

**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<br>CC: 31.03.2036                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                       |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |                       |



**HARERA**  
**GURUGRAM**

Project – Aquaria At AIPL Lake City  
RERA-GRG-2207-2026

|     |                                                                          |                                    |                                                                                                                                                                                                                                                           |
|-----|--------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18. | Details of proceedings pending against the project                       |                                    | N/A                                                                                                                                                                                                                                                       |
| 19. | RC Conditions Compliances (if applicable)                                |                                    | N/A                                                                                                                                                                                                                                                       |
| 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),<br>Tower T2: 28 Residential units (G+7)<br>EWS: 36 units (G+4)<br>Convenient Shopping: 7 units (G)                                                                                                                |
| 25. | Construction cost per Sqft.                                              |                                    | Construction Cost of Tower 1 per sqft: Rs 6516.04 per sqft<br>Construction Cost of Tower 2 per sqft: Rs 4750.06 per sqft<br>Construction Cost of EWS per sqft: Rs 3581.58 per sqft.<br>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                                                                                                                                                                                                                                          |
|     | i)                                                                       | License Approval                   | 61 of 2025 dated 01.05.2025                                                                                                                                                                                                                               |
|     | 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                                                                                                                                                                                                                 |
|     | 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-<br>39143.214 * 1.9 * 10<br>= Rs 7,43,721/-<br>Commercial-<br>118.819 * 1.9 * 20<br>= Rs 4,515/-                                                                                                                                              |
|     | Processing Fee                                                           |                                    | 39262.033 * 10 = Rs 3,92,620/-                                                                                                                                                                                                                            |
|     | Late Fee                                                                 |                                    | N/A                                                                                                                                                                                                                                                       |
|     | Total Fee                                                                |                                    | Rs 11,40,856/-                                                                                                                                                                                                                                            |

**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 संख्यांक 16



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| 28. | DD amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rs. 11,39,906/-<br>Rs. 950/-                       |
|     | DD no. and date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 002199 dated 25.03.2026<br>002237 dated 22.04.2026 |
|     | Name of the bank issuing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | HDFC Bank                                          |
|     | Deficient amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Nil                                                |
| 29. | File Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date                                               |
|     | File received on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 27.03.2026                                         |
|     | First notice Sent on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 16.04.2026                                         |
|     | First hearing on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 20.04.2026 (adjourned)                             |
|     | Second hearing on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 27.04.2026 (adjourned)                             |
|     | Documents submitted on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 22.04.2026, 06.05.2026                             |
|     | Third hearing on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 11.05.2026                                         |
| 30. | <p><b>Case History:</b></p> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Thereafter, land parcel owned by M/s Babbler Projects Pvt. Ltd. (<b>Rect. No. 51, Killa No. 1/1(4-0)</b>) within the licensed land admeasuring 5.10625 acres has been frozen due to complaint of M/s Glorii Edn. Tech. Pvt. Ltd.</li> <li><b>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.</b></li> </ul> <p>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.</p> |                                                    |





- 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 Floraessence 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.**



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| <p>On 27.04.2026, the matter is adjourned to come up on 11.05.2026.</p> <p>The status of the documents is mentioned below:</p> |                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 31.                                                                                                                            | <p><b>Present compliance status as on 11.05.2026 of deficiencies conveyed dated 16.04.2026.</b></p> | <ol style="list-style-type: none"> <li>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.<br/><b>Status: Submitted but needs to be revised.</b></li> <li>Online DPI needs to be corrected.<br/><b>Status: Submitted but needs to be revised.</b></li> <li>Deficit fee of Rs. 950/- needs to be submitted.<br/><b>Status: Submitted Rs 950/- vide DD No. 002237 dated 22.04.2026.</b></li> <li>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.<br/><b>Status: Submitted</b></li> <li>Project report along with brochure of current project and project photos needs to be submitted.<br/><b>Status: Submitted</b></li> <li>Information to revenue department needs to be submitted.<br/><b>Status: Submitted</b></li> <li>Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted.<br/><b>Status: Submitted</b></li> <li>Revenue sharing in accordance with the collaboration agreement duly signed by the parties needs to be submitted.<br/><b>Status: Not Submitted</b></li> <li>Environment clearance approval needs to be submitted, if applied copy of the same needs to be submitted.<br/><b>Status: Not Submitted, the promoter has applied for the same dated 30.03.2026.</b></li> <li>Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted.<br/><b>Status: Not Submitted, the promoter has applied for the same dated 24.04.2026.</b></li> <li>Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.<br/><b>Status: Not Submitted, the promoter has applied for the same dated 20.04.2026.</b></li> <li>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</li> </ol> |





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|  | <p>by DTCP while approving the building plans due to complaint of Glorii Edn. Tech. Pvt. Ltd. which needs to be clarified.</p> <p><b>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.</b></p> <p>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 and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p><b>Status: Submitted the litigation on project land vide CWP-21373 of 2025.</b></p> <p>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.</p> <p><b>Status: Submitted whereas affidavit from director has been submitted by the promoter.</b></p> <p>15. Huda Construction water NOC needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>16. Road access permission needs to be submitted.</p> <p><b>Status: The promoter has submitted an undertaking stating that the access/entry to the project site is through 6 karam revenue rasta.</b></p> <p>17. As per REP-II, completion date for the project is mentioned as 31.03.2036 which needs to be clarified.</p> <p><b>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.</b></p> <p>18. Draft allottee documents i.e. Allotment letter and BBA need to be revised.</p> <p><b>Status: Submitted but needs to be revised.</b></p> |
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|  |  | <p>19. PERT Chart needs to be submitted.<br/><b>Status: Submitted</b></p> <p>20. Mining permission needs to be submitted.<br/><b>Status: Submitted an affidavit that the mining permission shall be submitted before the commencement of any construction work at the project site.</b></p> <p>21. Draft brochure and advertisement need to be submitted.<br/><b>Status: Submitted</b></p> <p>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.<br/><b>Status: Submitted but cost of land needs to be clarified along with supporting documents. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be revised.</b></p> <p>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.<br/><b>Status: Submitted but details of financial resources from equity and other sources needs to be submitted along with supporting documents.</b></p> <p>24. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.<br/><b>Status: Submitted but original needs to be submitted.</b></p> <p>25. Original Bank Undertaking dated 26.03.2026 needs to be submitted.<br/><b>Status: Submitted</b></p> <p>26. Documentary details regarding the authorized use of the trademark 'AIPL' needs to be submitted.<br/><b>Status: Not Submitted</b></p> <p>27. Following Original CA Certificate needs to be submitted:<br/>CA Certificate of net worth of promoter on latest date,<br/>CA Certificate of REP-1 (A-H),<br/>CA Certificate of non-default in payment of debt &amp; statutory liabilities,<br/>CA Certificate of expenditure incurred and to be incurred.<br/><b>Status: Submitted.</b></p> <p>28. Independent Auditors Report along with audited financial statement for the financial year 2022-23 and 2023-24 needs to be submitted.</p> |
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|     |         | <p><b>Status: Submitted. Promoter states that company is incorporated in the year 2024. Therefore, company did not exist during the financial year 2022-23 &amp; 2023-24.</b></p> <p>29. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>30. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>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.</p> <p><b>Status: Submitted but Schedule of EDC and IDC for the project needs to be submitted.</b></p> <p>32. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted.</p> <p><b>Status: Submitted but KYC of Real Estate Agent needs to be submitted.</b></p> |
| 32. | Remarks | <p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. It is noted that 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 freezed by DTCP while approving the building plans due to complaint of Glorii Edn. Tech. Pvt. Ltd. which needs to be clarified.</p> <p><b>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.</b></p> <p>4. Revenue sharing in accordance with the collaboration agreement duly signed by the parties needs to be submitted.</p> <p>5. Environment clearance approval needs to be submitted, if applied copy of the same needs to be submitted.</p>                                                                      |





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|  |  | <p>6. Fire scheme approval needs to be submitted, if applied copy of the same needs to be submitted.</p> <p>7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</p> <p>8. 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.</p> <p><b>Status: Submitted whereas affidavit from director has been submitted by the promoter.</b></p> <p>9. Road access permission needs to be submitted.</p> <p><b>Status: The promoter has submitted an undertaking stating that the access/entry to the project site is through 6 karam revenue rasta.</b></p> <p>10. As per REP-II, completion date for the project is mentioned as 31.03.2036 which needs to be clarified.</p> <p><b>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.</b></p> <p>11. Draft allottee documents i.e. Allotment letter and BBA need to be revised.</p> <p>12. Mining permission needs to be submitted.</p> <p>13. 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.</p> <p><b>Status: Submitted but cost of land needs to be clarified along with supporting documents. Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be revised.</b></p> <p>14. 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.</p> <p><b>Status: Submitted but details of financial resources from equity and other sources needs to be submitted along with supporting documents.</b></p> |
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| <p><i>Ashish Dubey</i><br/><b>Ashish Dubey</b><br/>Chartered Accountant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | <p><i>Nikita Mittal</i><br/><b>Nikita Mittal</b><br/>Planning Executive</p>                                                                                                                                                                                                                                                 |
| <b>Day and Date of hearing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | Monday and 11.05.2026                                                                                                                                                                                                                                                                                                       |
| <b>Proceeding recorded by</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Ram Niwas                                                                                                                                                                                                                                                                                                                   |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                             |
| <p>Proceedings dated: 11.05.2026.</p> <p>Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The matter to come up on 25.05.2026.</p> |  |                                                                                                                                                                                                                                                                                                                             |
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