

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	Ycon Platinum Heights
2.	Name of the promoter	M/s Y con Infra.
3.	About the promoter	M/s Y Con Infra is a Delhi NCR-based real estate developer founded in 2023. The firm is led by its partners, R.K. Yadav, Amit Kumar Yadav, Harsh Yadav and Laksh Yadav who oversee its strategic projects, including the "Ycon Platinum Heights" development in Gurugram. It maintains a registered office at 212, 2 nd Floor, Bestech Chamber, Sushant Lok-I, Gurugram-122002. Financially, the firm has a net worth of ₹7.31 Crore.
4.	Nature of the project	Affordable Group Housing Colony
5.	Location of the project	Revenue estate of village Pataudi, Sector- 3, Pataudi, District Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	Sh. Ramesh Kumar Yadav S/o Sh. Hoshiyar Singh Yadav, Sh. Alok Yadav S/o Sh. Kailash Yadav, Sh. Mokul Kumar Yadav, S/o Sh. Tekram Yadav, Smt. Jyoti Yadav W/o Sh. Manoj Yadav
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole
10.	Completion date as mentioned in REP-II	OC: 30.09.2023 (Provided in REP-II which needs to be revised.) CC: 31.10.2030
11.	Online application ID	RERA-GRG-PROJ-2132-2025
12.	License no.	193 of 2025 dated 09.10.2025
13.	Total licensed area	13.275 Acres
	Area to be registered	13.275 Acres
14.	QPR Compliances	Not applicable
15.	4(2)(I)(D) Compliances	Not applicable
16.	4(2)(I)(C) Compliances	Not applicable
17.	Status of change of bank account (if applicable)	Not applicable
18.	Details of proceedings pending against the project	Not applicable
19.	RC Conditions Compliances	Not applicable
20.	Number of towers	18 Towers + 3 Commercial blocks
21.	Number of Floors	Tower 1 to 17: Stilt + 14 th Floors Tower 18: Stilt + 18 th Floors

22.	Number of units	Residential units: 1956 Commercial units: 82		
23.	Unit types	3 BHK & 2 BHK		
24.	Total Carpet area	Residential units: 500- 645 Sq.ft.		
25.	Total Project cost	Rs 630.86 Cr (as per DPI)		
26.	Expenditure Incurred	Rs 4.57 Cr (as per DPI)		
27.	Expenditure to be incurred	Rs 626.29 (as per DPI)		
28.	Construction cost per Sq.ft.	Construction cost of tower: Rs 2378.76 per sqft Construction cost of commercial: Rs 6500 per sqft Construction cost of Community Building: Rs 1250 per sqft		
29.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	193 of 2025 dated 09.10.2025	08.10.2030
	ii)	Approved building plans	Memo no. ZP- 2234/SD(PK)/2026/8975 dated 13.03.2026	12.03.2031
	iii)	Demarcation cum Zoning plan approval	Drg. No. DTCP 11527 dated 10.10.2025	-
	iv)	Environmental Clearance	EC25C3801HR5860786N dated 03.06.2026	02.06.2036
	v)	Fire scheme approval	FS/2026/794 dated 21.05.2026	-
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/20 25/1553/5113-16 dated 30.12.2025	29.12.2033
	vii)	Service plan and estimate approval	Not submitted Applied in HSVP on 25.03.2026	
	viii)	Approval of Electrification plan	Memo no. Ch-11/OLNC-HT/GGM-I/EP-535 dated 09.01.2026	
30.	Fee details			
	Registration fee	Residential 126353.99 x 2.40 x 10= Rs 30,32,496/- Commercial 2041.433 x 1.90 x 20= Rs 77,574/- Total: Rs 31,10,070/-		
	Processing fee	128395.423 x 10= Rs 12,83,954/-		
	Late fee	Not applicable		
	Total	Rs 43,94,024/-		
31.	RTGS/ DD amount	Rs 10,00,000/- Rs 33,94,024/-		
	RTGS/ DD no. and date	236747 dated 20.04.2026 236760 dated 21.05.2026		
	Name of the bank issuing	State Bank of India		
	Deficient amount	Nil		
32.	File Status	Date		



	File received on	27.04.2026
	Public notice issued	01.05.2026
	Objection received	14.05.2026
	Site visited	21.05.2026
	First notice Sent on	20.05.2026
	1st hearing on	25.05.2026 (Adjourned)
	1st reply submitted against objection and deficiencies	01.06.2026
	2nd hearing on	08.06.2026 (Adjourned)
	3rd hearing on	09.06.2026
33.	Case History: - The Promoter M/s Y con Infra. who is a collaborator along with license holder Sh. Ramesh Kumar Yadav S/o Sh. Hoshiyar Singh Yadav, Sh. Alok Yadav S/o Sh. Kailash Yadav, Sh. Mokul Kumar Yadav, S/o Sh. Tekram Yadav, Smt. Jyoti Yadav W/o Sh. Manoj Yadav applied for the registration of real Affordable Group Housing Colony namely "Ycon Platinum Heights" located at Revenue estate of village Pataudi, Sector- 3, Pataudi, District Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 110663 dated 27.04.2026 and RPIN-1054. The Temp I.D. of REP - I (Part A-II) is RERA-GRG-PROJ-2132-2025. The application for registration of Affordable Group Housing Colony project was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/1054 dated 20.05.2026 was issued to the promoter with an opportunity of being heard on 25.05.2026. The public notice was published on 01.05.2026 in three leading newspapers, namely Dainik Bhaskar (Hindi), Hindustan Times, and The Tribune (English). Subsequently, one objection was received which is as follows: An objection has been received from Ms. Sushila Devi on 14.05.2026 in response to the public notice issued for registration of the project "YCON Platinum Heights." The objector has stated that the land forming part of the project is the subject matter of a title dispute in Civil Suit No. CS/143/2023 titled "Sushila (Widow of Late Subhash Yadav) vs. Manoj Kumar S/o Braham Prakash", which is presently pending before the Court of Civil Judge, Pataudi. It has been alleged that the title of the subject land is disputed and that License No. 193 of 2025 dated 10.10.2025 was obtained from DTCP despite the pendency of the said litigation. The objector has further alleged that the fact regarding the pendency of the civil suit was suppressed while obtaining the license and has stated that she is pursuing legal remedies against the grant of the license. Accordingly, the objector has requested that RERA registration for the project should not be granted during the pendency of the aforesaid civil suit and until the title dispute attains finality. Accordingly, the objection filed by Ms. Sushila Devi was forwarded to the promoter on 19.05.2026 seeking its response. The reply submitted by the promoter dated 01.06.2026 is summarized as follows: In response to the objection filed by Ms. Sushila Devi, the promoter submitted that the objection is based solely on the pendency of Civil Suit No. CS/143/2023. The promoter	

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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>stated that the project is being developed pursuant to a valid Collaboration Agreement with the recorded landowners and that License No. 193 of 2025 dated 10.10.2025 has already been granted by DTCP after due scrutiny of the title and ownership documents.</p> <p>The promoter further submitted that no stay order, injunction, status quo order, or any other restraint order has been passed by any competent court against the project land, title records, mutation entries, development rights, or the DTCP license. Therefore, there is no legal impediment to the registration of the project.</p> <p>The promoter also contended that the title records, decree dated May 1998, and Mutation No. 3258 continue to remain valid and operative, and that the issues raised by the objector are presently sub judice before the competent Civil Court. Accordingly, the promoter requested that the objection be rejected and the registration process of the project be allowed to proceed.</p> <p>Present Status of the Case: In Case No. CS/143/2023, the matter is pending adjudication. The last hearing was held on 23.03.2026, wherein the following order was recorded:</p> <p><i>"Today the case is fixed for arguments on the application under Order 1 Rule 10 CPC. Arguments not advanced. Thereafter, learned counsel for the plaintiff requested for an adjournment. Heard. In view of the request made by learned counsel for the plaintiff, the case is adjourned to 06.07.2026 for consideration of the abovementioned application."</i></p> <p>Accordingly, it is noted that the next date of hearing in the matter is 06.07.2026.</p> <p>For the reference of the Authority, copies of all orders passed in the case have been annexed in chronological order as Annexure-A.</p> <p>As per the directions of the authority, the PE & CA conducted a site visit on 21.05.2026.</p> <p>The project site is located in the revenue estate of Village Pataudi, Sector-3, Pataudi, District Gurugram, and is presently connected through a 4-karam-wide rasta. Further, a 24-metre-wide road is proposed as per the approved layout plan. At present, the site comprises barren land only.</p> <p>Further, approvals/assurances for essential services such as water supply, sewerage, storm water drainage, and electrification have been obtained from the concerned departments.</p> <p>On 25.05.2026, the matter was adjourned and listed for hearing on 08.06.2026.</p> <p>On 08.06.2026, the matter was adjourned and listed for hearing on 09.06.2026.</p> <p>The status of the documents after scrutiny of the reply dated 01.06.2026 & 04.06.2026 is mentioned below:</p>		
34.	<table border="1"> <tr> <td data-bbox="359 1702 662 1993"> Present compliance status as on 09.06.2026 of deficient documents conveyed in deficiency notice dated 20.05.2026. </td> <td data-bbox="662 1702 1422 1993"> <ol style="list-style-type: none"> 1. Deficit fee of Rs 33,94,024/- needs to be submitted. Status: Submitted, Rs 33,94,024/- vide DD no. 236760 dated 21.05.2026. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but needs to be revised. 3. Corrections marked on the hard copy of online DPI need to be done. </td> </tr> </table>	Present compliance status as on 09.06.2026 of deficient documents conveyed in deficiency notice dated 20.05.2026.	<ol style="list-style-type: none"> 1. Deficit fee of Rs 33,94,024/- needs to be submitted. Status: Submitted, Rs 33,94,024/- vide DD no. 236760 dated 21.05.2026. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but needs to be revised. 3. Corrections marked on the hard copy of online DPI need to be done.
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		<p>Status: Submitted, but needs to be revised.</p> <p>4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted.</p> <p>Status: Affidavit submitted from the partner/director/ authorized signatory stating that there is no ongoing litigation in the past 5 years in relation to the promoter in the state and/ or in the aforesaid project land.</p> <p>5. It is observed that the Collaboration Agreement dated 10.04.2025 provides for revenue sharing between the promoter and the landowner. Therefore, the promoter is required to clarify the revenue-sharing arrangement, including the mode of distribution and the stage/timeline at which such revenue shall be shared, as agreed between the parties.</p> <p>Status: Submitted, the revenue sharing pattern i.e. mentioned below:</p> <table border="1"><thead><tr><th>Landowner Name</th><th>Landowner Share (% to the land shared by the Owner per acre)</th><th>Developer Share (%to the land used by the Promoter per acre)</th></tr></thead><tbody><tr><td>Ramesh Kumar Yadav</td><td>40 %</td><td>60%</td></tr><tr><td>Mukul Kumar Yadav</td><td>40%</td><td>60%</td></tr><tr><td>Alok Yadav</td><td>20%</td><td>80%</td></tr><tr><td>Jyoti Yadav</td><td>20%</td><td>80%</td></tr></tbody></table> <p>Regarding the mode of distribution, the promoter has submitted that the sale proceeds payable to the landowners shall be disbursed from the Free Account (30% Account) and the proportionate land cost component of the 70% RERA Account, subject to RERA norms. The promoter has further stated that, if required, such payments shall be made from its own resources, including equity or inter-corporate loans. Further, as per the agreement between the parties, the distribution of revenue shall be carried out at the time of issuance of the Occupation Certificate.</p> <p>6. It is noted that the application applied for registration is in collaboration and in the agreement dated 10.04.2025, it is written that the agreement is irrevocable, it simultaneously provides that the parties may step back</p>	Landowner Name	Landowner Share (% to the land shared by the Owner per acre)	Developer Share (%to the land used by the Promoter per acre)	Ramesh Kumar Yadav	40 %	60%	Mukul Kumar Yadav	40%	60%	Alok Yadav	20%	80%	Jyoti Yadav	20%	80%
Landowner Name	Landowner Share (% to the land shared by the Owner per acre)	Developer Share (%to the land used by the Promoter per acre)															
Ramesh Kumar Yadav	40 %	60%															
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Alok Yadav	20%	80%															
Jyoti Yadav	20%	80%															

		<p>from the agreement or alter the provisions contained therein with mutual consent. Clarification/revision of the clause is therefore required to remove ambiguity. Status: In this regard promoter submitted an addendum agreement dated 27.05.2026 incorporating irrevocable clause.</p> <p>7. Environment clearance needs to be submitted. Status: Submitted</p> <p>8. Fire Scheme approval needs to be submitted. Status: Submitted</p> <p>9. Approved service plans and estimates needs to be submitted. Status: Not submitted, applied on 25.03.2026 in HSPV. Further, in this regard, the promoter has submitted an undertaking stating that the approved service plans and estimates will be submitted within 4 months from the grant of the RERA registration certificate.</p> <p>10. Road access permission needs to be submitted. Status: In this regard, the promoter has submitted an undertaking stating that the project site already has access through a 4-karam-wide revenue rasta and the proposed 24-metre-wide internal circulation sector road passing through the project site. The promoter further submitted that License No. 193 of 2025 for the said project was granted by DTCP, Haryana, after fulfilling the minimum requirements for grant of the license. Therefore, no separate road access permission from the concerned authorities is presently required. However, if such permission is required in future, the promoter shall obtain and submit the same.</p> <p>11. The revised project report along with project photographs, is needs to be submitted. Status: Submitted</p> <p>12. Readable copy of mutation and jamabandi duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted. Status: Submitted</p> <p>13. Mining permission for the applied project needs to be submitted. Status: In this regard, the promoter has submitted an undertaking stating that the mining permission will be submitted before the commencement of construction.</p> <p>14. PERT chart specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>15. The draft Allotment letter, Builder Buyer Agreement, Conveyance Deed, and payment plan proposed to be executed in the Affordable Group Housing Colony are</p>
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		<p>required to be revised in accordance with the provisions of the Act, rules, and regulations. Status: Submitted</p> <p>16. Draft brochure needs to be revised and advertisement need to be submitted. Status: Submitted</p> <p>17.</p> <p>18. Cost of the land amounts to Rs 17943.55 lakhs needs to be clarified according to the area applied for the registration is 13.275 acres. Additionally, an Affidavit outlining the compliance of 4(2)(1)(D) with landowners needs to be submitted. Status: Submitted</p> <p>19. Clarification needs to be submitted as taxes, cess and IDC not mentioned in DPI. Details of any other cost amounts to Rs 1434.77 lakhs and details of financial resources from equity amounts to Rs 731 lakhs mentioned in DPI needs to be submitted. Status: Submitted. Promoter states that IDC is not applicable in Affordable Group Housing Colony projects.</p> <p>20. Original non-encumbrance certificate not below the rank of tehsildar certified on 20.04.2026 needs to be submitted. Status: Submitted</p> <p>21. REP II dated 29.12.2025 needs to be revised as OC & CC date is missing. Status: Submitted</p> <p>22. Following Original CA Certificate needs to be submitted: Original CA Certificate of net worth of promoter dated 04.12.2025, Original CA Certificate of REP-1 dated 23.04.2026, Original CA Certificate of non-default dated 02.12.2025, Original CA Certificate of expenditure incurred and to be incurred dated 23.04.2026. Status: Submitted</p> <p>23. Audited Balance Sheet for the financial year 2023-2024 needs to be submitted. Status: Submitted</p> <p>24. Project Report needs to be revised as costing details of the project is missing. Quarterly net cash flow statement needs to be revised as project does not match with DPI. Quarterly estimated expenditure and quarterly source of funds statement needs to be submitted. Status: Submitted</p> <p>25. Bank Undertaking needs to be revised. Status: Submitted but Original Bank Undertaking dated 22.05.2026 needs to be submitted.</p> <p>26. 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</p>
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		<p>maintained under section 4(2)(1)(D) needs to be submitted. Status: Submitted</p> <p>27. Project Proponents, KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Submitted</p>
35.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but needs to be revised.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but needs to be revised.</p> <p>3. Approved service plans and estimates needs to be submitted. Status: Not submitted, applied on 25.03.2026 in HSVP. Further, in this regard, the promoter has submitted an undertaking stating that the approved service plans and estimates will be submitted within 4 months from the grant of the RERA registration certificate.</p> <p>4. Road access permission needs to be submitted. Status: In this regard, the promoter has submitted an undertaking stating that the project site already has access through a 4-karam-wide revenue rasta and the proposed 24-metre-wide internal circulation sector road passing through the project site. The promoter further submitted that License No. 193 of 2025 for the said project was granted by DTCP, Haryana, after fulfilling the minimum requirements for grant of the license. Therefore, no separate road access permission from the concerned authorities is presently required. However, if such permission is required in future, the promoter shall obtain and submit the same.</p> <p>5. Mining permission for the applied project needs to be submitted. Status: In this regard, the promoter has submitted an undertaking stating that the mining permission will be submitted before the commencement of construction.</p> <p>6. Revised REP-II form updating the OC date needs to be submitted.</p> <p>7. Bank Undertaking needs to be revised. Status: Submitted but Original Bank Undertaking dated 22.05.2026 needs to be submitted.</p>

Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections



in the online DPI, revised REP-II form, approved service plans and estimates, mining permission, and documents mentioned at S. No. 35.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of the approval of service plans and estimates within 4 months from the grant of registration. Additionally, the mining permission shall be submitted before the commencement of construction at the site.

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

Ashish Dubey

(Ashish Dubey)
Chartered Accountant

Deepika

(Deepika)
Planning Executive

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

PROCEEDINGS OF THE DAY

Proceedings dated: 09.06.2026

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

Sh. Amit Yadav (Partner/Director/AR) & Sh. Baldev Singh (Advocate) are present on behalf of promoter.

Sh. Ramesh Kumar, Sh. Jyoti Yadav, Sh. Mukul Yadav & Sh. Alok Yadav are present on behalf of the land owners.

None is present on behalf of the complainant i.e., Ms. Sushila Devi.

The Authorized Representative of the promoter submits that the land applied for registration under Section 4 of the Real Estate (Regulation and Development) Act, 2016 is free from any kind of litigation. Accordingly, an affidavit to this effect, duly signed by the partner/director/authorized signatory, has been submitted stating that there has been no ongoing litigation involving the promoter in the State and/or in relation to the aforesaid project land during the last five years.

Further, with regard to the objection filed by Ms. Sushila Devi, the AR of the promoter submits that the promoter is not a party in Civil Suit No. CS/143/2023. He further submits that the project is being developed pursuant to a valid Collaboration Agreement executed with the recorded landowners and that License No. 193 of 2025 dated 10.10.2025 has already been granted by DTCP after due scrutiny of the title and ownership documents. Thereafter, the concerned department has approved the building plans of the said project on 13.03.2026. He further submits that no stay order, injunction, status quo order, or any other restraining order has been passed by any competent court in respect of the project land, title records, mutation entries, development rights, or the said license. Accordingly, he requests that the objection be rejected and that the present application for registration of the subject project be allowed to proceed.

The promoter further submits that all necessary approvals are in place except the road access permission and approved service plans and estimates. In this regard, the promoter states that the proposed 24 M wide road, which falls within the licensed area, shall be constructed before the offer of possession of the units and the approved service plans and estimates are under consideration in the concerned department. In this regard, the promoter submits that the DTCP has already issued the bank guarantee letter and that the requisite bank guarantee amount shall

be deposited within 10-15 days. Further, the Authorized Representative of the promoter undertakes to obtain and submit the following:

- i. Approved Service Plans and Estimates within four months from the date of grant of registration; and
- ii. Mining permission before commencement of construction at the site.

The Authority has taken note of the submissions made by the Authorized Representative. The Authority observes that the objection filed by Ms. Sushila Devi does not establish any locus standi in the present registration proceedings and, therefore, the same is rejected.

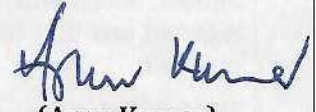
The Authority further directs the promoter to submit a notarized affidavit/undertaking from the Director stating that the proposed 24 M wide road falling within the licensed area shall be constructed before handing over possession of the units.

With regard to the Approved Service Plans and Estimates, the Authority directs that, before issuance of the Registration Certificate, the promoter shall either submit receipt of the Bank Guarantee submitted before DTCP for obtaining approval of the Service Plans and Estimates or submit a Demand Draft/Bank Guarantee of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) as security for timely compliance with the undertaking regarding submission of the Approved Service Plans and Estimates within the 4 months from the date of grant of registration.

It is expressly undertaken that, in the event of failure to obtain and submit the Approved Service Plans and Estimates within the prescribed period of four months from the date of grant of registration, the aforesaid security amount shall be liable to be forfeited by the Authority. Such failure may also attract appropriate regulatory action under the Act, 2016 and the rules and regulations made thereunder. Further, the promoter shall submit approved Service Plans and Estimates within four months from the date of grant of registration and Mining permission before commencement of construction at the site. A condition to this effect shall also be incorporated in the Registration Certificate.

Keeping in view the above facts and circumstances, the project is approved as proposed, subject to rectification of the deficiencies mentioned above.

The Registration Certificate shall be issued only after submission of the correction in A-H, form, correction of online DPI, notarized affidavit from the Director regarding construction of the proposed 24 M wide road before handing over possession of the units, Receipt/proof of submission of the Bank Guarantee before DTCP for approval of the Service Plans and Estimates or submission of a DD/BG of Rs. 25,00,000/-, Revised REP-II form incorporating the correct Occupation Certificate date and Compliance of the deficiency mentioned at Sr. No. 35.


(Arun Kumar)
Chairman, HARERA