

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project	Aster Avenue 36 Phase 2
Promoter	M/s 4S Developers Pvt. Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	Aster Avenue 36 Phase 2	
2.	Name of the license holders	M/s 4S Developers Pvt. Ltd., Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand	
3.	Name of collaborator	M/s 4S Developers Pvt. Ltd.	
4.	Name of the promoter	M/s 4S Developers Pvt. Ltd.	
5.	About the promoter	M/s 4S Developers Pvt. Ltd. (CIN: U74999DL2016PTC449759) is a Delhi-based private company incorporated on August 7 <sup>th</sup> September 2016, primarily involved in construction and infrastructure services. The company is managed by two directors, Mr. Sanju S/o Sh. Balraj and Mrs. Roshni W/o Sh. Balraj. It operates out of its registered office located at A- 246, Fourth Floor, R.H.S Kh. No. 820, Chattarpur Ext., Near Nanda Hospital, Sanjay Colony, Bharti Mines, South west Delhi, Delhi- 110074.	
6.	Nature of the project	Affordable Group Housing	
7.	Location of the project	Sector 36, Sohna, Gurugram	
8.	Legal capacity to act as a promoter	Collaborator	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Phases	
11.	Phase no. (If applicable)	2	
12.	Online application ID	RERA-GRG-2188-2026	
13.	License no.	235 of 2023 dated 02.11.2023 269 of 2023 dated 28.12.2023	Valid up to 01.11.2028 Valid up to 27.12.2028
14.	Total licensed area	9.684 Acres (8.309 acres + 1.37 acres)	<b>Area to be registered</b> 2.477 Acres
15.	Project completion date as declared u/s 4(2)(I)(C)	29.02.2032	
16.	QPR Compliance (If applicable)	N/A	
17.	4(2)(I)(C) Compliance (If applicable)	N/A	
18.	4(2)(I)(D) Compliance (If applicable)	N/A	
19.	Status of change of bank account	N/A	
20.	RC compliance	N/A	
21.	No. of towers	5 residential towers	

**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



**HARERA**  
**GURUGRAM**

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22.	<b>Number of units</b>	792 residential units	
23.	<b>Total Project cost</b>	Rs. 306.99 crores	
24.	<b>Project Expenditure So far</b>	Rs. 44.40 crores	
25.	<b>Expenditure to be incurred</b>	Rs. 262.59 crores	
26.	<b>Construction cost per sq. ft.</b>	Rs. 2650/- per sq. ft. for residential Rs. 2800/- per sq. ft. for commercial	
27.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.N</b>	<b>Particulars</b>	<b>Validity up to</b>
	1.	<b>License Approval</b>	235 of 2023 dated 02.11.2023 269 of 2023 dated 28.12.2023
			01.11.2028 27.12.2028
	2.	<b>Revised zoning plan approval</b>	ZP-1949/JD(RA)/2024/14070 dated 09.05.2024
	3.	<b>Phasing plan</b>	ZP-1949/JD(RA)/2024/14070 dated 09.05.2024
	4.	<b>Revised zoning plan approval with TDR</b>	ZP-1949-Vol-II/JD(RA)/2025/14070 dated 16.10.2025
	5.	<b>Revised zoning plan approval with TDR</b>	ZP-1949 Vol-II/JD(G)/2026/11690 dated 09.04.2026
			08.04.2031
	6.	<b>Environmental Clearance</b>	Not submitted
	7.	<b>Airport height clearance</b>	PALM/NORTH/B/022824/9284 35 dated 19.03.2024
			17.03.2032
	8.	<b>Fire scheme approval</b>	Not submitted
	9.	<b>Service plan and estimate approval</b>	Not submitted
	10.	<b>Electrical load</b>	Ch. 10/CE-OP/DELHI/GGN-II-134 dated 13.11.2024
28.	<b>Fee Details</b>		
	<b>Registration fee</b>	Commercial: N/A	Residential: 54700.758 x 2.8913 x 10 = Rs. 15,81,563/-
		Total: <b>Rs. 15,81,563/-</b>	
	<b>Late fee</b>	N/A	
	<b>Processing fee</b>	54700.758 x 10 =Rs. 5,47,008/-	
	<b>Total fee</b>	<b>Rs. 21,28,571/-</b>	
29.	<b>DD Details</b>		
	<b>DD amount</b>	Rs. 3,00,000/- Rs. 2,00,000/- Rs. 16,28,571/-	
	<b>DD no. and date</b>	508633 dated 13.04.2026 508632 dated 13.04.2026 500488 dated 13.05.2026	

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	<b>Name of the bank issuing</b>	ICICI Bank									
	<b>Total fee paid</b>	Rs. 21,28,571/-									
	<b>Deficient amount</b>	Nil									
30.	<b>File Status</b>	<b>Date</b>									
	<b>File received on</b>	20.04.2026									
	<b>First notice Sent on</b>	12.05.2026									
	<b>1<sup>st</sup> reply submitted on</b>	13.05.2026									
	<b>2<sup>nd</sup> reply submitted on</b>	14.05.2026									
	<b>1<sup>st</sup> hearing on</b>	18.05.2026									
	31.	<b>Case History: -</b>									
1. The Department of Town & Country Planning, Haryana granted <b>license no. 235 of 2023 dated 02.11.2023</b> in favour of M/s 4S Developers Pvt. Ltd. for setting up an Affordable Group Housing Colony over an area measuring <b>8.309 acres</b> in sector- 36, Sohna, Gurugram.											
2. Thereafter, <b>license no. 269 of 2023 dated 28.12.2023</b> was granted by the Department of Town & Country Planning, Haryana in favour of Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S developers Pvt. Ltd. for setting up an Affordable Group Housing Colony over an additional area measuring <b>1.37 acres</b> (in addition to license no. 253 of 2023) in sector 36, Sohna thereby making the total project area <b>9.6840 acres</b> .											
3. The promoter obtained the revised demarcation cum zoning plan and phasing plan of the project vide DTCP memo no. ZP-1949/JD(RA)/2024/14070 dated 09.05.2024.											
4. As per the phasing plan approval dated 09.05.2024, the entire project comprises of two phases, phase 1 measuring 7.207 acres and phase 2 measuring 2.477 acres.											
5. <b>Phase 1</b> of the project is already registered with the Authority vide <b>Registration Certificate no. 104 of 2024</b> dated 10.10.2024.											
6. Thereafter, the promoter has obtained the <b>revised demarcation cum zoning plan with TDR</b> for the project vide DTCP memo no. ZP-1949-Vol-II/JD(RA)/2025/40156 dated 16.10.2025 and <b>revised building plans of Phase I and Phase II</b> of the project vide DTCP memo no. ZP-1949 Vol-II/JD(G)/2026/11690 dated 09.04.2026.											
7. As per the earlier building plans, there were 3 Residential Towers in phase 2 of the project, however, as per the revised building plans dated 09.04.2026, there are <b>5 Residential Towers</b> comprising of <b>792 units</b> in the Phase 2 of the project.											
8. Phase wise details as per the phasing plan dated 09.05.2024 and revised building plans dated 09.04.2026 are as follows:											
		<table border="1"> <thead> <tr> <th>Phase No.</th> <th>Description</th> <th>Area (acres)</th> <th>No. of units</th> <th>Status of registration</th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>Towers A, B, C, D, Commercial 1, Commercial 2, Creche, Community</td> <td>7.207</td> <td>708 Residential Units + 99 Commercial Units.  As per revised building plans, commercial units have now increased to 146 (38 shops + 108</td> <td>RC no. 104 of 2024 dated 10.10.2024</td> </tr> </tbody> </table>	Phase No.	Description	Area (acres)	No. of units	Status of registration	Phase 1	Towers A, B, C, D, Commercial 1, Commercial 2, Creche, Community	7.207	708 Residential Units + 99 Commercial Units.  As per revised building plans, commercial units have now increased to 146 (38 shops + 108
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				service apartments) and the revised RC has not been obtained by the promoter yet.	
Phase 2	Towers E, F, G, H, I	2.477	792 residential units	Applied for registration	
<b>Total</b>		<b>9.684</b>	<b>1500 (R)+ 146 (C)</b>		

9. Further, a 400 KVA HT line passes through the site of the project for which the promoter has provided ROW of 26m from the HT line and the promoter has submitted an affidavit stating that there is no requirement of shifting the above HT line.
10. The promoter has now approached the Authority for registration of phase 2 of the project namely "ASTER AVENUE 36 PHASE 2" measuring 2.477 acres vide application dated 20.04.2026.
- 11. The promoter has further intimated about revision in building plans of Commercial 2, which is a part of Phase 1 of the project and requests the Authority to receive and acknowledge the same.**
12. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1051 dated 12.05.2026 with an opportunity of hearing on 18.05.2026.
13. A public notice dated 28.04.2026 with respect to the application dated 20.04.2026 for registration of the project submitted by the promoter was issued in Hindustan Times (English), The Tribune (English), and Dainik Tribune (Hindi) and no objection has been received in the Authority with respect to the same.
14. Further, the site of the project was visited and it is noted that the site is accessible through 12 m wide service road of 60 m wide Sohna- Gurugram road. It is further noted that the construction of superstructure of residential towers and commercial 1 falling in phase 1 is in progress. Further, the laying of PCC after excavation for the Tower E of phase 2 is in progress.
15. The replies dated 13.05.2026 and 14.05.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:

32.	<b>Present compliance status as on 26.02.2026 of deficient documents as conveyed on 18.02.2026</b>	<ol style="list-style-type: none"> <li>1. Deficit fee of Rs. 16,28,571/- needs to be paid. <b>Status: Paid vide DD no. 500488 dated 13.05.2026 of ICICI Bank.</b></li> <li>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. <b>Status: Not submitted</b></li> <li>3. Corrections in online DPI need to be done. <b>Status: Not submitted</b></li> <li>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</li> </ol>
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		<p>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</b></p> <p>5. Copy of LC IV duly signed by the Director, Town &amp; Country Planning, Haryana needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>6. Copy of mutations and jamabandi for entire licensed land duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>7. As per the collaboration agreement, the owners will be entitled to receive or handover or physical possession of their share (50%) in the developed area of the said project as per their entitlement. However, the project is and Affordable Group Housing and the units in such projects are allocated in accordance with the draw held by the Department of Town &amp; Country Planning, Haryana.</p> <p>Accordingly, the share of developed area as per collaboration needs to be clarified.</p> <p><b>Status: The promoter states that the units will be allotted to the land owners from management quota and the details of units to be allocated is submitted. Further, the promoter has submitted an affidavit through Director stating that third party rights will be created on the allocated units through the process of draw held by DTCP and the amount will be collected in 100% master collection a/c. the developer shall transfer the amount received in 30% account from the above units to landowner's account and amount in 70% shall be settled after obtaining the completion certificate. The same maybe submitted through landowners and Managing Director of the company.</b></p> <p>8. Land title search report needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>9. It is noted that the promoter has obtained the revised building plans of phase I and II of the project. Therefore, the status of development, advertisement, marketing, booking, sale or offer for sale, or inviting persons to purchase in any manner based on earlier building plans of the project needs to be submitted.</p> <p><b>Status: The promoter has submitted an affidavit through Director of the promoter company stating that the company has not created any booking, sale or offer of</b></p>
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		<p>sale, or inviting person to purchase in any manner and not created any third-party rights on Commercial- 2 of Phase- 1 and Phase 2 of the project. Further, details of units sold in Phase 1 of the project is also submitted by the promoter.</p> <p>10. Status of phase wise sale in the project (Including date of booking, name of the allottee, contact details, unit no., tower no., carpet area, amount released, total consideration) needs to be submitted. <b>Status: Details of units sold in Phase 1 of the project is submitted by the promoter. Further affidavit regarding non creation of 3<sup>rd</sup> party rights in Phase 2 of the project is submitted through Director of the promoter company.</b></p> <p>11. Revisions in the building plans of the project in tabular form and duly marked on the site plan need to be submitted. <b>Status: Submitted</b></p> <p>12. Prior written consent from 2/3rd allottees of the phase 2 of the project (if any) with respect to the revision in building plans of the project need to be submitted. <b>Status: The promoter submits that no units in Phase 2 of the project have been sold.</b></p> <p>13. Superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>14. Airport height clearance for land falling under rect. 9//16 min and rect. 10//1/2/1 (0-8) needs to be submitted. <b>Status: Not submitted. The promoter states that the missing rect. numbers are either on ground level or height lower than Towers and request the Authority to consider already approved NOC since majority of rectangles comprising high rise towers are already part of it.</b></p> <p>15. Environmental clearance needs to be submitted. <b>Status: Not submitted</b></p> <p>16. Approved fire scheme needs to be submitted. <b>Status: Not submitted</b></p> <p>17. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>18. Approved electrification plan needs to be submitted. <b>Status: Submitted</b></p> <p>19. Forest NOC for rect. 9//16 Min needs to be submitted. <b>Status: Submitted (N5H-GKD-F5AO dated 16.10.2023)</b></p> <p>20. Construction water NOC from the concerned department needs to be submitted. <b>Status: Assurance from HSVP submitted</b></p> <p>21. Mining permission needs to be submitted.</p>
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		<p><b>Status: Not submitted</b></p> <p>22. Road access permission needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>23. PERT chart of the project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>24. Draft application form, allotment letter, BBA and conveyance deed need to be revised.</p> <p><b>Status: Submitted. Details of the project need to be filled in the draft allotment letter.</b></p> <p>25. Draft brochure and advertisement document needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>26. Cost of the land amounts to Rs 3353.82 lakhs needs to be clarified according to the area applied for the registration is 2.477 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.</p> <p><b>Status: Submitted but land cost needs to be clarified.</b></p> <p>27. Clarification needs to be submitted as cess and IDC not mentioned in DPI. Details of any other cost amounts to Rs 743.24 lakhs and details of financial resources, loan from banks/financial institution amounts to Rs 13350 lakhs &amp; Rs 900 lakhs from equity mentioned in DPI needs to be submitted.</p> <p><b>Status: Submitted but the details of loan amount of Rs. 13350 lakhs need to be submitted.</b></p> <p>28. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. NOC from lender needs to be submitted</p> <p><b>Status: Submitted but Nec needs to be revised since license is granted on 10//20/1 (1-9-4) while NEC is granted for 10//20/1 (1-9)</b></p> <p>29. Original Bank Undertaking needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>30. Following Original CA Certificate needs to be submitted:</p> <p>(i) CA Certificate of net worth of promoter on latest date,</p> <p><b>Status: Not submitted</b></p> <p>(ii) CA Certificate of expenditure incurred and to be incurred.</p> <p><b>Status: Submitted</b></p> <p>31. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p>
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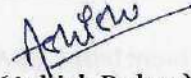
		<p><b>Status: Submitted</b></p> <p>32. Schedule and Challan of EDC paid for the project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>33. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted.</p> <p><b>Status: Submitted</b></p>
33.	Remarks	<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.</p> <p><b>Status: Not submitted</b></p> <p>2. Corrections in online DPI need to be done.</p> <p><b>Status: Not submitted</b></p> <p>3. As per the collaboration agreement, the owners will be entitled to receive or handover or physical possession of their share (50%) in the developed area of the said project as per their entitlement. However, the project is and Affordable Group Housing and the units in such projects are allocated in accordance with the draw held by the Department of Town &amp; Country Planning, Haryana.</p> <p>Accordingly, the share of developed area as per collaboration needs to be clarified.</p> <p><b>Status: The promoter states that the units will be allotted to the land owners from management quota and the details of units to be allocated is submitted. Further, the promoter has submitted an affidavit through Director stating that third party rights will be created on the allocated units through the process of draw held by DTCP and the amount will be collected in 100% master collection a/c. the developer shall transfer the amount received in 30% account from the above units to landowner's account and amount in 70% shall be settled after obtaining the completion certificate. The same maybe submitted through landowners and Managing Director of the company.</b></p> <p>4. Airport height clearance for land falling under rect. 9//16 min and rect. 10//1/2/1 (0-8) needs to be submitted.</p> <p><b>Status: Not submitted. The promoter states that the missing rect. numbers are either on ground level or height lower than Towers and request the Authority to consider already approved NOC since majority of rectangles comprising high rise towers are already part of it.</b></p> <p>5. Environmental clearance needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>6. Approved fire scheme needs to be submitted.</p>

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		<p><b>Status: Not submitted</b></p> <p>7. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>8. Mining permission needs to be submitted. <b>Status: Not submitted</b></p> <p>9. Road access permission needs to be submitted. <b>Status: Not submitted</b></p> <p>10. Draft application form, allotment letter, BBA and conveyance deed need to be revised. <b>Status: Submitted. Details of the project need to be filled in the draft allotment letter.</b></p> <p>11. Cost of the land amounts to Rs 3353.82 lakhs needs to be clarified according to the area applied for the registration is 2.477 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. <b>Status: Submitted but land cost needs to be clarified.</b></p> <p>12. Clarification needs to be submitted as cess and IDC not mentioned in DPI. Details of any other cost amounts to Rs 743.24 lakhs and details of financial resources, loan from banks/financial institution amounts to Rs 13350 lakhs &amp; Rs 900 lakhs from equity mentioned in DPI needs to be submitted. <b>Status: Submitted but the details of loan amount of Rs. 13350 lakhs need to be submitted.</b></p> <p>13. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. NOC from lender needs to be submitted <b>Status: Submitted but NEC needs to be revised since license is granted on 10//20/1 (1-9-4) while NEC is granted for 10//20/1 (1-9)</b></p> <p>14. CA Certificate of net worth of promoter on latest date needs to be submitted. <b>Status: Not submitted</b></p>
34.		<p><b>Recommendations:</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, AAI NOC, environmental clearance, fire scheme approval, service plan and estimates, mining permission, road access permission and other documents mentioned above at S. No. 33.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans &amp; estimates, environmental clearance, fire scheme approval, and road access permission within 4 months; mining permission before commencement of excavation on site; and BG/ DD of Rs. 25 lakhs each on account of timely submission of</p>

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environmental clearance, service plans & estimates and fire scheme along with other deficiencies as listed at S. No. 33 before the issuance of registration certificate.

  
**(Ashish Dubey)**

**Chartered Accountant**



**(Neeraj Gautam)**

**Associate Architectural Executive**

**Day and Date of hearing**

Monday and 18.05.2026

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Charan Das (AR) appeared on behalf of the promoter along with the landowners, Sh. Ashutosh Verma and Sh. Mahesh Kumar.

The Authorized Representative (AR) of the promoter states that they have entered into a collaboration agreement dated 22.07.2022 for the development of the project "Aster Avenue 36" being developed in two phases. As per the collaboration agreement, the landowners will be entitled to receive or handover or physical possession of their share which is 50% developed area in the proposed project as per their entitlement and further both the landowners and the promoter have amicably decided the units to be allocated to the landowners, the details of which have also been submitted in the Authority in form of a notarized affidavit. The AR of the promoter has further intimated about revision in building plans of Commercial 2, which is a part of Phase 1 of the project and requests the Authority to receive and acknowledge the same.

It is further stated by the AR of the promoter and affirmed by the landowners that third party rights will be created on the allocated units through the process of draw held by DTCP and the amount will be collected in 100% master collection a/c. The developer shall transfer the amount received in 30% account from the above units to landowner's account and amount in 70% shall be settled after obtaining the completion certificate. The same has also been submitted to the Authority in form of joint affidavit from both the parties (the landowners and the Director of the promoter company).

The AR of the promoter further states that the approvals i.e., environmental clearance, service plans and estimates, fire scheme, mining permission and road access permission are under process and have not yet been obtained as on date.

Further, the AR of the promoter undertakes to obtain and submit:

- Environmental clearance within 4 months from the date of grant of registration;
- Approved Service Plans and Estimates within 4 months from the date of grant of registration;
- Fire scheme approval within 4 months from the date of grant of registration;
- Airport Height Clearance and Road access permission within 4 months from the date of grant of registration; and
- Mining permission before commencement of excavation.

Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i), (ii) and (iii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval(s) within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

Project	Aster Avenue 36 Phase 2
Promoter	M/s 4S Developers Pvt. Ltd.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three Demand Drafts/Bank Guarantees amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amount(s) for timely submission of Environmental clearance, Approved Service Plans & Estimates and Approved Fire Scheme within 4 months from the date of grant of registration.

In the event of non-submission of the above approval(s) within the prescribed time frame, the corresponding security amount(s) shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the Airport Height Clearance and road access permission within 4 months from the date of grant of registration; and mining permission before commencement of excavation.

Further, with respect to the promoter's intimation regarding the revision in building plans of the Phase 1 of the project already registered vide RC no. 104 of 2024 dated 10.10.2024, it is directed that the promoter shall apply separately for amendment of registration of phase 1 of the project as per the rules and provisions of the Act, 2016.

Registration of the project is approved as proposed subject to rectification of deficiencies mentioned above at S. No. 33.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 33 including correction in A-H form, Online DPI and submission of a BG's/DD's of Rs. 25 lakhs each for submission of approved service plan and estimates, Environmental clearance and approved fire scheme within the timeframe mentioned above.



(Arun Kumar)  
Chairman, HARERA