

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Aquaria At AIPL Lake City		
2.	Name of the promoter	M/s Floralessence Projects Pvt. Ltd.		
3.	Brief of the Promoter	M/s Floralessence Projects Private Limited is a private limited company incorporated on 19 August 2024 and registered with ROC Delhi. The company is engaged in real estate activities and has its registered office at AIPL Business Club, Sector 62, Gurugram, Haryana. The authorized share capital of the company is ₹6 crore, with a paid-up capital of ₹6 crore. The promoters and directors of the company are Gurdeep Singh, Daljeet Singh, and Harinder Singh, who were appointed on the date of incorporation.		
4.	Nature of the project	Group Housing Project		
5.	Location of the project	Sector- 103, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Name of the license holder	M/s Sun International Ltd., M/s Floralessence Projects Pvt. Ltd. and M/s Babbler Projects Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-PROJ-2207-2026		
11.	License no.	61 of 2025 dated 01.05.2025	valid upto 30.04.2030	
12.	Total licensed area	5.10625 acres	Area to be registered	5.10625 acres
13.	Projected completion date	OC: 31.12.2035 CC: 31.03.2036 (same needs to be clarified)		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		

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भू-संपदा (विनियामक और विकास) अधिनियम, 2016 की धारा 20 के अर्थात् नदित प्राधिकरण

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20.	Total Project cost	Rs 872.49 crs		
21.	Project Expenditure So far	Rs 22.52 crs		
22.	Estimates expenditure for completion so far	Rs 849.97 crs		
23.	Total No. Of Towers	2 Towers (Tower 1 & Tower 2), EWS		
24.	Total No. Of Units	Tower T1: 172 Residential Units (G+43), Tower T2: 28 Residential units (G+7) EWS: 36 units (G+4) Convenient Shopping: 7 units (G)		
25.	Construction cost per Sqft.	Construction Cost of Tower 1 per sqft: Rs 6516.04 per sqft Construction Cost of Tower 2 per sqft: Rs 4750.06 per sqft Construction Cost of EWS per sqft: Rs 3581.58 per sqft. Construction Cost of Convenient Store per sqft: Rs 11232 per sqft.		
26.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	61 of 2025 dated 01.05.2025	30.04.2030
	ii)	Zoning Plan Approval	Drg. No. DTCP 11058 dated 02.05.2025	
	iii)	Building plan approval	ZP-2166/SD(RD)/2026/3856 dated 02.02.2026	01.02.2031
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/470/1545-48 dated 20.05.2025 valid upto 19.05.2033	
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
27.	Fee Details			
	Registration Fee	Residential- 39143.214 * 1.9 * 10 = Rs 7,43,721/- Commercial- 118.819 * 1.9 * 20 = Rs 4,515/-		
	Processing Fee	39262.033 * 10 = Rs 3,92,620/-		
	Late Fee	N/A		
	Total Fee	Rs 11,40,856/-		
28.	DD amount	Rs. 11,39,906/- Rs. 950/-		
	DD no. and date	002199 dated 25.03.2026 002237 dated 22.04.2026		
	Name of the bank issuing	HDFC Bank		
	Deficient amount	Nil		
	File Status	Date		

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29.	File received on First notice Sent on First hearing on Second hearing on Documents submitted on Third hearing on Fourth hearing on	27.03.2026 16.04.2026 20.04.2026 (adjourned) 27.04.2026 (adjourned) 22.04.2026, 06.05.2026, 19.05.2026 11.05.2026 25.05.2026
30.	Case History: The Promoter M/s Floralessence Projects Pvt. Ltd. who is a collaborator applied for the registration of group housing colony namely "Aquaria At AIPL Lake City" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 109064 dated 27.03.2026 and RPIN-1043. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2207-2026. - The license no 61 of 2025 dated 01.05.2025 valid upto 30.04.2030 being issued in favour M/s Sun International Ltd., M/s Floralessence Projects Pvt. Ltd. and M/s Babbler Projects Pvt. Ltd. in collaboration with M/s Floralessence Projects Pvt. Ltd. for the development of group housing colony over an area admeasuring 5.10625 acres. - The building plan approval has been granted by DTCP vide Memo No. ZP-2166/SD(RD)/2026/3856 dated 02.02.2026 for an area admeasuring 5.10625 acres and a condition regarding no 3rd party rights to be created on the pocket kept frozen till the final decision in the complaint matter of Glorii Education Technology Pvt. Ltd. has been mentioned in the same. - Thereafter, land parcel owned by M/s Babbler Projects Pvt. Ltd. (Rect. No. 51, Killa No. 1/1(4-0)) within the licensed land admeasuring 5.10625 acres has been frozen due to complaint of M/s Glorii Edn. Tech. Pvt. Ltd. The promoter has applied for registration under Section 4 of the Act of 2016 for the entire licensed land admeasuring 5.10625 acres, which also includes the land parcel freezed by DTCP, Haryana, as mentioned above. The said freezed land parcel has been depicted as "future development" in the site plan. Meanwhile, a representation has been submitted by M/s Glorii Education Technology Pvt. Ltd. opposing the grant of registration to M/s Babbler Projects Pvt. Ltd., M/s Sun International Ltd., and M/s Floralessence Projects Pvt. Ltd. for their proposed Residential Group Housing Project, purportedly under License No. 61 of 2025 dated 01.05.2025, in respect of land admeasuring 5.10625 acres situated in the revenue estate of Village Daultabad, Tehsil Kadipur, Gurugram, Haryana. The objections have been raised on the grounds of absence of clear and marketable title, alleged abeyance of the said License by the DTCP, and pendency of proceedings before the Hon'ble Punjab and Haryana High Court in CWP No. 21372 of 2025. - It has been stated that the representationist, M/s Glorii Education Technology Pvt. Ltd., is a co-owner and co-sharer in the land comprised in Khewat Nos. 638, 765, 766, Rect. No. 52, Killa No. 4(7-2), Rect. No. 51, Killa No. 1/1(4-0), Rect. No. 52, Killa Nos. 5(7-12), 6(8-0), 7/1(4-15), 14(7-12), total admeasuring 39 Kanal 1 Marla (hereinafter referred to as the "land in question"), situated in the revenue estate of Village Daultabad, Tehsil Kadipur, Gurugram, Haryana, and holds an undivided share of 3 Kanal 13 Marla 4 Sarsai therein. It is further contended that the title of the representationist over the land in question is clear, subsisting, and legally established, and has neither been relinquished, alienated, nor otherwise encumbered. It is also	



alleged that M/s Babbler Projects Pvt. Ltd., holding merely 4 Kanal 0 Marla as a co-owner, prima facie lacks clear and marketable title over the licensed land.

- Further, it has been submitted that **CWP No. 21372 of 2025** is pending before the Hon'ble Punjab and Haryana High Court, which, vide order dated 31.07.2025, has directed the parties to maintain status quo with respect to the land in question, and the said order continues to subsist. It is contended that, as per settled principles of law, no authority, including a statutory regulatory body, ought to take any action that may prejudice the outcome of pending litigation or lead to the creation of third-party rights in the subject matter during the pendency of such proceedings.
- It has also been pointed out that the parties have been directed to maintain status quo and to keep the land under partition, effectively "freezing" the land in question, and restraining the creation of any third-party rights therein until the partition proceedings attain finality, thereby indicating the subsistence of a dispute and uncertainty attached to the project land.
- In view of the above submissions, it has been prayed that the application for RERA registration dated 27.03.2026 filed by M/s Floralessence Projects Pvt. Ltd. for the proposed project under License No. 61 of 2025 be rejected, and that no registration be granted in respect of any project pertaining to the said license, or any part thereof.

The application for registration was scrutinized and deficiency notice has been issued to the promoter dated 16.04.2026. An opportunity of being heard is scheduled on 20.04.2026.

On 03.04.2026, the promoter has given the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Navbharat Times" dated 03.04.2026. Objections to be filed till 13.04.2026. No objections received till 16.04.2026.

The copy of the representation submitted by M/s Glorii Education Technology Pvt. Ltd. has been supplied to the promoter dated 20.04.2026 for which no reply has been submitted regarding the same.

As per the directions of Authority, PE and CA conducted site visit dated 06.05.2026 at Sector-103, Gurugram wherein the accessibility of the project site is through a 6-karam (33 feet) revenue rasta. At present, the site comprises barren land with barricading erected around it. Further, the land parcel owned by M/s Babbler Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1 (4-0)], forming part of the licensed land measuring 5.10625 acres and presently frozen pursuant to the complaint filed by M/s Glorii Education Technology Pvt. Ltd., is situated on the opposite side of the said 6-karam (33 feet) revenue rasta.

On 20.04.2026, the matter is adjourned to come up on 27.04.2026.

On 27.04.2026, the matter is adjourned to come up on 11.05.2026.

Proceedings dated: 11.05.2026.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Venkat Rao (Adv), Sh. Gunjan Kumar (Adv), Ms. Julie Jha (AR), Sh. Vijay Singh (AR), Sh. Chandan Singh (AR) are present on behalf of the promoter.

The AR of the promoter submits that License No. 61 of 2025 dated 01.05.2025, valid up to 30.04.2030, has been granted for the development of a group housing colony over an area admeasuring 5.10625 acres. Further submits that the building plan approval has also been granted by DTCP, Haryana for the entire licensed area admeasuring 5.10625 acres, wherein a specific condition has been imposed stipulating that no third-party rights shall be created in respect of the



pocket kept frozen till the final decision of CWP No. 21372 of 2025 filed by M/s Glorii Education Technology Pvt. Ltd.

The AR of the promoter further submits that discussions regarding settlement with M/s Glorii Education Technology Pvt. Ltd. are presently under process and the same is at advance stage. Further states that the land parcel owned by M/s Babbler Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1(4-0)] within the licensed land admeasuring 5.10625 acres depicted as “future development” in the site plan has been frozen on account of pending CWP-21372 of 2025 filed by M/s Glorii Education Technology Pvt. Ltd. As per order dated 24.04.2026 passed in CWP No. 21372-73 of 2025, the Hon’ble Punjab and Haryana High Court has directed to continue the interim order with respect to the Status quo, as existing on 31.07.2025, in respect of the land under partition and now the matter is listed for hearing on 18.05.2026.

The Authority, in view of the pendency of CWP No. 21372 of 2025 before the Hon’ble Punjab and Haryana High Court as well as the settlement talks stated to be at an advanced stage between the parties, deems it appropriate to adjourn the matter for further consideration.

The matter to come up on 25.05.2026.

On 14.05.2026, an application was submitted on behalf of M/s Glorii Education Technology Pvt. Ltd. seeking withdrawal of the representation dated 03.04.2026 filed against the grant of registration to M/s Babbler Projects Pvt. Ltd., M/s Sun International Ltd. and M/s Floralescence Projects Pvt. Ltd. pursuant to license no. 61 of 2025 dated 01.05.2025. In the said application, it has been stated that subsequent to submission of the representation, Glorii and the aforesaid companies have amicably resolved their grievances and arrived at a mutual settlement.

It has further been submitted that, in view of the amicable resolution arrived at between the parties, Glorii seeks to unconditionally and unequivocally withdraw the representation dated 03.04.2026 as well as the earlier representation dated 10.06.2025 bearing Dak Receipt ID No. 92875 submitted in relation to the aforesaid companies. It has also been clarified that the present communication is being issued voluntarily and without any undue influence, pressure, or coercion of any nature whatsoever.

Accordingly, in light of the submissions made hereinabove, it has been prayed that the Hon’ble Authority may be pleased to disregard the aforesaid representations and permit Glorii to unconditionally and unequivocally withdraw the same.

Further on 19.05.2026, the promoter has submitted the dismissal order dated 14.05.2026 in CWP No. 21372 of 2025 in which it is mentioned that:

“The instant applications have been filed by the applicant for withdrawal of the main cases.

For the reasons set out in the applications, the same stand allowed.

On request of learned counsel for parties, main cases are taken on board today.”

The status of the documents is mentioned below:

31.	Present compliance status as on 25.05.2026 of deficiencies conveyed dated 11.05.2026.	- 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.
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		Status: Submitted but needs to be revised. 3. Deficit fee of Rs. 950/- needs to be submitted. Status: Submitted Rs 950/- vide DD No. 002237 dated 22.04.2026. 4. Copy of Mutation, jamabandi and aks-shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted 5. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted 6. Information to revenue department needs to be submitted. Status: Submitted 7. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Submitted 8. Revenue sharing in accordance with the collaboration agreement duly signed by the parties needs to be submitted. Status: Submitted 9. Environment clearance 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 30.03.2026. 10. 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 24.04.2026. 11. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Not Submitted, the promoter has applied for the same dated 20.04.2026. 12. It is noted that that the land parcel owned by M/s Babbler Projects Pvt. Ltd. (Rect No. 51, Killa No. 1/1(4-0) within the licensed land admeasuring 5.10625 acres has been freezed by DTCP while approving the building plans due to complaint of Glorii Edn. Tech. Pvt. Ltd. which needs to be clarified. Status: The promoter stated that the land parcel owned by M/s Babbler Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1(4-0) within the licensed land admeasuring 5.10625 acres has been frozen by DTCP in relation to CWP-21372 of 2025. 13. 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
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		and Development] Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted the litigation on project land vide CWP-21373 of 2025. 14. As per condition of BR-III, an affidavit from Managing Director regarding no 3rd party rights to be created on the pocket kept frozen till the final decision in the complaint matter of Glorii Education Technology Pvt. Ltd. needs to be submitted. Status: Submitted an affidavit from the Director. 15. Huda Construction water NOC needs to be submitted. Status: Submitted. 16. Road access permission needs to be submitted. Status: The promoter has submitted an undertaking stating that the access/entry to the project site is through 6 karam revenue rasta. 17. As per REP-II, completion date for the project is mentioned as 31.03.2036 which needs to be clarified. Status: The promoter stated that the land parcel owned by M/s Babbler Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1(4-0) within the licensed land admeasuring 5.10625 acres has been frozen by DTCP in relation to CWP-21372 of 2025 before Hon'ble Punjab and Haryana High Court. Therefore, March 2036 timeline is taken to accommodate the leads period of High Court matter clearance, site development and sale of inventory. 18. Draft allottee documents i.e. Allotment letter and BBA need to be revised. Status: Submitted but needs to be revised. 19. PERT Chart needs to be submitted. Status: Submitted. 20. Mining permission needs to be submitted. Status: Submitted an affidavit that the mining permission shall be submitted before the commencement of any construction work at the project site. 21. Draft brochure and advertisement need to be submitted. Status: Submitted 22. Cost of the land amounts to Rs 29770.79 lakhs needs to be clarified according to the area applied for the registration is 5.1063 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified along with supporting documents.
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	23. Clarification needs to be submitted as financial resources not mentioned in DPI. Details of any other cost amounts to Rs 622.35 lakhs mentioned in DPI needs to be submitted. Status: Submitted but details of financial resources amount to Rs 600 lakhs from equity, Rs 15000 lakhs from loan from financial institution/banks and Rs 6690.92 lakhs from others needs to be submitted along with supporting documents. 24. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Status: Submitted 25. Original Bank Undertaking dated 26.03.2026 needs to be submitted. Status: Submitted 26. Documentary details regarding the authorized use of the trademark 'AIPL' needs to be submitted. Status: Submitted but copy of trademark license needs to be submitted. 27. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of REP-1 (A-H), CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. Status: Submitted. 28. Independent Auditors Report along with audited financial statement for the financial year 2022-23 and 2023-24 needs to be submitted. Status: Submitted. Promoter states that company is incorporated in the year 2024. Therefore, company did not exist during the financial year 2022-23 & 2023-24. 29. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted 30. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status: Submitted 31. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted 32. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted.
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		Status: Submitted but KYC of Real Estate Agent needs to be submitted.
32.	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. Environment clearance approval needs to be submitted, if applied copy of the same needs to be submitted. 4. Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted. 5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 6. As per REP-II, completion date for the project is mentioned as 31.03.2036 which needs to be clarified. Status: The promoter stated that the land parcel owned by M/s Babblers Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1(4-0) within the licensed land admeasuring 5.10625 acres has been frozen by DTCP in relation to CWP-21372 of 2025 before Hon'ble Punjab and Haryana High Court. Therefore, March 2036 timeline is taken to accommodate the leads period of High Court matter clearance, site development and sale of inventory. 7. Draft allottee documents i.e. Allotment letter and BBA need to be revised. 8. Mining permission needs to be submitted. 9. Cost of the land amounts to Rs 29770.79 lakhs needs to be clarified according to the area applied for the registration is 5.1063 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified along with supporting documents. 10. Clarification needs to be submitted as financial resources not mentioned in DPI. Details of any other cost amounts to Rs 622.35 lakhs mentioned in DPI needs to be submitted. Status: Submitted but details of financial resources amount to Rs 600 lakhs from equity, Rs 15000 lakhs from loan from financial institution/banks and Rs 6690.92 lakhs from others needs to be submitted along with supporting documents. 11. Documentary details regarding the authorized use of the trademark 'AIPL' needs to be submitted. 12. KYC of Real Estate Agent needs to be submitted.
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,		



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corrections in online DPI, Approved Environmental Clearance, Approved Fire Scheme, Approved Service Plan Estimates and documents mentioned at S. No. 32.

Meanwhile, the promoter shall submit the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Environmental Clearance, Approved Fire Scheme and Approved 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. 32.

Ashish Dubey

**Ashish Dubey
Chartered Accountant**

Nikita Mittal

**Nikita Mittal
Planning Executive**

Day and Date of hearing

Monday and 25.05.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 25.05.2026.

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

Sh. Sonam Sharma, Ms. Julie Jha (AR), Sh. Vijay Singh (AR) are present on behalf of the promoter.

Ms. Shreya Goel, Advocate is present on behalf of M/s Glorii Education Technology Pvt. Ltd. and submits that the mutual settlement with the promoter i.e., M/s Floralessence Projects Pvt. Ltd. has been done and at present company seeks withdrawal of the representation dated 03.04.2026 filed against the grant of registration to M/s Babblers Projects Pvt. Ltd., M/s Sun International Ltd. and M/s Floralessence Projects Pvt. Ltd. pursuant to License No. 61 of 2025 dated 01.05.2025. In view of the above, they have no objection w.r.t to the grant of the registration of the project for the said license.

The Authorized Representative of the promoter submits that the complaint filed by M/s Glorii Education Technology Pvt. Ltd. has been amicably resolved through mutual settlement. It is further submitted that the applicant, i.e. M/s Glorii Education Technology Pvt. Ltd., had filed an application seeking withdrawal of the main cases before Hon'ble High Court of Punjab and Haryana, and pursuant thereto, the said application was allowed by the Hon'ble High Court by virtue of order dated 14.05.2026 passed in CWP No. 21372-73 of 2025.

It was further submitted that the promoter had earlier proposed the date of completion of the project as 31.03.2036 on account of the litigation pertaining to the project land in CWP No. 21372-73 of 2025. However, since the said complaint now stands amicably settled, the AR of the promoter requests that the proposed date of completion of the project be revised from 31.03.2036 to 31.03.2034.

The Authorized Representative of the promoter further submits that presently Environmental Clearance, 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:

- Approved Environmental Clearance within 6 months from the date of grant of registration;
- Fire Scheme Approval within 6 months from the date of grant of registration;
- Approved Service Plans and Estimates within 6 months from the date of grant of registration; and
- Mining permission before the commencement of construction work at the project site.

Further, he undertakes to submit three 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

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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 three 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. Approved Environmental Clearance: within 6 months from the date of grant of registration;
- b. Fire Scheme Approval: within 6 months from the date of grant of registration; and
- c. 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. The mining permission shall be submitted before the commencement of construction work at the project site. Further, the request of the promoter to complete the project on or before 31.03.2034 in terms of Section 4(2)(l)(c) of the Act, 2016 is hereby allowed and further, the promoter is directed to submit the requisite revised documents in this regard.

The Authority further observes that a condition has been imposed upon the promoter by the DTCP, Haryana while granting building plan regarding non creation of 3rd party rights qua pocket B which forms part of complaint matter of Glorii Education Technology Pvt. Ltd. and the said pocket has been kept frozen till the final decision in the complaint matter of Glorii Education Technology Pvt. Ltd. It is noted that the land parcel owned by M/s Babblers Projects Pvt. Ltd. [Rect. No. 51, Killa No. 1/1(4-0)] within the licensed land admeasuring 5.10625 acres depicted as “future development” in the site plan. In this regard, the promoter shall apply for the amendment in the registration after the approval of building plans of the area shown as “future development”.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 32.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, REP-II along with the other remaining deficiencies mentioned at S. No. 32 and submission of three DD's/BG's of Rs. 25 lakhs each for submission of Approved Environmental Clearance, Fire Scheme approval and Approved Service Plans and Estimates within the timeframe mentioned above.

**(Arun Kumar)
Chairman, HARERA**

Reference is made to the letter of the Government of Madras dated 10th March 1954, regarding the subject mentioned above.

The Government of Madras have requested that the Government of India should take steps to provide for the establishment of a new college in the district of Madurai.

The Government of India have considered the request and have decided to grant the request.

The Government of India have decided to grant the request for the establishment of a new college in the district of Madurai. The Government of India have decided to grant the request for the establishment of a new college in the district of Madurai.

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(Signature)

Secretary
Ministry of Education
New Delhi