

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Marbella Phase 5	
2.	Name of the promoter	M/s Emaar India Ltd.	
3.	Brief of promoter	M/s Emaar India Limited has been incorporated dated 18.02.2005 at registered address 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi, Delhi, India, 110017. Mr. Haroon Saeed Siddiqui, Mr. Jason Ashok Kothari, Mr. Shivani Bhasin Sachdeva, Mr. Jamal Majed Khalfan Bin Theniyah, Anil Harish are the director of the promoter company. Mr. Kalyan Yanmendra Chakrabarti and Mr. Khiroda Chandra Jena are the CFO and Mr. Bharat Bhushan Garg is Company Secretary of the promoter company.	
4.	Nature of the project	Residential Plotted Colony	
5.	Nature of the phase	Residential Plotted Colony	
6.	Location of the project	Sector 66, Gurugram	
7.	Legal capacity to act as a promoter	Collaborator	
8.	Name of the license holder	M/s Vishnu Apartments Pvt. Ltd. and Others	
9.	Status of project	Ongoing	
10.	Whether registration applied for whole	Phase	
	Total no. of phases	11 (As per revised phasing plan dated 26.05.2026)	
	Phase no.	5	
11.	Online application ID	RERA-GRG-PROJ-2228-2026	
12.	License no.	97 of 2010 dated 18.11.2010 41 of 2011 dated 03.05.2011 101 of 2023 dated 06.05.2023 265 of 2025 dated 31.12.2025	Valid upto 17.11.2027 Valid upto 02.05.2026 Valid upto 05.05.2028 Valid upto 30.12.2030
13.	Total licensed area	114.419 Acres (116.72525 Acres - 2.30625 Acres Area delicensed/applied for delicense)	Area to be registered 20.24225 Acres
14.	Projected completion date as per REP II	31.12.2031	
15.	QPR Compliances (if applicable)	For RC No. 307 of 2017 dated 17.10.2017: All QPR's submitted For RC No. 08 of 2021 dated 01.03.2021: All QPR's submitted	
16.	4(2)(I)(D) Compliances (if applicable)	For RC No. 307 of 2017: All 4(2)(I)(D) submitted For RC No. 08 of 2021: All 4(2)(I)(D) submitted	
17.	4(2)(I)(C) Compliances (if applicable)	RC No. 307 of 2017 - Expired RC No. 08 of 2021 - Valid Till 31.12.2027	
18.	Status of change of bank account	No application for change in bank account in any of the registration till date has been received.	



HAREERA
GURUGRAM

Project - Marbella Phase 5
Promoter - M/s Emaar India Ltd.

19.	Details of proceedings pending against the project	For RC No. 307 of 2017: <ul style="list-style-type: none"> RERA-GRG-3258-2023- SCN For 4(2)(1)(C): RERA-GRG-2986-2022- SCN For 4(2)(1)(D): RERA-GRG-3491-2022 - SCN For QPR: All QPR's submitted RERA-GRG-5457-2019 - SCN For 4(2)(1)(D): RERA-GRG 5151-2022- SCN For 4(2)(1)(D): For RC No. 08 of 2021 - <ul style="list-style-type: none"> RERA-GRG-4109-2022- SCN For 4(2)(1)(D): RERA-GRG-4426-2022- SCN For RC Condition Compliance: RERA-GRG-4211-2022 - SCN For QPR: All QPR's submitted 	
20.	RC Compliances applicable) Conditions (if applicable)	For RC No. 307 of 2017: Interim RERA RC No RC Conditions For RC No. 08 of 2021: Renewal of license no. 97of 2010, revised zoning plan, approval of external sewerage connection, storm water drainage, revised service estimates and plans within 3 months of issuance of the registration certificate – complied partly within time and partly delayed	
21.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	17.11.2027 02.05.2026 05.05.2028 30.12.2030
	ii)	Revised Layout Plan approval	-
	iii)	Zoning Plan Approval	-
	iv)	Revised phasing plan approval	-
		Revised phasing plan approval	-
	v)	Environment Clearance approval (Expansion)	07.12.2033
		Environment Clearance approval (Expansion)	-
	vi)	Airport height clearance	N/A
	vii)	Fire scheme approval	N/A
	viii)	Revised Service plan estimates approval	-
22.	Fee Details		
	Registration Fee	Resi - 20.24225 * 4046.86 * 1 * 10 = Rs 8,19,176/-	
	Processing Fee	20.24225 * 4046.86 * 10 = Rs 8,19,176/-	

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



	Late Fee	N/A Area under license no.'s 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011 is already registered vide RC no.'s 307 of 2017 dated 17.10.2017 and 08 of 2021 dated 01.03.2021 and other two license no.'s is new i.e., 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025
	Total Fee	Rs 16,38,352/-
23.	DD amount	Rs 16,38,408/-
	DD no. and date	981999 dated 23.04.2026
	Name of the bank issuing	HSBC Bank
	Deficient amount	Nil
24.	Total project cost	Rs 833.45 Cr (As per CA certificate) and (Land cost Rs 743.13 Cr)
25.	Cost Incurred	Rs 768.24 Cr (As per CA certificate)
26.	Cost to be incurred	Rs 65.21 Cr (As per CA certificate)
27.	Cost of IDW Works	Rs 45 Cr
28.	Total plots	247 Residential Plots
29.	Sold plots	0
30.	Unsold plots	247 Residential Plots
31.	Plot Area	60 Sqyd to 753 Sqyd
32.	File Status	Date
	File received on	24.04.2026
	First notice Sent on	13.05.2026
	1st hearing on	18.05.2026 (Adjourned)
	2nd hearing on	25.05.2026
	3rd hearing on	08.06.2026 (Adjourned)
	4th hearing on	09.06.2026
33.	<p>Case History:</p> <p>The Promoter M/s Emaar India Limited. who is a collaborator applied for the registration of real estate Residential Plotted colony namely "Marbella Phase 5" located at Sector-66, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 110650 dated 24.04.2026 and RPIN-1053. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2228-2026. The project area for registration is 20.24225 acres.</p> <p>The Promoter (M/s Emaar India Limited) in collaboration with land owners obtained the licenses from Director, Town and Country Planning Department (DTCP), Haryana, vide license no.'s 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011 for setting up of Residential Plotted Colony in Sector-65&66, Gurugram for area admeasuring 109.069 acres along with delicensing of part area measuring 1.15 acres, thereby remaining area for the project 107.919 acres.</p> <p>Out of above total licensed area for the project, an area measuring 41.86 acres is registered with the Authority vide RC no. 307 of 2017 dated 17.10.2017 valid till 16.10.2022 and an area</p>	



measuring **66.059 acres** is registered with the Authority vide **RC no. 08 of 2021 dated 01.03.2021 valid till 31.12.2027**.

After that promoter obtained two additional licenses vide license no.'s 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025 for the residential plotted colony for area admeasuring 7.65625 acres along with delicensing of part area measuring 1.15625 acres from overall area of residential plotted colony.

As on dated there are 4 licenses vide no. 97 of 2010 dated 18.11.2010 Valid upto 17.11.2027 area measuring 108.006 acres (1.15 acres delicensed), 41 of 2011 dated 03.05.2011 Valid upto 02.05.2026 area measuring 1.063 acres (1.025 acres applied for delicense), 101 of 2023 dated 06.05.2023 Valid upto 05.05.2028 area measuring 4.00625 acres (0.13125 acres applied for delicense) and 265 of 2025 dated 31.12.2025 Valid upto 30.12.2030 area measuring 3.65 acres granted by DTCP, Haryana for developing the residential plotted colony over total area admeasuring 116.72525 acres in Sector 65 & 66, Gurugram. Out of total area admeasuring 116.72525 acres, the area delicensed/applied for delicense is 2.30625 acres, thereby remaining total area of project as per approved revised layout plan/ revised phasing plan of the colony is 114.419 acres.

Further, the promoter has obtained the approval of revised phasing plan for the overall licensed area of the project vide DRG No. DTCP 11997 dated 18.03.2026 and revised layout cum demarcation plan for the project vide DRG No. DTCP 12095 dated 23.04.2026 and demarcation cum zoning plan for the project vide DRG No. DTCP 12096 dated 23.04.2026. **The promoter further obtained the revised phasing plan approval vide DRG No. DTCP 12218 dated 26.05.2026 and as per recent revised phasing plan the total licensed area measuring 114.419 acres is being developed in eleven phases.** The details of phasing as mentioned on approved plan by DTCP is tabled below;

S. No.	Phase no	Area (Acres)	RERA Status
1.	Phase 1	41.127	Part of RC no. 307 of 2017 Third party right created
2.	Phase 2	12.99	Part of RC no. 08 of 2021 Third party right created
3.	Phase 3	2.781	Part of RC no. 08 of 2021 No Third party right created
4.	Phase 4	1.615	Part of RC no. 08 of 2021 No Third party right created
5.	Phase 5	20.24225	Part of RC no. 08 of 2021 Applied for registration No Third party right created
6.	Phase 6	2	Part of RC no. 08 of 2021 No Third party right created
7.	Phase 7	2.594	Un registered No Third party right created
8.	Phase 8	16.35625	Part of RC no. 08 of 2021 No Third party right created
9.	Phase 9	10.825	Part of RC no. 08 of 2021



			No Third party right created
10.	Phase 10	1.930	Un registered
			No Third party right created
11.	Phase 11	1.9585	Un registered
			No Third party right created
Total		114.419	

Accordingly, the promoter applied for registration of project under Section 4 of the Act of 2016 for Phase 5 namely "Marbella Phase 5" with the Authority vide their application dated 24.04.2026. Further, prior to approval of revised phasing plan of the project, the Authority granted RC no. 08 of 2021 dated 01.03.2021 for area admeasuring 66.059 acres including maximum area of present application and remaining area is licensed in the year 2023 & 2025.

The public notice with regard to the registration application of the promoter has been published in three newspapers i.e., Hindustan Times, The Tribune and Dainik Bhaskar dated 03.05.2026 against which no objections have been received in the Authority. An allottee namely Akshey Gandhi has inspected the project file on 12.05.2026.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1053 dated 13.05.2026 was issued to the promoter with an opportunity of being heard on 18.05.2026.

On 18.05.2026, the matter is adjourned to 25.05.2026.

The changes made in the layout plan are not submitted by the promoter.

The site of projects has been physically inspected on 21.05.2026 and it is submitted that the residential plotted colony being developed over an area measuring 114.419 acres is situated in Sector 65&66, Gurugram divided by 60 mt wide road. Service road of 12 mt is operational as on date and the project site is accessible from there. Further Phase 5 of the above residential plotted colony is accessible through phase 1 which is directly connected to 12 mt wide service road. Further Phase-5 is also connected through two different 33' wide road connected to 60 mt wide road. No development works have been started in Phase 5 till date.

The promoter has submitted a reply on 14.05.2026 which has been scrutinized and the deficiencies conveyed to the promoter.

On 25.05.2026, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Purushottam Grover, Sh. Pankaj, Sh. Anitesh Singh and Sh. Lalit Sahni (AR's) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter states that the license no. 41 of 2011 has been expired recently only on 02.05.2026 and they have applied for renewal of the same with the DTCP, Haryana. Further, the AR of the promoter states that the area under license no. 41 of 2011



is not the part of Phase 5 area measuring 20.24225 acres applied for registration of project. In this regard, a superimposed demarcation plan of the residential plotted colony highlighting the license numbers over entire colony shall be submitted in the Authority.

Further, regarding the part area of Phase 5 being already registered vide RC no. 08 of 2021, the promoter states that at the time of earlier registration promoter wanted to registered only 12.609 acres (planned for launch and develop) but based on authority's direction promoter applied for registration of additional 53.45 acres (unplanned for immediate launch & no sale till date). The single registration was granted with different completion dates i.e., 31.12.2023 & 31.12.2027. Later on, Phasing Policy was introduced on 24.04.2023 and promoter obtained phasing & revised phasing plan approval on which 12.609 acres has been identified as Phase-2 & 53.45 acres are divided into 6 phases (Phase 3,4,5,6,8,9) and promoter wants to develop & register the project in phases.

The AR of the promoter states that phasing & revised phasing plan along with revised layout plan dated 18.03.2026 & 23.04.2026 respectively have been approved by DTCP Haryana and in view of the same, the promoter applied for registration of Phase 5 dated 24.04.2026 wherein no third-party rights have been created till date. In this regard, an affidavit of CEO of the promoter company shall be submitted regarding no sale, marketing of project area under Phase 5. The overall licensed area is being developed in ten phases. Phase 1&2 are completed and only UD area therein has been planned in revised layout plan. As per clause 3.1.2(iii) of phasing policy dated 24.04.2023, planning of UD area is not considered as revised layout plan & consents are not required. Further, Phase 3 to Phase 10 are unlaunched/new licenses wherein no third-party rights have been created till date. As per clause 4.1.1 of phasing policy dated 24.04.2023, obtaining of consents shall be limited to the phase in which revision proposed. Since no third-party rights created in land area under Phase 5, hence requirement of consents is not applicable for revision of layout plan of Phase 5. Clause 4.1.1 of phasing policy dated 24.04.2023 is reproduced as under:

In cases where colony is proposed to be developed in phases, obtaining two third consents, for revision of layout/ building plan shall be limited to the phase in which such revision is proposed.

In view of the above submissions made by the promoter, the Authority is of the view that the requirement of obtaining consent of two-third allottees does not arise in the present application for registration of Phase-5 area, keeping in view the clause 4.1.1 of the Phasing Policy dated 24.04.2023, as reproduced above, and also considering the submission of the promoter that no third-party rights have been created in the area falling under Phase-5 applied for registration of the project. Moreover, the public notice with regard to the registration application of the promoter was published in three newspapers i.e., Hindustan Times, The Tribune and Dainik Bhaskar dated 03.05.2026, against which no objections have been received in the Authority. The absence of any objection pursuant to the said public notice further lends credence to the submissions made by the promoter that there is no requirement of the consent of two-third of the allottees regarding revision of layout plan and, therefore, the Authority does not find any impediment in proceeding further in the matter. Further, in order to safeguard the interest of



	<p>prospective allottees and to ensure complete transparency, the promoter is directed to submit an affidavit from the CEO of the promoter company affirming that no advertisement, marketing, booking, sale or offer for sale of plots in the area falling under Phase-5 has been undertaken till date. In addition thereto, a ten days' public notice inviting objections, if any, from the general public with regard to the aforesaid submission of the promoter concerning no advertisement, marketing, booking, sale or offer for sale of plots in the project area falling under Phase-5 shall also be published in three leading newspapers (two English and one Hindi).</p> <p>Meanwhile, the promoter is further directed to submit the deficit documents along with above mentioned.</p> <p>The matter to come up on 08.06.2026.</p> <p>On 08.06.2026, the matter is adjourned to 09.06.2026.</p> <p>The public notice with regard to the no advertisement, marketing, booking, sale or offer for sale of plots in the project area falling under Phase-5 has been published in three newspapers i.e., Hindustan Times, The Tribune and Dainik Bhaskar dated 27.05.2026 against which no objections have been received in the Authority.</p> <p>The promoter in its reply dated 03.06.2026 stated that they want to register the project with updated name "Marbella Terraces" instead of "Marbella Phase 5".</p> <p>The promoter has submitted a reply on 03.06.2026 which has been scrutinized and the status of documents is mentioned below.</p>
<p>34.</p>	<p>Present compliance status as on 09.06.2026 of deficient documents conveyed vide notice dated 13.05.2026</p> <ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Needs to be corrected 2. Corrections in online DPI need to be done. Status: Needs to be corrected 3. License no. 41 of 2011 has been expired. Renewal of same needs to be submitted. Status: Not submitted. However, applied for renewal on 01.04.2026. Further this licensed area is not part of applied phase area as discussed in hearing dated 25.05.2026 and related document submitted by the promoter. 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 Rules 2017 need to be submitted.



		<p>Status: Submitted</p> <p>5. The area applied for registration of project comprises part area already registered vide RC no. 08 of 2021. The same needs to be clarified.</p> <p>Status: Promoter states that at the time of earlier registration promoter want to registered only 12.609 acres (planned for launch and develop) but based on authority direction promoter applied for registration of additional 53.45 acres (unplanned for immediate launch & no sale till date). The single registration was granted with different completion dates i.e., 31.12.2023 & 31.12.2027. Later on, Phasing Policy introduced on 24.04.2023 and promoter obtained phasing & revised phasing plan approval. 12.609 acres identified as Phase-2 & 53.45 acres divided into 6 phases (Phase3,4,5,6,8,9) and promoter want to develop & register the project in phases.</p> <p>6. Changes made in the layout plan of the residential plotted colony duly marked on approved layout plan and in tabular form needs to be submitted.</p> <p>Status: Not submitted. Further promoter partly states that UD area was planned for Phase 1&2 but not demarcated changes.</p> <p>7. As layout plan of residential plotted colony has been revised, consent of 2/3rd existing allottees of the colony needs to be submitted.</p> <p>Status: Promoter states that phasing & revised phasing plan along with revised layout plan dated 18.03.2026 & 23.04.2026 respectively have been obtained and overall licensed area is being developed in ten phases. Phase 1&2 are completed and only UD area therein has been planned in revised layout plan. As per clause 3.1.2(iii) of phasing policy dated 24.04.2023, planning of UD area is not considered as revised layout plan & consents are not required. Phase 3 to 10 are unlaunched/new licenses wherein no third-party rights created. As per clause 4.1.1 of phasing policy dated 24.04.2023, obtaining of consents shall be limited to the phase in which revision proposed. Since no third-party rights created in land area under Phase 5, hence requirement of consents is not applicable for revision of layout plan of Phase 5. Not required. Refer proceedings dated 25.05.2026.</p> <p>8. A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the</p>
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	<p>existing two-third allottees furnished to the Authority, are genuine and original Status: Not required. Refer proceedings dated 25.05.2026.</p> <p>9. Status of development works in tabular form along with site photos needs to be submitted Status: Needs to be revised.</p> <p>10. Approved revised service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. Applied on 24.04.2026.</p> <p>11. Environment Clearance (Expansion including licensed area vide license no. 265of 2025) needs to be submitted. Status: Not submitted. Applied on 13.04.2026</p> <p>12. All the collaboration agreements with addendum and GPA if any needs to be submitted along with clarification regarding sharing pattern between landowners & developer, marketing rights & irrevocability. Status: Needs to be clarified</p> <p>13. Project report comprising the case history from initial stage to till date needs to be submitted. Status: Submitted.</p> <p>14. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer six months prior to date of application needs to be submitted. Status: Submitted</p> <p>15. Information to the revenue department regarding the entry of licenses and collaboration agreements in the revenue record needs to be submitted. Status: Submitted for all licenses.</p> <p>16. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. Status: Submitted.</p> <p>17. Copy of electrical load availability connection needs to be submitted. Status: Submitted. Endst no. Ch-52/OLNC-HT/GGM-II/EP-536 dated 06.03.2026.</p> <p>18. Forest NOC and Tree cutting permission needs to be submitted. Status: Forest NOC Submitted and regarding tree cutting permission affidavit submitted to obtain & submit prior to cutting.</p>
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	<p>19. Affidavit submitted for N/A of Natural Conservation zone, Forest Land diversion and Power line Shifting needs to be revised. Status: Submitted</p> <p>20. All the approved plans in readable form needs to be submitted. Status: Submitted.</p> <p>21. List of the plots sold to the allottees as on date of the application for registration which includes name of the allottees, plot no, plot area, date of booking, average rate, total consideration and amount received needs to be provided. Status: Affidavit of no sale submitted from CEO.</p> <p>22. List of the unsold plots as on date of the application of registration which includes plot no and plot area needs to be provided. Status: Submitted</p> <p>23. Road access permission expired, the same needs to be updated and sewerage assurance needs to be submitted. Status: Promoter states that within validity of the road access permission 12 mt service road was constructed as directed in access permission and also as on date the road is motorable. Further sewerage assurance required.</p> <p>24. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>25. PERT chart needs to be submitted. Status: Submitted</p> <p>26. Draft allottees documents i.e., application form & conveyance deed and payment receipt needs to be submitted. Status: Submitted</p> <p>27. Draft allottees documents i.e., allotment letter needs to be revised. Status: Submitted</p> <p>28. Five copies of executed allottees documents i.e., application form, allotment letter, BBA & conveyance deed and payment receipt needs to be submitted. Status: Affidavit for no sale of plots submitted</p> <p>29. Draft brochure/advertisement needs to be submitted. Status: Submitted</p> <p>30. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>31. REP II needs to be revised.</p>
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	<p>Status: Needs to be revised</p> <p>32. KYC of project consultant needs to be provided. Status: Submitted.</p> <p>33. Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted.</p> <p>34. Background of the promoter needs to be provided. Status: Submitted.</p> <p>35. KYC of registered agent needs to be provided along with KYC of agent. Status: DPI needs to be revised as per KYC of registered agent submitted.</p> <p>36. Affidavit regarding 4(2)(I)(D) for separate bank account needs to be provided. Status: Submitted.</p> <p>37. Quarterly schedule of estimated expenditure and resource needs to be provided. Status: Submitted.</p> <p>38. CA certificate for REP I need to be provided. Status: Submitted.</p> <p>39. CA certificate for net worth needs to be provided. Status: Submitted.</p> <p>40. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted, However DPI needs to be revised as per certificate submitted.</p> <p>41. Affidavit regarding no loan on project land needs to be submitted. Status: Not submitted.</p> <p>42. Original bank undertaking needs to be provided. Status: Submitted.</p> <p>43. Financial resources needs to be met with project cost. Status: Correction in DPI has been done.</p> <p>44. KYC of bank authorized person Mr. Swapnil Gupta and Ramesh Kumar Swami needs to be provided. Status: Submitted.</p> <p>45. Latest MCA record of the promoter needs to be provided. Status: Submitted.</p> <p>46. Affidavit from MD regarding payment to land owner as per compliance of section 4(2)(I)(D) needs to be provided. Status: Not submitted. However, promoter stated that as per collaboration agreement dated 16.05.2024, owner shall be entitled to receive 1875.9 square yard per acre</p>
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HAREERA
GURUGRAM

Project – Marbella Phase 5
Promoter - M/s Emaar India Ltd.

		<p>of net developed residential plots. The expenditure on the project will be incurred as per provision of section 4(2)(I)(D) of RERA Act, 2016.</p>
35.	Remarks	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.2. Corrections in online DPI need to be done.3. License no. 41 of 2011 has been expired. Renewal of same needs to be submitted. Status: Not submitted. However, applied for renewal on 01.04.2026. Further this licensed area is not part of applied phase area as discussed in hearing dated 25.05.2026 and related document submitted by the promoter.4. The area applied for registration of project comprises part area already registered vide RC no. 08 of 2021. The same needs to be clarified. Status: Promoter states that at the time of earlier registration promoter want to registered only 12.609 acres (planned for launch and develop) but based on authority direction promoter applied for registration of additional 53.45 acres (unplanned for immediate launch & no sale till date). The single registration was granted with different completion dates i.e., 31.12.2023 & 31.12.2027. Later on, Phasing Policy introduced on 24.04.2023 and promoter obtained phasing & revised phasing plan approval. 12.609 acres identified as Phase-2 & 53.45 acres divided into 6 phases (Phase3,4,5,6,8,9) and promoter want to develop & register the project in phases.5. Changes made in the layout plan of the residential plotted colony duly marked on approved layout plan and in tabular form needs to be submitted.6. Status of development works in tabular form along with site photos needs to be submitted7. Approved revised service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.8. Environment Clearance (Expansion including licensed area vide license no. 265 of 2025) needs to be submitted.9. All the collaboration agreements with addendum and GPA if any needs to be submitted along with clarification

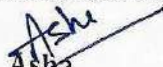


	<p>regarding sharing pattern between landowners & developer, marketing rights & irrevocability.</p> <p>10. Tree cutting permission needs to be submitted.</p> <p>11. Sewerage assurance needs to be submitted.</p> <p>12. REP II needs to be revised.</p> <p>13. DPI needs to be revised as per KYC of registered agent provided.</p> <p>14. DPI needs to be revised as per CA certificate for expenditure incurred and to be incurred provided.</p> <p>15. Affidavit regarding no loan on project land needs to be submitted.</p> <p>16. Affidavit from MD regarding payment to land owner as per compliance of section 4(2)(l)(D) needs to be provided.</p>
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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 Environmental Clearance, Approved Revised Service Plan Estimates including documents mentioned at S. No. 35.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Environmental Clearance 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. 35.


Asha

Chartered Accountant



Sumeet
Engineering Officer

Day and Date of hearing	Tuesday and 09.06.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.06.2026.

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

Sh. Purushottam Grover, Sh. Venkat Rao, Ms. Priyanka Miglani and Sh. Anitesh Singh (AR's) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter states that a reply dated 08.06.2026 has been submitted in the Authority wherein all the pending documents have been submitted. The AR of the promoter further states that license no. 41 of 2011 is not part of area falling under phase 5 applied herein for registration and a copy of superimposed plan in this regard has already been submitted in the Authority. Further, the promoter states that the part area of Phase 5 is already registered with the Authority vide registration certificate no. 08 of 2021 dated 01.03.2021 and undertakes to obtain the amendment in registration certificate no. 08 of 2021 dated 01.03.2021 as per recent approved phasing plan of the project. The office is directed to examine the reply dated 08.06.2026.

The AR of the promoter further states that, a letter regarding change of name of project from "Marbella Phase 5" to "Marbella Terraces" has been submitted and requests the Authority to consider the same.



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Project - Marbella Phase 5
Promoter - M/s Emaar India Ltd.

The Authorized Representative of the promoter further submits that presently Environmental Clearance, revised service plans and estimates approval, Renewal of license no. 41 of 2011 and Tree Cutting permission are yet to be obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. Environmental Clearance within 6 months from the date of grant of registration;
- ii. Revised Service Plans and Estimates approval within 6 months from the date of grant of registration;
- iii. Renewal of license no. 41 of 2011 within 4 months from the date of grant of registration; and
- iv. Tree cutting permission prior to cutting of any tree.

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 at point (i) & (ii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame, 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 Environmental Clearance as well as Revised Service Plans and Estimates approval 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. Further, the promoter shall submit renewal of license no. 41 of 2011 within 4 months from the date of grant of registration and Tree cutting permission prior to cutting of any tree. A condition to this effect shall also be incorporated in the Registration Certificate.

In view of the above submission of the promoter, the request of the promoter to update the project name as "Marbella Terraces" is hereby allowed subject to publication of one-week public notice in this regard in three leading newspapers (two English and one Hindi) and submission of revised documents with the updated project name. Further, the promoter shall apply for amendment in registration certificate no. 08 of 2021 as per recent phasing plan approval within the period of 1 month.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 35.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, along with the other remaining deficiencies mentioned at S. No. 35 and submission of two DD's/BG's of Rs. 25 lakhs each for submission of Approved Environmental Clearance and Approved Revised Service Plans & Estimates within the timeframe mentioned above and publication of public notice with regard to update in project name.

(Arun Kumar)
Chairman, HARERA