

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Three Sixty North Tower A	
2.	Name of the promoter	M/s Oberoi Realty Ltd. (Change of Developer)	
3.	Brief of promoter	M/s Oberoi Realty Limited is incorporated dated 08-05-1998 at registered address COMMERZ, 3RD FLOOR, INTERNATIONAL BUSINESS PARK, OBEROI GARDEN CITY, OFF W.E. HIGHWAY, GO, REGAON (E), Mumbai City, MUMBAI, Maharashtra, India, 400063. Ms. Tina Trikha, Mr. Bindu Ranvir Oberoi, Mr. Sanjay Natverlal Shah, Mr. Prafulla Premsukh Chhajed and Mr. Anil Harish are the directors of the promoter company. Mr. Saumil Ashwin Daru is Whole-time director and Managing Director of the promoter company. Mr. Bhaskar Kshirsagar is the Company Secretary and Mr. Vikas Ranvir Oberoi is the Managing Director of the promoter company.	
4.	Nature of the project	Mix Land Use Colony under TOD Policy	
5.	Nature of the phase	Group Housing	
6.	Location of the project	Sector 58, Gurugram	
7.	Legal capacity to act as a promoter	License holder/Change of developer	
8.	Name of the license holder	M/s Oberoi Realty Ltd. (As per land schedule attached with the license)	
9.	Name of collaborator	M/s Commander Realtors Pvt. Ltd.	
10.	Name of change of developer	M/s Oberoi Realty Ltd.	
11.	Status of project	New	
12.	Whether registration applied for Whole/Phase	Phase	
	Total no. of phases	9	
	Applied Phase no.	1	
13.	Online application ID	RERA-GRG-PROJ-2240-2026	
14.	License no.	69 of 2025 dated 12.05.2025	Valid upto 11.05.2030
15.	Total licensed area	14.81875 Acres	Area to be registered 1.20332 Acres
16.	Projected completion date as per REP II	31.12.2033	
17.	QPR Compliances (if applicable)	N/A	
18.	4(2)(1)(D) Compliances (if applicable)	N/A	
19.	4(2)(1)(C) Compliances (if applicable)	N/A	
20.	Status of change of bank account	N/A	



HARERA
GURUGRAM

Project - Three Sixty North Tower A
Promoter - M/s Oberoi Realty Ltd.

21.	Details of proceedings pending against the project	N/A	
22.	RC Conditions Compliances (if applicable)	N/A	
23.	Total no. of towers	1	
24.	Total no. of units	132	
25.	Carpet area	2803 Sq ft to 5933 sq ft	
26.	Total project cost	Rs. 458.24 crore.	
27.	Expenditure incurred	Rs. 62.55 crore	
28.	Expenditure to be incurred	Rs. 395.69 crore.	
29.	Cost of construction	Rs. 10753 per Sq ft.	
30.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	69 of 2025 dated 12.05.2025 11.05.2030
	ii)	Revised demarcation cum zoning approval	DRG No. DTCP 11796 dated 13.01.2026 -
	iii)	Phasing plan	DRG No. DTCP 12054 dated 13.04.2026 -
	iv)	Building plan approval	ZP-2279/PA(DK)/2026/17520 dated 19.05.2026 18.05.2031
	v)	Environmental Clearance	EC26B3812HR5712353N dated 08.06.2026 07.06.2036
	vi)	Airport height clearance	PALM/NORTH/B/082125/1946397 dated 03.09.2025 02.09.2033
	vii)	Fire scheme approval	Not submitted -
	viii)	Service plan estimates approval	Not submitted -
	ix)	Electrical load availability connection	CH-22/OLNC-HT/GGM-II/EP-583 dated 27.05.2026 -
31.	Fee Details		
	Registration Fee	Residential: 26180.214 x 5 x 10 = Rs. 13,09,011/- Commercial: N/A Total: Rs. 13,09,011/-	
	Processing Fee	26180.214 x 10 = Rs. 2,61,802/-	
	Late Fee	The new license no. 69 of 2025 granted after migration of part area from three licenses no. 63 of 2009, 107 of 2010 and 60 of 2012 for which building plans were sanctioned for 17.224 acres and third-party rights also created. In view of the fact that the earlier licenses were registrable, the late fee has been calculated for entire	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्या 16



		migrated project area i.e., 14.81875 acres in phase 1 application irrespective of applied phases, payable by erstwhile promoter. Registration fee - Resi - 104646.61 x 1.75 x 10 = Rs. 18,31,316/- Comm - 299.85 x 1.75 x 20 = Rs. 10,495/- Total - Rs. 18,41,811/- Late fee - 800% of registration fees (from October 2018 to May 2026) 18,41,811 x 800% = Rs. 1,47,34,488/-		
	Total Fee	Rs. 1,63,05,301/-		
32.	DD amount	Rs. 11,40,421/- Rs. 4,30,392/-		
	DD no. and date	224834 dated 19.05.2026 224892 dated 10.06.2026		
	Name of the bank issuing	Axis Bank		
	Deficient amount	Rs 1,47,34,488/-		
33.	File Status	Date		
	File received on	20.05.2026		
	First notice Sent on	08.06.2026		
	1st hearing on	15.06.2026 (Adjourned)		
	2nd hearing on	22.06.2026		
34.	Case History:			
	I. The Promoter M/s Oberoi Realty Ltd. who is a license holder /Change of developer applied for the registration of real estate group housing project namely "Three Sixty North Tower A" located at Sector-58, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 111870 dated 20.05.2026 and RPIN-1061. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2240-2026. The project area for registration is 1.20332 acres group housing Phase - 1 out of the total licensed area i.e.; 14.81875 acres vide License no - 69 of 2025 dated 12.05.2025 valid upto 11.05.2030 granted for mix land colony under TOD policy.			
	II. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1061 dated 08.06.2026 was issued to the promoter with an opportunity of being heard on 15.06.2026.			
	III. On 15.06.2026 , the matter is adjourned to 22.06.2026.			
	IV. The Department of Town & Country Planning, Haryana granted license no. 69 of 2025 dated 12.05.2025 in favour of M/s Commander Realtors Pvt. Ltd. for setting up a Mix Land Use Colony under TOD Policy over an area measuring 14.81875 acres (after migration part area measuring 0.3375 acres from license no. 63 of 2009, 14.25625 acres from license no. 107 of 2010 & 0.225 acres from license no. 60 of 2012 granted to M/s Commander Realtors Pvt. Ltd. for development of residential plotted colony) in Sector- 58, Gurugram.			
	V. Description of licenses from which the area has been migrated:			
	License no.	License holder	Area migrated	Purpose of license



63 of 2009 dated 03.11.2009	M/s Commander Realtors Pvt. Ltd., M/s Golden View Builders Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd. and others C/o Commander Realtors Pvt. Ltd.	0.3375	Residential Colony
107 of 2010 dated 20.12.2010	M/s High Star Builders Pvt. Ltd., M/s Five Rivers Developers Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd., M/s Ornamental Realtors Pvt. Ltd., and others C/o Commander Realtors Pvt. Ltd.	14.25625	Residential Plotted Colony
60 of 2012 dated 11.06.2012	Sh. Sanjeev Saini S/o Sh. P. Saini, Sh. Bharat S/o Sh. Amar Singh, S/Sh. Begraj and other C/o Commander Realtors Pvt. Ltd.	0.225	Plotted Colony
Total		14.81875 acres	

- VI. License no. 69 of 2025 is granted subject to final outcome/ orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015, Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt & CWP no. 10610 of 2025 titled Advance India Projects Ltd. V/s State of Haryana & others and final outcome of CBI/ED investigation under process.
- VII. Thereafter, order of change of developer in favour of M/s Oberoi Realty Ltd. was issued by DTCP vide Endst. No. LC-5281-IV/JE(RK)/2025/22755 dated 17.06.2025.
- VIII. The promoter, M/s Oberoi Realty Ltd. obtained the revised demarcation cum zoning plan of the project vide DRG No. DTCP 11796 dated 13.01.2026 and phasing plan approval of the project vide DRG no. DTCP 12054 dated 13.04.2026 & letter Memo No. ZP-2279/PA(DK)/2026/12830 dated 16.04.2026.
- IX. M/s Oberoi Realty Ltd. further obtained the building plan approval of the project vide Memo No. ZP-2279/ PA(DK)/2026/17520 dated 19.05.2026.
- X. The total licensed area is being developed in 9 phases as per phasing plan approval. Details of various phases is as follows:

Phase No.	Area as per phasing plan (acres)	Building in each phase (as per site plan)
Phase -1	1.20332	Tower A
Phase- 2	0.51430	Tower B
Phase- 3	1.40879	Tower C
Phase- 4	0.94565	Future Expansion

Phase- 5	0.92572	Tower E
Phase- 6	0.66912	Tower F
Phase- 7	0.71091	Tower G
Phase- 8	1.46369	Primary School, Nursery School & EWS
Phase- 9	6.97725	Community Building, Retail
Total	14.81875	

- XI. The current application pertains to **Tower A** falling under **Phase 1 (1.20332 acres as per approved phasing plan)** of the project.
- XII. A public notice dated 28.05.2026 with respect to the application dated 20.05.2026 inviting objections with respect to registration of the project submitted by the promoter till 12.06.2026 was issued in The Times of India (English), The Tribune (English), and Dainik Tribune (Hindi).
- XIII. A representation dated 19.05.2026 has been received in the Authority from M/s Advance India Projects Ltd. (AIPL), requesting that no registration be granted in favour of M/s Oberoi Realty Ltd in respect of project on area measuring 14.816 acres in Sector-58, Gurugram. The same was forwarded to the promoter along with the deficiency notice dated 08.06.2026.
- XIV. Thereafter, another objection/ representation dated 12.06.2026 was submitted in the Authority by AIPL, the gist of both representations is as follows:
- The project land is tainted in serious illegality including violation of the consolidated FDI Policy, unlawful transfer of licensed land and development rights, and non- completion of development obligations.
 - A detailed representation dated 29.04.2026 was submitted by AIPL before DTCP, Haryana seeking cancellation of license and initiation of action under the Act of 1975 in respect of the project land and transactions.
 - Thereafter, AIPL filed a writ petition before Hon'ble High Court of Punjab and Haryana (CWP No. 16884 of 2026) titled as Advance India Pvt. Ltd. vs Director, Department of Town & Country Planning, Haryana and Ors. which is still pending and is listed for hearing on 19.08.2026.
 - The land measuring 14.816 acres in sector 58, Gurugram, forming part of license no. 63 of 2009, 107 of 2010 and 60 of 2012, was acquired and held by entities forming part of IREO Group of Companies, which were foreign investment- backed entities operating under automatic FDI rules.
 - The said entities, after obtaining licenses, launched a residential project "Grand Hyatt Residences" and collected substantial amounts from homebuyers, however, the project remained incomplete and stalled.



- (vi) Around 2021, IREO approached AIPL and entered into an MoU dated 02.03.2021 whereby the AIPL was granted exclusive rights to develop and complete the project, undertake the further development (including additional phases) and to commercially exploit the project and revive the stalled development. Accordingly, AIPL took steps towards revival of project.
- (vii) Thereafter, IREO resiled from the arrangement and proceeded to create conflicted third- party rights and entered into arrangements with Oberoi Realty Ltd. culminating in agreement for sale dated 17.11.2023 and sale deed dated 07.05.2024 whereby the entire licensed land, along with approvals and development rights and potential was transferred for substantial consideration.
- (viii) Subsequent thereto, applications were moved before DTCP seeking transfer of license, change of developer and migration under applicable policy frameworks and now for registration of the project under RERA in favor of Oberoi Realty Ltd.
- (ix) The applicant makes the following prayers to the Authority:
- (a) Refrain from granting registration under RERA Act in respect of subject project sought to be developed by Oberoi Realty Ltd.;
- (b) In the alternative, keep any application for registration pending/ in abeyance, till final adjudication of the representation dated 29.04.2026 submitted before DTCP;
- (c) Direct that no marketing, booking, allotment or creation of third- party rights be undertaken in respect of the project pending such adjudication;
- (d) Call upon the concerned parties to place on record complete disclosures regarding prior transactions, including transfer of land, development rights and compliance of FDI Policy;
- (e) Direct that any registration, if already granted, shall remain subject to the outcome of proceedings before DTCP and other competent authorities;
- (f) Grant an opportunity of personal hearing to AIPL;
- (g) Pass such other or further orders as the Authority may deem fit.
- XV. The promoter has submitted a reply dated 10.06.2026 with respect to the above representation, the gist of which is as follows:
- (i) DTCP rejected the application earlier filed by AIPL challenging transfer of license of the Larger Land in favour of Oberoi Realty Ltd. (ORL) vide order dated 01.04.2024. Additionally, DTCP has not found any merit in the said Application and has proceeded to issue the final building plan for the said Project on 19.05.2026.
- (ii) AIPL also filed a Civil Writ Petition no. 16884 of 2026 before the Haryana and Punjab High Court, on identical grounds pleaded in the said Application and sought direction inter alia against DTCP and Haryana RERA for alleged inaction on the Application and the Representation respectively. The said writ petition No. 16884 of 2026 was moved by AIPL before the Punjab and Haryana High Court for urgent reliefs. After hearing the matter for two days, the High Court did not take any cognizance and neither issued any notice to the Respondents



- including DTCP and Haryana RERA. The writ petition is pending, and no relief whatsoever have been granted in favour of AIPL.
- (iii) AIPL has embarked series of litigation against IREO Residences Company Private Limited (IREO) with whom AIPL had executed an MoU for development of the Larger Land which was terminated by IREO due to failure of the AIPL to perform the terms and conditions thereof.
- (iv) Pursuant to termination of the AIPL MoU, IREO has under a duly registered agreement transferred the Larger Land to ORL. Pursuant to termination of MoU, to obtain some sort of restrain against IREO and ORL, multiple false and frivolous litigations have been filed by AIPL, however no relief whatsoever has been granted till date in favour of AIPL.
- (v) IREO was developing the Larger Land and had allotted apartments to around 70 customers and collected around Rs.400 Crore. Due to financial difficulties, IREO was unable to continue with the project. In this backdrop, AIPL and IREO executed an unregistered Memorandum of Understanding on 02.03.2021 where they agreed on the basic terms on which they would enter into definitive documents for grant of development rights to AIPL qua the Larger Land. Certain conditions needed to be complied by AIPL prior to execution of the definitive documents, chief of which was, AIPL had to pay Rs. 37.50 Crore to IREO, and AIPL had to settle the claims of IREOs customers. AIPL failed on both counts as they never paid any money to IREO, and, IREOs customers rejected AIPL as a potential developer by their email of 06.06.2021. IREOs customers stated that AIPL did not have any expertise in developing luxury projects and they requested IREO to bring in premium developers with a proven track record. This rejection of AIPL as developer was noted by the Delhi High Court in an order of 08.06 2021 passed in a litigation proceeding initiated by IREOs customers against IREO.
- (vi) On 21.01.2022, IREO terminated the MoU with AIPL on breach of the terms and conditions thereof.
- (vii) Thereafter on 02.03.2022, ORL and IREO entered into an MoU where they agreed on the terms on which the Larger Land would be sold and conveyed to ORL. IREO thereafter under the registered instruments i.e., an Agreement for Sale dated 17.11.2023 and a Sale Deed dated 07.05.2024, transferred the Larger Land to ORL.
- (viii) AIPL first filed civil suit in Delhi High Court in April 2022 and the same was withdrawn by AIPL. After that civil suit was filed in Gurgaon Civil Court and the same was rejected. After that a commercial suit was filed in Gurgaon Civil Court no. 94 of 2023 on 17.11.2023. An application dated 17.12.2023 was also filed before DTCP challenging change of developer/transfer of license etc.
- (ix) The injunction application filed by AIPL in the Commercial Suit inter alia for not creating any third-party rights and/or to maintain status quo on the Larger Land has been rejected by the District Court vide order dated 16.10.2024 and



the application dated 18.12.2023 filed before the DTCP was rejected vide order dated 01.03.2024 passed by the DTCP.

- (x) AIPL had filed a First Appeal No. 16 of 2024 before the Punjab and Haryana High Court impugning the rejection order dated 16.10.2024 passed by the District Commercial Court, which appeal has also been dismissed by the Hon'ble Punjab and Haryana High Court vide its order dated 02.04.2026.
- (xi) Writ petition filed by AIPL challenging the order dated 01.03.2024 passed by DTCP being CWP no. 10610 of 2025 was dismissed by Punjab and Haryana Court as withdrawn.
- (xii) Towards the end of 2023, AIPL filed a criminal complaint before the Gurgaon Magistrate against IREO and sought for registration of an FIR against IREO and its directors on the ground that the termination letter of 09.09.2022 signed by AIPL was allegedly forged. The Magistrate called for a report from the Gurgaon Police who opined that AIPL's claims were a civil dispute and there was no criminality. On this basis, the Magistrate refused to register an FIR.
- (xiii) In February 2023, AIPL filed another complaint before the Gurgaon Magistrate against IREO and ORL, suppressing the true and correct facts including the aforesaid order and the civil proceeding pending before the District Commercial Court. On 17.02.2024, the Magistrate directed the Gurgaon Police to register an FIR against IREO and ORL and their directors/personnel without calling for a Police Report.
- (xiv) This order of the Magistrate was challenged by way of Criminal Revisions before the Gurgaon Sessions Court who on 21.02.2024, stayed the Magistrate's order. Ultimately, the Criminal Revisions were dismissed by the Sessions Court on 01.06.2024 on an incorrect ground that it did not have jurisdiction to hear the matter.
- (xv) ORL and IREO challenged the 01.06.2024 Gurgaon Sessions Court order before the Punjab & Haryana High Court under Section 482 of the CrPC. These petitions were dismissed by the High Court on 06.06.2024 by a very perverse order that ignores established principles of law, such as, the civil nature of allegations needs to be determined; non-compliance of many mandatory procedural requirements by AIPL, and, that criminal proceedings cannot be initiated against directors/personnel of a company. ORL and IREO challenged the Magistrate's Order dt. 17.02.2024, the Sessions Court Order dt. 01.06.2024 and the High Court Order dt. 06.06.2024, before the Supreme Court of India in SLPs. After hearing the SLP's the Supreme Court vide an order dated 14.06.2024 stayed the FIR proceeding and framed a question for determination against AIPL that "whether the Complaint amounts to an abuse of process and whether AIPL has approached the court with unclean hands".
- (xvi) This Authority may therefore disregard and close the above Representation submitted by AIPL, and proceed with the processing and grant of registration of ORL's Project in accordance with law.



XVI. On perusal of the reply dated 10.06.2026 submitted by the promoter regarding clarification of advertisement, marketing, booking, sale or offer for sale, or inviting persons to purchase in any manner based on license nos. 63 of 2009, 107 of 2010 and 60 of 2012, Promoter M/s Oberoi Realty Ltd states that prior to the migration of the land parcels from the license no. 63 of 2009, 107 of 2010 and 60 of 2012, the erstwhile license holder and landowners had created third party rights in favour of **69 allottees** as specified below:

S. No.	Particular	Details
1	Total no. of sold units	69
2	Allottees which got refunds	14
3	Remaining allottees after getting refunds	55
4	Total no. of unique allottees remaining	53
5	2/3 of unique allottees	36
6	Consent submission of unique allottees for transfer of development rights in favour of M/s Oberoi Realty Ltd.	47

XVII. Further, since the project is ongoing and the erstwhile promoter did not obtain the registration of the licenses from which the part area has been migrated into the present license no. 69 of 2025, the late fee (**amounting to Rs. 1,47,34,488/-**) payable by erstwhile promoter in accordance with the Haryana Real Estate Regulatory Authority, Gurugram (Late Fees for Registration of On-going Real Estate Projects) Regulations, 2018 as amended from time to time, for entire 14.81875 acres has been calculated proportionately based on the approved building plan dated 03.07.2013 sanctioned for 17.224 acres, in the registration application bearing Temp ID RERA-GRG-2240-2026 and is considered for various phases applied and to be applied for registration in the Authority.

M/s Advance India Projects Ltd has submitted a letter dated 18.06.2026 requesting the authority to defer the decision on registration application till the adjudication of proceedings under application for cancellation of license no. 69 of 2025 and BR-III issued thereunder, pending before DTCP, Haryana listed for hearing on 23.06.2026 at 03:00 PM.

The site of projects has been physically inspected on 19.06.2026 and it is submitted that the project site is situated in Sector 58, Gurugram. The project site has access from 12 mtr wide service road fully developed which further connected to 60 mt wide sector road. The construction



	<p>in the project land was started by erstwhile promoter based on earlier approved building plans dated 03.07.2013 and as on date structure work has been completed.</p> <p>The promoter has submitted a reply on 10.06.2026, 15.06.2026 and 18.06.2026 which has been scrutinized and the status of documents is mentioned below</p>	
<p>35.</p>	<p>Present compliance status as on 22.06.2026 of deficient documents conveyed vide notice dated 08.06.2026</p>	<ol style="list-style-type: none"> 1. Deficit fee of Rs. 4,30,392/- needs to be paid. Status: Submitted vide DD no. 224892 dated 10.06.2026 amount Rs. 4,30,392/-. Further late fee amounting Rs. 1,47,34,488/- needs to be paid by erstwhile promoter as explained above in case history due to area being migrated from earlier licenses issued prior to Act, 2016 and building plans stand approved along with sale. 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Needs to be corrected. 3. Corrections in online DPI need to be done. Status: Needs to be corrected. 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. Status: Submitted pending litigations. 5. A representation dated 19.05.2026 has been received in the Authority from M/s Advance India Projects Ltd., requesting that no registration be granted in favour of M/s Oberoi Realty Ltd in respect of project on area measuring 14.816 acres in Sector-58, Gurugram (Copy enclosed). The same needs to be clarified. Status: Clarified. Explained above in case history. 6. On perusal of license no. 69 of 2025 dated 12.05.2025, it is noted that the land owner of the license area is M/s Oberoi Realty Ltd. (as per land schedule attached with the license), however, the license has been issued in the name of M/s Commander Realtors Pvt. Ltd. Accordingly, a rectified copy of license no. 69 of 2025 issued in favour of M/s Oberoi Realty Pvt. Ltd. in collaboration with M/s Commander Realtors Pvt. Ltd. needs to be submitted. Status: Not submitted. Further Promoter states that in the license Commander was shown as developer and Oberoi was land owner as per land schedule in license no. 69 of 2025. 7. It is noted that the license no. 69 of 2025 dated 12.05.2025 measuring 14.81875 acres has been granted after migration of part area measuring 0.3375 acres from license no. 63 of 2009, 14.25625 acres from license no.



107 of 2010 & 0.225 acres from license no. 60 of 2012 , therefore, status of RERA registration, development, advertisement, marketing, booking, sale or offer for sale, or inviting persons to purchase in any manner based on license nos. 63 of 2009, 107 of 2010 and 60 of 2012 in form of affidavit from the Managing Director of the erstwhile promoters need to be submitted.

Status: **Submitted affidavit by Oberoi only for sale by erstwhile landowner & license holder and explained above in case history.** Further status of RERA registration & development needs to be submitted along with all three details by erstwhile promoters.

8. The area of phasing needs to be clarified as there is mismatch in area mentioned on approved phasing plan and approved site plan.

Status: **Clarified and stated that the area mentioned over phasing plan is correct as the same is mentioned around the drawings at site plan whereas due clerical error, area mentioned in the tabular statement provided on the side panel of the approved site plan has been incorrectly reflected.**

9. Collaboration agreements need to be submitted.

Status: **Promoter states that no collaboration agreement has been executed by Oberoi Realty Ltd. with Commander Realtors Pvt. Ltd. Further copies of sale deed dated 07.05.2024 registered as document no. 2526 and agreement to sell dated 17.11.2023 executed between Ireo Residences Company Pvt. Ltd., land owners and Oberoi Realty Ltd. has been submitted.**

10. Copy of information submitted to the revenue department with respect to the grant of license no. 69 of 2025 dated 12.05.2025 and collaboration agreement needs to be submitted.

Status: **Submitted.**

11. Environmental clearance of the project needs to be submitted.

Status: **Submitted vide no. EC26B3812HR5712353N dated 08.06.2026.**

12. Approved fire scheme of the project needs to be submitted.

Status: **Not submitted. Applied dated 04.06.2026. Further promoter submitted a DD no. 224882 dated 09.06.2026 amount Rs. 25 lakh as a security deposit for submission of same within 6 months of registration.**

13. Approved service plans & estimates of the project needs to be submitted.

Status: **Not submitted. Applied dated 04.06.2026. Further promoter submitted a DD no. 224883 dated 09.06.2026**



	<p>amount Rs. 25 lakh as a security deposit for submission of same within 6 months of registration.</p> <p>14. Approved electrification plan needs to be submitted. Status: Submitted. CH-22/OLNC-HT/GGM-II/EP-583 dated 27.05.2026</p> <p>15. Land title search report by an advocate on latest date needs to be revised including the bar enrolment number of the Advocate. Status: Submitted.</p> <p>16. Tree cutting permission and power line shifting NOC need to be submitted. Status: Not submitted. Promoter undertakes that no trees shall be cut without requisite permission from competent authority. Further high-tension line is away from building and maintain ROW and also applied for shifting on 24.04.2026.</p> <p>17. All the approved plans in readable format needs to be submitted. Status: Submitted.</p> <p>18. Mining permission needs to be submitted. Status: Promoter undertakes to obtained and submit prior to any construction activity.</p> <p>19. Road access permission needs to be submitted. Status: Promoter states that project is connected to developed 12M service road which is further connected to developed 60M wide sector road. Therefore, access permission not required.</p> <p>20. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted.</p> <p>21. Draft application form, allotment letter, BBA and payment plan need to be revised. Status: Needs to be revised</p> <p>22. Draft conveyance deed needs to be submitted. Status: Needs to be revised</p> <p>23. Draft brochure and advertisement document needs to be submitted. Status: Needs to be revised</p> <p>24. Land cost needs to be clarified according to area apply for registration. Status:</p> <p>25. Background of the promoter needs to be submitted. Status: Submitted.</p> <p>26. Project report needs to be provided. Status: Submitted.</p> <p>27. Affidavit regarding arrangement with the separate bank account needs to be submitted. Status: Submitted.</p> <p>28. CA Certificate for REP I needs to be submitted. Status: Submitted.</p>
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		<p>29. Original Bank undertaking needs to be submitted along with date of issue. Status: Submitted.</p> <p>30. Cash flow statement needs to be provided. Status: Submitted.</p> <p>31. CA certificate for cost incurred and to be incurred needs to be provided. Status: Submitted.</p> <p>32. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted.</p> <p>33. Copy of paid challan of EDC/IDC needs to be submitted. Status: Submitted.</p>
36.	Remarks	<p>1. Deficit late fee amounting Rs 1,47,34,488/- needs to be paid by erstwhile promoter as explained above in case history.</p> <p>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.</p> <p>3. Corrections in online DPI need to be done.</p> <p>4. On perusal of license no. 69 of 2025 dated 12.05.2025, it is noted that the land owner of the license area is M/s Oberoi Realty Ltd. (as per land schedule attached with the license), however, the license has been issued in the name of M/s Commander Realtors Pvt. Ltd. Accordingly, a rectified copy of license no. 69 of 2025 issued in favour of M/s Oberoi Realty Pvt. Ltd. in collaboration with M/s Commander Realtors Pvt. Ltd. needs to be submitted. Status: Not submitted. Further Promoter states that in the license Commander was shown as developer and Oberoi was land owner as per land schedule in license no. 69 of 2025.</p> <p>5. It is noted that the license no. 69 of 2025 dated 12.05.2025 measuring 14.81875 acres has been granted after migration of part area measuring 0.3375 acres from license no. 63 of 2009, 14.25625 acres from license no. 107 of 2010 & 0.225 acres from license no. 60 of 2012, therefore, status of RERA registration, development, advertisement, marketing, booking, sale or offer for sale, or inviting persons to purchase in any manner based on license nos. 63 of 2009, 107 of 2010 and 60 of 2012 in form of affidavit from the Managing Director of the erstwhile promoters need to be submitted. Status: Submitted affidavit by Oberoi only for sale by erstwhile landowner & license holder and explained above in case history. Further status of RERA registration & development needs to be submitted along with all three details by erstwhile promoters.</p>

3



**HARERA
GURUGRAM**

**Project - Three Sixty North Tower A
Promoter - M/s Oberoi Realty Ltd.**

	<ol style="list-style-type: none">6. Approved fire scheme of the project needs to be submitted.7. Approved service plans & estimates of the project needs to be submitted.8. Tree cutting permission and power line shifting NOC need to be submitted.9. Mining permission needs to be submitted.10. Draft application form, allotment letter, BBA and payment plan need to be revised.11. Draft conveyance deed needs to be revised.12. Draft brochure and advertisement document needs to be revised.13. Land cost needs to be clarified according to area apply for registration.
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Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order except deficit late fee, correction in form REP-I, corrections in online DPI, rectified copy of the license, approvals of service plan and estimates, fire scheme approval, tree cutting permission, power line shifting NOC, mining permission and other documents mentioned above at S. No. 36.

It is recommended that the Authority may consider for grant of registration subject to the submission of deficit late fee; approved service plans & estimates as well as approved fire scheme within 6 months; tree cutting permission prior to felling of any trees; power line shifting NOC and mining permission before commencement of excavation; along with other deficiencies as listed at S. No. 36 before the issuance of registration certificate. The promoter has submitted two DD vide no. 224882 & 224883 dated 09.06.2026 amount Rs. 25 lakhs each on account of timely submission of approved service plans & estimates and approved fire scheme.


Asha

Chartered Accountant


Sumeet

Engineering Officer

Day and Date of hearing	Monday and 22.06.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.06.2026.

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

Sh. Venkat Rao (Advocate) along with Gunjan Kumar, Sonam Sharma and Chandan Rajput appeared on behalf of the complainant i.e., M/s Advance India Projects Ltd.

Sh. Gautam Sarin (VP), Ms. Aditi Mittal Singhvi (Business Head) and Sh. Chintan Sanghavi (Sr. EVP) appeared on behalf of the promoter.

The advocate of the complainant states that they have filed a representation/complaint dated 19.05.2026 and another detailed representation dated 12.06.2026 in the Authority, wherein various reliefs including not granting registration to the project have been sought while highlighting the violation of the



consolidated FDI policy, unlawful transfer of the licensed land and development rights, and non-completion of development obligations. The advocate of the complainant further states that the promoter has violated Section 3 and Section 15 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the Act') and requests the Authority to not grant registration to the project since there are litigation pending before various departments/courts/forums.

The Authorised Representative of the applicant promoter i.e., M/s Oberoi Realty Ltd. (hereinafter referred to as 'AR') states that M/s Advance India Projects Ltd. has made frivolous litigations against the promoters before various forums and no interim relief has been granted by any court/competent authority in any of the complaints/petitions till date. The litigation filed by M/s Advance India Projects Ltd. before the Department of Town & Country Planning, Haryana (in short 'DTCP, Haryana') regarding the transfer of licensed land, migration of license land and change of Developer was rejected by the DTCP, Haryana vide order dated 01.03.2024 and only after that the license no. 69 of 2025 was granted on 12.05.2025 in collaboration with M/s Commander Realtors Pvt Ltd., thereafter change of developer on 17.06.2025 and subsequently approval of building plan of the project was issued on 19.05.2026.

The AR also clarifies that prior to the migration of part land from the earlier licenses no. 63 of 2009, 107 of 2010 and 60 of 2012, 69 units of the project as conceptualized vide approved building plans dated 03.07.2013 were sold by the erstwhile promoter, out of which 14 allottees were granted refund and 47 out of remaining 53 unique allottees provided their consents with respect to the transfer of development rights in favor of M/s Oberoi Realty Ltd. The copies of the same have been submitted in the Authority as well. The AR requests that the Authority may therefore disregard and close the above representation submitted by AIPL, and proceed with the processing and grant of registration to the Project.

The AR further submits that presently, all necessary approvals are in place except the rectification of license no. 69 of 2025, approvals of service plan and estimates, fire scheme, tree cutting permission, power line shifting NOC and mining permission which have not been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- Rectified copy of the license no. 69 of 2025 within 6 months from the date of grant of registration;
- Approved fire scheme and Approved Service Plans and Estimates within 6 months from the date of grant of registration;
- Tree cutting permission prior to felling of any trees on the site;
- Power line shifting NOC; and
- Mining permission before commencement of construction on the site.

Further, he submitted two separate Demand Drafts amounting to Rs. 25 lakhs each as a security deposit for timely submission of the approved fire scheme and approved service plans and estimates within 6 months from the date of grant of registration in the Authority. It is also expressly undertaken that in the event of failure to obtain and submit the approved fire scheme and approved service plans and estimates within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

Arguments heard.

The Authority has considered the submissions made by both parties and examined the records placed before it. At the outset, it is noted that the role of the Authority under the Real Estate (Regulation and Development) Act, 2016 ("the Act") and its jurisdiction at the stage of registration of a real estate project



is confined to verifying whether the application submitted under Section 4 of the Act read with Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017 ("the Rules, 2017"), is complete in all respects and supported by relevant documents/disclosures as stipulated under the Act, Rules and regulations made thereunder.

Rule 3(1)(e) of the Rules, 2017 further obligates promoters to disclose "all dues, litigation, rights, title, interest and name of any party in or over such land" along with a non-encumbrance certificate issued by the competent revenue authority. Rule 14(1)(a)(iii) of the Rules mandates that the details of the ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state be published on the Authority's website for public scrutiny and the same is to be provided in the form prescribed as per 'Annexure C' of the Rules. These statutory provisions clearly establish that complete disclosure of litigation in past five years in relation to the real estate projects developed or being developed by the promoter in the state is mandatory.

After considering the submissions advanced by the complainant as well as the applicant-promoter and upon examination of the documents available on record, it is matter of record that M/s Oberoi Realty Ltd. has approached the Authority for registration of the project pursuant to the transfer of the earlier licensed land parcels in its favour and securing appropriate approvals like license No. 69 of 2025 dated 12.05.2025, change of developer vide order dated 17.06.2025, building plans dated 19.05.2026 etc. in its favour by the competent authority after adjudication of the earlier objections/ litigations filed by M/s Advance India Projects Ltd. before DTCP, Haryana.

Given the statutory scheme as discussed above, the Authority is not empowered to adjudicate representation of the Complainant regarding the violation of the consolidated FDI policy, unlawful transfer of the licensed land and development rights, and non- completion of development obligations. The Authority further observes that the disputes raised by the complainant pertain to inter-se rights and obligations between the parties, the adjudication whereof falls outside the jurisdiction conferred upon this Authority under the Act.

It is further observed that there is no stay or any interim order has been passed in any of the litigations pending before the Hon'ble Apex Court, Hon'ble High Court of Punjab and Haryana, Commercial Court, Gurugram or any other court/tribunal. In view of the foregoing facts and circumstances, and considering that the competent authorities have already granted the requisite approvals in respect of the project, this Authority is of the considered opinion that the representations/complaints dated 19.05.2026 and 12.06.2026 are not maintainable before this Authority and accordingly, the same are hereby dismissed. However, this shall not preclude the complainants from availing such remedies as may be available to the under law before the appropriate competent forum.

Therefore, keeping in view the above, the Authority has no hitch is proceedings further with the present application for registration in accordance with the provisions of the Act, Rules and regulations made thereunder. However, the promoter is further directed to disclose the pending litigation in the brochure/ marketing material of the project and the website of the promoter also. A condition to this effect shall also be incorporated in the Registration certificate also.

The Authority further observes that the Proviso to Section 3(1) of the Act of 2016 imposes a mandatory obligation on the part of the promoter to make an application for registration of the ongoing project within three months from the date of commencement of the Act. It is noted that the license no. 69 of 2025



is obtained after migration of part areas of license nos. 63 of 2009, 107 of 2010 and 60 of 2012 and the registration with respect of the same was not obtained by the erstwhile promoter, therefore the late fee (amounting to Rs. 1,47,34,488/-) is leviable and the same shall be paid by the erstwhile promoter in accordance with the Haryana Real Estate Regulatory Authority, Gurugram (Late Fees for Registration of On-going Real Estate Projects) Regulations, 2018 as amended from time to time, which has been calculated for entire 14.81875 acres proportionately based on the approved building plan dated 03.07.2013 sanctioned for 17.224 acres, in the registration application bearing Temp ID RERA-GRG-2240-2026 and this shall be considered for rest of phases applied and to be applied for registration in the Authority. The AR of the applicant promoter further submits that the late fees as mentioned above shall be paid.

With respect to the issue of violation of section 3(1) of the Act which prohibits any advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be prior to obtaining registration of the real estate project under the Act, the Planning branch of the Authority is directed to initiate separate proceedings in this regard.

With respect to the allegation regarding violation of Section 15 of the Act, the Authority observes that the licensed land forming part of present registration application was never registered with this Authority under the Act. Section 15 contemplates transfer or assignment of promoter's rights and liabilities in respect of a registered real estate project requiring prior approval of the Authority and consent of at least two-thirds of the allottees. In the present case, the change of developer in favour of M/s Oberoi Realty Ltd. i.e., the Promoter, was approved by the competent authority, namely the DTCP, Haryana, vide order dated 17.06.2025, prior to the filing of the present application for registration of the said project. The Authority further notes that, out of 53 unique existing allottees, consent of 47 allottees has also been obtained by the applicant-promoter, which is in excess of the threshold prescribed under Section 15 and nevertheless demonstrates that the interests of the existing allottees have substantially been safeguarded. The applicant-promoter has approached the Authority only after obtaining the requisite approvals from the competent authority as well as consent of more than two-third of the unique existing allottees. Therefore, in the facts and circumstances of the case, the provisions of Section 15 are not attracted and no violation thereof is made out warranting any action against the applicant-promoter.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the Approved fire scheme and Approved Service Plans and Estimates as on date and submission of two separate Demand Drafts, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the Approved fire scheme and Approved Service Plans and Estimates within 6 months from the date of grant of registration. In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

The AR of the promoter is further directed to submit the rectified copy of license within 6 months of grant of registration, tree cutting permission before felling of any trees on the project site, power line shifting NOC from competent Authority and mining permission before commencement of construction work on the site. A condition to this effect shall also be incorporated in the Registration certificate also.



HARERA
GURUGRAM

Project - Three Sixty North Tower A
Promoter - M/s Oberoi Realty Ltd.

Approved as proposed subject to conditions imposed hereinabove and rectification of deficiencies mentioned above at S. No. 36. The registration is without prejudice to the rights of the existing allottees under the provisions of Act of 2016, Rules and Regulations made thereunder and subject to final outcome/ orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 & Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI/ED investigation under process and other pending litigations before various courts/tribunals/forums.

The Registration Certificate shall be issued after submission of corrections in form REP-I (Part A-H), Online DPI along with the other remaining deficiencies mentioned at S. No. 36.

(Arun Kumar)
Chairman, HARERA