | |
| 3. | **Promoter Background** | Elan Limited has been incorporated on 10 April 2013 as Public Limited Company. Corporate Identification Number is (CIN) U70200DL2013PLC250600 and its registration number is 250600 and registered office at L-1/1100, First Floor Street No. 25, Sangam Vihar, South Delhi, New Delhi, India 110062.Mr Akash Kapoor, Mr. Ravish Kapoor and Mr. Gaurav Khandelwal are the director and Mr. Sandeep Agarwal is CFO of the promoter company. | | |
| 4. | **Nature of the project** | Commercial Colony | | |
| 5. | **Location of the project** | Sector- 50, Gurugram | | |
| 6. | **Legal capacity to act as a promoter** | Collaborator | | |
| 7. | **Name of license holder** | M/s Pyramid City Projects LLP and Others | | |
| 8. | **Status of project** | New | | |
| 9. | **RERA Registration No.** | 59 of 2022 dated 04.07.2022 | | |
| 10. | **Validity of Registration Certificate** | Valid From 04.07.2022 | | Valid Up to 16.06.2026 |
| 11. | **Date of receipt of application for extension** | 16.03.2026 | | |
| 12. | **Whether extension of registration applied for whole/phase** | Whole Project | | |
| 13. | **Extension applied till** | 16.06.2027 | | |
| 14. | **Online extension ID** | RERA-GRG-PROJ-2202-2026 | | |
| 15. | **Registration Temp ID** | RERA-GRG-PROJ-1062-2022 | | |
| 16. | **QPR status** | Submitted till December 2025 | | |
| 17. | **4(2)(l)(D) reports status** | All submitted | | |
| 18. | **4(2)(l)(C) Compliances** | Applied for extension U/s 6 on 16.03.2026. | | |
| 19. | **Other conditions of RC** | Complied within time<br>(Service Plan & Estimates) | | |
| 20. | **Change in Bank Account** | Applied for change in bank account vide application dated 16.02.2026 and the application is under process. | | |
| 21. | **Details of pending proceedings** | N/A | | |
| 22. | **License no.** | 32 of 2020 dated 31.10.2020 | | Valid up to 31.10.2026 |
| | | 29 of 2021 dated 18.06.2021 | | Valid up to 17.06.2026 |
| 23. | **Total licensed area** | 3.35 Acres | **Area for extension of registration** | 3.35 Acres |
| 24. | **Statutory approvals either applied for or obtained prior to registration** | | | |

| | S.No | Particulars | Date of approval | Validity up to |
|---|---|---|---|---|
| | i) | License Approval | 32 of 2020 dated 31.10.2020 | 31.10.2026 |
| | | | 29 of 2021 dated 18.06.2021 | 17.06.2026 |
| | ii) | Zoning Plan Approval | ZP-1452/AD(RA)/2021/21872 dated 01.09.2021 | - |
| | | Revised Zoning Plan Approval | Drg. No. DTCP11424 dated 05.09.2025 | - |
| | iii) | Revised Building plan Approval | ZP-1452/AD(RA)/2022/11460 dated 27.04.2022 | 26.04.2027 |
| | iv) | Environment Clearance approval (Expansion cum modification) | EC25C3802HR5288841N dated 26.12.2025 | 25.12.2035 |
| | v) | Fire scheme approval | FS/2022/107 dated 09.06.2022 | 08.06.2027 |
| | vi) | Service plans and estimates approval | LC-4164/JE(S)/2022/29129 dated 27.09.2022 | |
| 25. | Reasons for delay | | Labour problem and NGT ban on construction. | |
| 26. | Total project cost | | Rs. 376.63 Cr | |
| 27. | Cost Incurred | | Rs. 312.51 Cr. | |
| 28. | Cost to be incurred | | Rs. 64.12 Cr | |
| 29. | Construction cost | | Rs. 5,086/- per sqft | |
| 30. | Total units | | 609 | |
| 31. | Sold units | | 482 | |
| 32. | Unsold units | | 127 (42+85 Units assign to collaborator) | |
| 33. | Amount receivable from sold units | | Rs. 801.31 Cr. | |
| 34. | Amount collected from sold units | | Rs. 318.14 Crore. | |
| 35. | Balance receivable from sold units | | Rs. 483.17 Crore. | |
| 36. | Balance in project RERA account | | Rs. 1.12 Crore (As per Q3 QPR) | |
| 37. | Fee details | | | |
| | Registration fee | | 25351.493 * 1.87 * 20 = Rs 9,48,146/- | |
| | Late Fee | | N/A | |
| | Processing fee | | 25351.493 * 10 = Rs 2,53,515/- | |
| | Extension Fee (Half of Registration fee) | | 9,48,146/2 = Rs. 4,74,073/- | |
| | Processing fee | | 25351.493 * 10 = Rs 2,53,515/- | |
| | Late fee | | N/A | |
| | Total fee | | Rs 19,29,249/- | |
| 38. | DD amount submitted at the time of registration & extension | | Rs 4,86,000/-<br>Rs 7,15,700/-<br>Rs 2,37,500/-<br>Rs. 4,90,050/- | |

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| | **DD no. and date for registration & extension** | 060863 dated 30.04.2022<br>060913 dated 26.05.2022<br>874949 dated 13.03.2026<br>000209 dated 09.04.2026 |
| | **Name of the bank issuing** | IndusInd Bank & Axis Bank |
| | **Total fees received for registration & extension** | Rs. 19,29,250/- |
| | **Deficient amount** | NIL |
| **39.** | **File Status** | **Date** |
| | **File received on** | 16.03.2026 |
| | **First notice Sent on** | 08.04.2026 |
| | **First hearing on** | 13.04.2026 |
| | **Second hearing on** | 20.04.2026 |
| **40.** | **Case History: -**<br>The Promoter M/s Elan Limited who is a collaborator applied for the extension of registration of real estate project namely "Elan Paradise" located at Sector-50, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108630 dated 16.03.2026 and EPIN-186. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1062-2022 and online generated for project extension temp id RERA-GRG-PROJ-2202-2026. The total licensed area and project area for the extension of registration is 3.35 acres vide license no – 32 of 2020 dated 31.10.2020 and 29 of 2021 dated 18.06.2021.<br>The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/186 dated 08.04.2026 was issued to the promoter with an opportunity of being heard on 13.04.2026.<br>The promoter has submitted document/reply on 30.03.2026 wherein the promoter has submitted the copies of public notices published on 26.03.2026 in 3 newspapers (i.e. The Tribune, Hindustan Times & Dainik Tribune) inviting objections till 11.04.2026 regarding their applications for extension of registration of project. No objections have been received in the Authority during the said period.<br>**On 13.04.2026,** the matter was adjourned to 20.04.2026 due to administrative reasons.<br>The site of projects has been physically inspected on 16.04.2026 and it is submitted that the project site area measuring 3.35 acres is located on 24-meter-wide road fully operational. There are 2 blocks in the project (Block A & Block B) having 2 basements and floors upto fourth and second floor respectively. Finishings works are progressing at project site and as on date approximately 500 labours are working at the project site. The site photographs are attached in the file.<br>The promoter has submitted a reply on 09.04.2026 which has been scrutinized and the status of documents is mentioned below. | |
| **41.** | **Present compliance status as on 20.04.2026 of deficit documents as conveyed in notice dated 08.04.2026.** | 1 REP-V form needs to be corrected.<br>Status: Needs to be revised<br>2 Corrections in online DPI needs to be done.<br>Status: Needs to be revised<br>3 Deficit fee Rs. 4,90,049/-needs to be submitted.<br>**Status: Submitted vide DD No. 000209 dated 09.04.2026 Amount Rs. 4,90,050/-**<br>4 Original registration certificate needs to be submitted.<br>Status: Not submitted. |

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| | | 5 A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted.<br>**Status: Submitted.**<br>6 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 carpet area, date of booking, average rate, total consideration and amount collected needs to be provided.<br>**Status: Submitted.**<br>7 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.<br>Status: Submitted but incomplete.<br>8 PERT chart needs to be submitted.<br>Status: Needs to be revised in terms of physical progress.<br>9 Site photographs for the physical status of construction of project needs to be submitted.<br>**Status: Submitted.**<br>10 Cost of the land needs to be clarified according to the area applied for the registration.<br>**Status: Submitted**<br>11 CA certificate for net worth needs to be submitted.<br>**Status: Submitted**<br>12 Project report needs to be submitted.<br>**Status: Submitted**<br>13 Bank undertaking needs to be revised.<br>Status: Needs to be revised as free account is different than registered.<br>14 Statement of quarterly cost of construction and IDW needs to be submitted.<br>**Status: Submitted**<br>15 Original NEC certified on latest date not below the rank of tehsildar needs to be submitted.<br>**Status: Submitted**<br>16 Copy of paid challan of EDC and IDC needs to be submitted.<br>**Status: Submitted**<br>17 NOC form lender regarding creation of third party right needs to be submitted.<br>Status: Not submitted<br>18 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>**Status: Submitted**<br>19 Back ground of the promoter needs to be submitted.<br>**Status: Submitted** |

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| | | 20 | KYC of registered agent along with RERA Agent certificate needs to be submitted.<br>Status: **RERA Agent certificate submitted** but KYC not submitted. |
| | | 21 | CHG form needs to be submitted.<br>**Status: Submitted** |
| **42.** | **Remarks** | 1 | REP-V form needs to be corrected. |
| | | 2 | Corrections in online DPI needs to be done. |
| | | 3 | Original registration certificate needs to be submitted. |
| | | 4 | 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. |
| | | 5 | PERT chart needs to be revised. |
| | | 6 | Bank undertaking needs to be revised as free account is different than registered. |
| | | 7 | NOC form lender regarding creation of third party right needs to be submitted. |
| | | 8 | KYC of registered agent needs to be submitted. |

**Recommendations:**

All the required documents for extension of registration of project under Section 6 of the RERA 2016 have been submitted by the promoter except corrections in REP-V & DPI, submission of original RC, unsold units, PERT, Bank undertaking, NOC from lender and KYC of Agent mentioned above at s. no. 42 remarks.

In view of above, it is recommended that the Authority may consider for grant of extension of registration of project for one year under Section 6 of the RERA 2016 subject to submission of documents mentioned above at s. no. 42 remarks.

**(Asha)**
**Chartered Accountant**

**(Sumeet)**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 20.04.2026 |
| **Proceeding recorded by** | Sh. H.S Mehta |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 20.04.2026.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sumit Chaudhary and Sh. Ravi Kant Gautam (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that the construction works for completion of the project are in full swing and as on date finishing works are progressing on project site. Further as on date approximately 500 labours are working on the site and the project will be completed within one year. The AR of the promoter request to grant an extension of registration of project for one year under Section 6 of the Act, 2016.

In view of the above, approved as proposed subject to submission of remaining deficiencies mentioned above as Remarks at S. No. 42. The extension of registration certificate shall be issued after submission of documents mentioned at S. No. 42.

**(Arun Kumar)**
**Chairman, HARERA**