

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Altis At DXP 92
2.	Name of the promoter	M/s SARE Gurugram Pvt. Ltd.
3.	Brief of the Promoter	SARE GURUGRAM PRIVATE LIMITED is incorporated dated 28/08/2006 and registered address at 5 th Flr Wing A Statesman House 148, Barakhamba Road Connaught Place, Connaught Place, Central Delhi, New Delhi, Delhi, India, 110001. Mr. Nainesh Vinaykant Sanghavi, Mr. Ajay Amarchand Munot, Mr. Piyush Dhoot, Mr. Sushil Kumar Jain are the directors of the promoter company. Mr. Madhu Sudana Rao Kalagarla is he Whole time director. Mr. Kishor Kumar is the CFO and Ms Kinjal Rahul Rathod is the Company Secretary of the promoter company.
4.	Nature of the project	Group Housing Project
5.	Location of the project	Sector- 92, Gurugram
6.	Legal capacity to act as a promoter	Change of Developer
7.	Name of the license holder	S.A Infracon Pvt. Ltd. and Others
8.	Change of Developer	M/s SARE Gurugram Pvt. Ltd.
9.	Status of project	New
10.	Whether registration applied for whole	Phases
	Phase no.	6
11.	Online application ID	RERA-GRG-PROJ-2119-2025
12.	License no.	44 of 2009 dated 14.08.2009 68 of 2011 dated 21.07.2011
		13.08.2029 20.07.2029
13.	Total licensed area	48.8180 acres
		Area to be registered
		2.68 acres
14.	Projected completion date	OC: 31.12.2031 CC: 31.03.2032
15.	QPR Compliances (if applicable)	N/A
16.	4(2)(I)(D) Compliances (if applicable)	N/A
17.	4(2)(I)(C) Compliances (if applicable)	N/A
18.	Status of change of bank account	N/A
19.	Details of proceedings pending against the project	N/A



**HARERA
GURUGRAM**

**Project - Altis At DXP 92
RERA-GRG-2119-2025**

20.	RC Conditions Compliances (if applicable)		N/A	
21.	Total Project cost		Rs 232.00 crs	
22.	Project Expenditure So far		Rs 48.14 crs	
23.	Estimates expenditure for completion so far		Rs 183.86 crs	
24.	Total No. Of Towers		1 Tower (Tower T10)	
25.	Total No. Of Units		Tower T10 (S+25), Community Centre (G+2) Tower T10: 100 Residential units (S+25)	
26.	Construction cost per Sqft.		Rs 3939.40 per sq ft.	
27.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	44 of 2009 dated 14.08.2009 68 of 2011 dated 21.07.2011	13.08.2029 20.07.2029
	ii)	Revised Zoning Plan Approval	Drg. No DGTCP- 2643 dated 22.07.2011	
	iii)	Building plan approval	ZP-562/SD(BS)/2017/17147 dated 18.07.2017	17.07.2022
	iv)	Revised Building plan approval	ZP-562-A/SD(RD)/2026/5722 dated 17.02.2026	16.02.2031
	v)	Environmental Clearance	SEAC/HR/2024/156 dated 01.02.2025 valid upto 31.01.2035 (Revised needs to be submitted)	
	vi)	Airport height clearance	Not Submitted	
	vii)	Fire scheme approval	Not Submitted	
	viii)	Service plan and estimate approval	LC-1635-BJE (VA)/2013/30253 dated 06.02.2013 (Revised needs to be submitted)	
28.	Fee Details			
	Registration Fee		Residential- 15054.867 *1.87* 10 = Rs. 2,81,526/-	
	Processing Fee		15054.867 * 10 = Rs. 1,50,549/-	
	Late Fee {From 24.04.2023 (NCLT Order) to 23.02.2026 (Applied for registration)}		300% * Rs. 2,81,526/- Rs. 8,44,578/-	
	Total Fee		Rs. 12,76,653/-	
29.	DD amount		Rs. 2,00,000/-	
	DD no. and date		422153 dated 20.02.2026	
	Name of the bank issuing		SBI Bank	
	Deficient amount		Rs. 10,76,653/-	
30.	File Status		Date	
	File received on		23.02.2026	
	First hearing on		16.03.2026	
	Second hearing on		30.03.2026	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



	First notice Sent on	08.04.2026
	Third Hearing on	13.04.2026 (adjourned)
	Fourth Hearing on	20.04.2026
31.	Case History: The Promoter M/s SARE Gurugram Pvt. Ltd. who is a change of developer applied for the registration of group housing colony namely "Altis at DXP 92" located at Sector-92, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 107806 dated 23.02.2026 and RPIN-1036. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2119-2025. - 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. 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 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-	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

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्या 16



HARERA
GURUGRAM

Project – Altis At DXP 92
RERA-GRG-2119-2025

	T15, T16) now known as Arise		
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.
 - 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

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संवर्धन (वित्तियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



- 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.
- 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.
 - 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.
 - Accordingly, no effective customers presently remain in the project.
 - 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.
 - 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.
 - 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.

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:

- 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.
- 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.

On comparative examination, it is observed that the present application is in light of a similar matter, namely the project “Lushlands” developed by M/s Adani Infrastructure and Developers



Private Limited, which was granted registration vide RC No. 64 of 2024 dated 14.06.2024 pursuant to proceedings before the Hon'ble NCLT. The project had earlier been registered vide RC Nos. 230 of 2017 dated 19.09.2017 and 266 of 2017 dated 09.10.2017, which had subsequently lapsed. Upon approval of the resolution plan submitted by M/s Adani Infrastructure and Developers Pvt. Ltd. (AIDPL) by the Hon'ble NCLT, Delhi on 30.05.2022, AIDPL was declared the successful resolution applicant and assumed control of the project.

Thereafter, revised building plans and approval for change of developer vide dated 15.05.2024 were obtained from DTCP, Haryana. The Authority while taking into consideration the CIRP framework and change in management, granted fresh registration for the project namely "Lushlands" vide RC No. 64 of 2024 dated 14.06.2024, and the late fee was computed from the date of approval of the resolution plan, i.e., 30.05.2022, up to the date of submission of the application for registration. In view of the above, the facts of the present application are in line with the above case as the project namely "Altis at DXP 92" has been taken over pursuant to CIRP, and the resolution plan has been approved by the Hon'ble NCLT on 24.04.2023.

It is further submitted that the late fee has been calculated from 24.04.2023, being the date of approval of the resolution plan by the Hon'ble NCLT, Delhi, up to the date of submission of the registration application, i.e., 23.02.2026, in the same manner as adopted in the project "Lushlands".

On 13.04.2026, the matter is adjourned to come up on 20.04.2026.

The status of the documents is mentioned below:

32. Present compliance status as on 20.04.2026 of deficiencies conveyed dated 30.03.2026.	- Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Submitted but needs to be revised. - Online DPI needs to be corrected. Status: Submitted but needs to be revised. - Deficit fee of Rs. 10,76,653/- needs to be submitted. Status: Not Submitted - It is noted that the project was already registered with Interim RERA vide RC No. 364 of 2017 dated 21.11.2017 for the project namely "Tower No. T17 Phase-VI", valid up to 30.06.2022. As the revised building plans for the applied area has been granted by DTCP, accordingly, details of sold and unsold inventory as per previous registration with particulars mentioned in sold inventory i.e. name of customer, tower no., total sale, value of Unit, amount to be received from customer along with the status of development works on site needs to be provided. Status: Not Submitted as sold and unsold inventory for Tower T17 which was previously registered vide RC No. 364 of 2017 dated 21.11.2017 needs to be submitted. - Copy of Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted
---	---



	6. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Submitted 7. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted but project report needs to be submitted. 8. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be revised in tabular form. 9. As the Building plans for the applied area are revised, therefore, the prior written consent from 2/3rd existing allottees of the project needs to be submitted, if any. Status: No Objection and consent to modifications with respect to project “Tower No. T17 Phase-VI” previously registered vide RC No. 364 of 2017 dated 21.11.2017 of 12 allottees out of 13 allottees has been submitted. 10. An affidavit from the Managing Director of the company affirming that there are no remaining unsettled claims of allottees needs to be submitted. Status: Submitted. 11. Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted. Status: Not Submitted, the promoter has applied for the same dated 07.11.2025. 12. Revised approved service plan and estimates needs to be submitted. Status: Not Submitted 13. Airport height clearance approval needs to be submitted. Status: The promoter has submitted CCZM stating that Airport height clearance is not required because the said project site is situated outside the zone for which one needs to get the NOC from AAI. 14. HUDA Construction water NOC needs to be submitted. Status: Not Submitted 15. Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. Status: Submitted 16. Road access permission needs to be submitted. Status: The promoter has submitted an affidavit stating that the project is already connected to 60m road. 17. Superimposed demarcation plan on the approved layout plan needs to be submitted. Status: Submitted but needs to be provided for whole licensed area.
--	---



	18. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted 19. Draft allottee documents i.e. allotment letter needs to be submitted. Status: Submitted 20. Draft allottee documents i.e. conveyance deed, BBA & Payment Receipt need to be revised. Status: Submitted but conveyance deed and payment receipt need to be revised. 21. Mining permission needs to be submitted. Status: Submitted 22. Draft brochure and advertisement need to be submitted. Status: Submitted but brochure needs to be revised and draft advertisement needs to be submitted. 23. Land cost needs to be clarified according to area apply for registration and sales deed needs to be provided. Status: Not Submitted 24. Background of the promoter needs to be submitted. Status: Submitted 25. Project report needs to be provided. Status: Not Submitted 26. REP-II needs to be revised. Status: Not Submitted 27. CA certificate for net worth of promoter needs to be submitted. Status: Submitted but needs to be revised. 28. CA certificate for non-default needs to be provided. Status: Submitted but needs to be revised. 29. CA certificate for REP I needs to be provided. Status: Submitted 30. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted but needs to be revised. 31. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Submitted 32. Affidavit regarding no loan on project land needs to be submitted. Status: The promoter submitted an affidavit regarding promoter is in the process of seeking financial assistance from SBI Bank with an undertaking of providing necessary sanctioned documents along with NOC from lender as on when loan is approved. However, same acknowledgement letter from SBI Bank has also been received. 33. Bank undertaking needs to be revised. Status: Submitted
--	--



		34. Loan Sanction, repayment schedule and disbursement and CHG form along with NOC from lender needs to be provided. Status: The promoter submitted an affidavit regarding promoter is in the process of seeking financial assistance from SBI Bank with an undertaking of providing necessary sanctioned documents along with NOC from lender as on when loan is approved. However, same acknowledgement letter from SBI Bank has also been received. 35. Board resolution for operation of bank account needs to be submitted. Status: Submitted 36. KYC of registered agent along with RERA Agent Certificate needs to be submitted. Status: Submitted, the promoter stated that no agent has been registered. 37. KYC of Authorized person for operation of bank account needs to be submitted. Status: Submitted
33.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Deficit fee of Rs. 10,76,653/- needs to be submitted. 4. It is noted that the project was already registered with Interim RERA vide RC No. 364 of 2017 dated 21.11.2017 for the project namely "Tower No. T17 Phase-VI", valid up to 30.06.2022. As the revised building plans for the applied area has been granted by DTCP, accordingly, details of sold and unsold inventory as per previous registration with particulars mentioned in sold inventory i.e. name of customer, tower no., total sale, value of Unit, amount to be received from customer along with the status of development works on site needs to be provided. Status: Not Submitted as sold and unsold inventory for Tower T17 which was previously registered vide RC No. 364 of 2017 dated 21.11.2017 needs to be submitted. 5. Project report needs to be submitted. 6. As the approved revised building plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. Status: Submitted but needs to be revised in tabular form. 7. As the Building plans for the applied area are revised, therefore, the prior written consent from 2/3rd existing allottees of the project needs to be submitted, if any. Status: No Objection and consent to modifications with respect to project "Tower No. T17 Phase-VI" previously registered vide RC No. 364 of 2017 dated 21.11.2017 of 12 allottees out of 13 allottees has been submitted. 8. Fire scheme approval needs to be submitted.



	9. Revised approved service plan and estimates needs to be submitted. 10. HUDA Construction water NOC needs to be submitted. 11. Superimposed demarcation plan on the approved layout plan needs to be submitted. 12. Draft allottee documents i.e. conveyance deed, BBA & Payment Receipt need to be revised. Status: Submitted but conveyance deed and payment receipt need to be revised. 13. Draft brochure needs to be revised and draft advertisement needs to be submitted. 14. Land cost needs to be clarified according to area apply for registration and sales deed needs to be provided. 15. REP-II needs to be revised. 16. CA certificate for net worth of promoter needs to be revised. 17. CA certificate for non-default needs to be revised. 18. CA certificate for expenditure incurred and to be incurred needs to be revised.
--	--

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved revised Service Plan Estimates and documents mentioned at S. No. 33.

Meanwhile, the promoter shall submit the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Fire Scheme within 6 months from the grant of registration and approved revised Service Plans and Estimates within 6 months from the date of grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S. No. 33.

Asha
Asha

Chartered Accountant

Nikita
Nikita

**Nikita Mittal
Planning Executive**

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.

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

Sh. Madhu Sudana Rao (Director), Ms. Srijita Kundan are present on behalf of the promoter.

The Authorized Representative of the promoter has submitted the present application dated 23.02.2026 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for registration of a Group Housing Colony namely "Altis at DXP 92", situated at Sector-92, Gurugram, admeasuring 2.68 acres, comprising Tower T10 and a Community Centre and further states that the reply has been submitted on Friday which needs to be examined by office. In addition to above, the AR further submits that out of total 12 homebuyer claims pertaining to the earlier project registered vide RC no. 364 of 2017 dated 21.11.2017, 11 claims have been settled and the entire amounts have been refunded, and the concerned allottees have issued No Objection Certificates (NOCs). With respect to the remaining one homebuyer, it is stated that no contact could be established; however, the promoter undertakes to refund the due amount and obtain the NOC upon establishing contact. In this regard, the promoter is directed to submit a notarized affidavit duly

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (मिनिस्टर और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

sworn by the Managing Director affirming the status of settlement of allottees and undertaking to settle the remaining claim.

It is pertinent to note that during the hearing dated 30.03.2026, the promoter placed reliance upon a similar matter, namely the project “Lushlands,” wherein fresh registration was granted pursuant to approval of a resolution plan under the Insolvency and Bankruptcy Code, 2016 and consequent change in management.

Upon examination of the record, it is observed that the present case is squarely aligned with the aforesaid precedent. The promoter company underwent Corporate Insolvency Resolution Process (CIRP) and the resolution plan was approved by the Hon’ble NCLT, Delhi on 24.04.2023, pursuant to which the management and control of the project vested in the Successful Resolution Applicant on a clean slate basis. Further, substantial modifications have been carried out in the site plan, including revised building plan approvals dated 17.02.2026.

The Authority is of the considered view that such material changes in project planning, coupled with change in management under CIRP, justify fresh registration of the project under Section 4 of the Act of 2016, in line with the precedent established in the case of “Lushlands.” Accordingly, the present project namely “**Altis at DXP 92**” is liable to be granted fresh registration by **superseding the earlier registration bearing RC No. 364 of 2017 dated 21.11.2017 (Tower T17, Phase VI)**, as the said earlier registration has lost its relevance due to demolition of earlier structures, revised planning, and extinguishment of prior allottee rights.

Further, the late fee has been calculated from 24.04.2023, i.e., the date of approval of the resolution plan by the Hon’ble NCLT, Delhi, up to the date of submission of the present registration application, i.e., 23.02.2026, in the same manner as adopted in the case of “Lushlands.”

The Authorized Representative of the promoter further submits that presently, the Fire Scheme Approval and revised approved service plans and estimates are under 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. Fire Scheme Approval within 6 months from the date of grant of registration; and
- ii. Approved Service Plans and Estimates within 6 months from the date of grant of registration;

Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) 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 two separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 6 months from the date of grant of registration; and
- b. Approved Service Plans and Estimates: within 6 months from the date of grant of registration.

In the event of non-submission of any 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.



HARERA
GURUGRAM

Project - Altis At DXP 92

RERA-GRG-2119-2025

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 33.

The earlier registration bearing RC No. 364 of 2017 is hereby superseded on account of (i) approval of resolution plan under CIRP resulting in change of promoter and management, (ii) demolition of earlier incomplete construction, (iii) approval of revised building plans with substantial modifications, and (iv) extinguishment/settlement of prior allottee rights, rendering the earlier registration redundant and non-operational.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, deficit fee including an affidavit from Managing Director regarding settlement with one remaining homebuyer along with the remaining deficiencies mentioned at S. No. 33 and submission of two DD's of Rs. 25 lakhs each for submission of Revised Fire Scheme approval and Revised Approved Service Plans and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

