

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	J 36
2.	Name of the promoter	M/s Fantasy Exim Pvt. Ltd.
3.	About the promoter	M/s Fantasy Exim Pvt. Ltd. is corporate dated 10-02-2004 and registered address at Plot No.93, Sector 44, DLF QE, Gurugram, Haryana India, 122002. Mr. Anil Kumar is the director and Mr. Sunil Kumar is the Additional director of the promoter company.
4.	Nature of the project	Group Housing Colony under retirement policy dated 04.11.2024
5.	Location of the project	Sector -36, Sohna, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Jandu Construction India Pvt. Ltd. (now known as M/s J Infratech Ltd.)
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole
10.	Completion date as mentioned in REP-II	OC: 31.12.2030 CC: 31.03.2031
11.	Online application ID	RERA-GRG-PROJ-2201-2026
12.	License no.	116 of 2025 dated 04.07.2025 valid up to 03.07.2030
13.	Total licensed area	3.825 Acres Area to be registered 3.825 Acres
14.	QPR Compliances	Not applicable
15.	4(2)(I)(D) Compliances	Not applicable
16.	4(2)(I)(C) Compliances	Not applicable
17.	Status of change of bank account (if applicable)	Not applicable
18.	Details of proceedings pending against the project	Not applicable
19.	RC Conditions Compliances	Not applicable
20.	Number of towers	Tower: A, B & Commercial shops
21.	Number of Floors	Tower A: Ground + 28 Floors Tower B: Ground + 29 Floors
22.	Number of units	Residential units: 216 units Tower A: 106 units Tower B: 110 units Commercial units: 37 (36 Shops & 1 Dormitory)
23.	Total Project cost	Rs 411 Cr
24.	Expenditure Incurred	Rs 41.84 Cr
25.	Expenditure to be incurred	Rs 369.16 Cr

26.	Construction cost per Sq.ft.		Towers: Rs 3659.87 per sq ft Commercial: Rs 4751.29 per Sq ft Club house: Rs 5000 per sq. ft.	
27.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	116 of 2025 dated 04.07.2025	valid up to 03.07.2030
	ii)	Approved building plans	Memo no. ZP-2189/JD(G)/2026/17202 dated 18.05.2026	17.05.2031
	iii)	Zoning plan approval	DRG No. DGTCP-11223 dated 04.07.2025	-
	iv)	Environmental Clearance	SEAC/HR/2026/094 dated 05.06.2026	04.06.2036
	v)	Fire scheme approval	Not submitted	-
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/870/2909-12 dated 22.07.2025	21.07.2033
	vii)	Service plan and estimate approval	Not submitted	
	viii)	Electrical Availability connection approval	Ch-39/DGR-26B dated 20.06.2025	
28.	Fee details			
	Registration fee		Residential – 32946.146 *2.40* 10 = Rs. 7,90,708/- Commercial – 1372.760 *2.40*20 = Rs. 65,892/- Total = Rs 8,56,600/-	
	Processing fee forfeited. (As the approved building plan of the said project has been obtained by DTCP, processing fee deposited with the earlier application is forfeited as per directions of Authority vide proceeding dated 15.12.2025.)		34318.906 x 10 = Rs. 3,43,189/-	
	Processing fee		34318.906 x 10 = Rs. 3,43,189/-	
	Late fee		Not applicable	
	Total		Rs. 15,42,978/-	
29.	RTGS amount (Fee paid at the time of earlier application for registration dated 02.12.2025)		Rs 2,00,000/-	
	RTGS no. and date		HDFCRS2025120290239993 dated 02.12.2025	



	Amount paid now with this application	Rs 1,00,000/-
	UTR no. and date	HDFCH01005962279 dated 19.05.2026
	Name of the bank issuing	ICICI Bank
	Total Fee Paid	Rs 3,00,000/-
	Deficient amount	Rs. 12,42,978/-
	DD Amount Paid dated 09.06.2026.	Rs. 12,42,978/-
	DD No. and Date	080026 dated 09.06.2026
	Deficient amount	Nil
30.	File Status	Date
	File received on	19.05.2026
	First notice Sent on	08.06.2026
	1st hearing on	15.06.2026 (adjourned)
	2nd hearing on	22.06.2026
31.	Case History: - The Promoter M/s Fantasy Exim Pvt. Ltd. who is a collaborator applied for the registration of group housing colony under retirement policy dated 04.11.2024 namely "J 36" located at Sector-36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 111813 dated 19.05.2026 and RPIN-1060. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2201-2026. The application for registration of Group Housing Colony under retirement policy dated 04.11.2024 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1060 dated 08.06.2026 was issued to the promoter with an opportunity of being heard on 15.06.2026. The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 26.05.2026 namely Dainik Jagran, The Indian Express & The Tribune. No objections were received up to 09.06.2026. As per the directions of the authority, the PE conducted a site visit on 09.06.2026. The site is located in sector 36, Sohna and connected via a 12-meter-wide service road which shall be constructed by the promoter. At present, the site consists of barren land only. Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments. On 15.06.2026, The matter is adjourned to come up on 22.06.2026. The status of the documents after scrutiny of the reply dated 09.06.2026, 10.06.2026 & 16.06.2026 is mentioned below:	
32.	Present compliance status as on 22.06.2026 of deficient documents conveyed in deficiency	1. 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.

notice	dated	
08.06.2026.		Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Deficit Fee of Rs. 12,42,978/- needs to be submitted. Status: Submitted Rs 12,42,978/- vide DD no. 080026 dated 09.06.2026. 4. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted 5. Revenue sharing in accordance with the collaboration agreement duly signed by the parties needs to be submitted. Status: Submitted 6. Copy of GPA/SPA executed in terms of collaboration agreement needs to be submitted. Status: Submitted 7. 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. Status: Submitted an affidavit from the Director regarding the same. 8. Although an AAI NOC dated 22.07.2025 has been submitted whereas as per the condition of BR-III approved by DTCP, Haryana vide memo dated 18.05.2026, it is mentioned that the promoter shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI which needs to be clarified. Status: The promoter has submitted an affidavit stating that permission for AAI NOC has already been obtained and valid as on date as condition under building plan is merely a restatement regarding ensuring the validity of AAI NOC. 9. Environment Clearance approval needs to be submitted. Status: Submitted 10. Fire scheme approval needs to be submitted. Status: Not Submitted 11. Approved Service plan and estimates needs to be submitted. Status: Not Submitted 12. Electrical Load Availability needs to be submitted. Status: Submitted



		13. Affidavit/ Undertaking with regard to non-applicability of natural conservation zone, forest land diversion needs to be submitted. Status: Submitted 14. As HT line and 2 LT Lines passes through the plots, power line shifting NOC and status regarding the same needs to be submitted. Status: The promoter has submitted an affidavit stating that LT Lines have been shifted and no longer passes through the project site, while HT Line is located beyond the project boundary and does not pass over any allotment- either residential or commercial, hence, no impediment causes due to same. 15. Road access permission from NHAI needs to be submitted as the permission provided dated 21.05.2025 has been lapsed and needs to be renewed by the competent Authority. Status: The promoter has submitted an affidavit stating that the project is connected vide 12 m service road which is a part of 60m wide road. Meanwhile, it states that company is in process of applying of extension of Access permission from NHAI. 16. Mining permission needs to be submitted. Status: The promoter submits that they are in process of seeking the mining process and undertake to submit the same at the earliest. 17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted 18. Allottee related draft documents i.e. Application Form, Allotment Letter, BBA needs to be revised. Status: Submitted but draft Application Form needs to be revised. 19. PERT Chart needs to be submitted. Status: Submitted 20. Draft brochure needs to be revised and draft advertisement needs to be submitted. Status: Submitted. 21. KYC of project consultant needs to be submitted. Status: Submitted. 22. KYC of the director needs to be provided. Status: Submitted. 23. KYC of registered agent needs to be submitted along with RERA agent certificate. Status: An undertaking submitted by the promoter in which promoter stated that there
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		are no agents associated with the company for the project. 24. Background of the promoter needs to be submitted. Status: Submitted. 25. Others in financial resources needs to be clarified. Status: Submitted. 26. Quarterly statement of expenditure and sources needs to be revised. Status: Submitted. 27. Cash flow statement needs to be revised. Status: Submitted. 28. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted 29. Joint affidavit regarding payment to landowner as per compliance of section 4(2)(I)(D) needs to be submitted. Status: Submitted. 30. Documents related relationship with J Estates needs to be clarified. Status: Submitted. 31. Board resolution for opening of separate bank account need to be submitted along with KYC of authorized person. Status: Submitted.
33.	Remarks	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. 2. Online DPI needs to be corrected. 3. Fire scheme approval needs to be submitted. 4. Approved Service plan and estimates needs to be submitted. 5. As HT line and 2 LT Lines passes through the plots, power line shifting NOC and status regarding the same needs to be submitted. Status: The promoter has submitted an affidavit stating that LT Lines have been shifted and no longer passes through the project site, while HT Line is located beyond the project boundary and does not pass over any allotment- either residential or commercial, hence, no impediment causes due to same. 6. Road access permission from NHAI needs to be submitted as the permission provided dated 21.05.2025 has been lapsed and needs to be renewed by the competent Authority. Status: The promoter has submitted an affidavit stating that the project is connected vide 12 m



		service road which is a part of 60m wide road. Meanwhile, it states that company is in process of applying of extension of Access permission from NHAI. 7. Mining permission needs to be submitted. Status: The promoter submits that they are in process of seeking the mining process and undertake to submit the same at the earliest. 8. Allottee related draft documents i.e. Application Form needs to be revised.
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Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved Service Plan Estimates, Mining permission and documents mentioned at S. No. 33.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S. No. 33 and the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Fire Scheme and Approved Service Plans and Estimates within 4 months from the date of grant of registration.

 (Asha) Chartered Accountant	 (Nikita Mittal) Planning Executive
Day and Date of hearing	Monday and 22.06.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.06.2026.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anil Kumar (Director) and Sh. Harshal Bhardwaj are present on behalf of promoter.

The Authorized Representative of the promoter states that the road access permission granted by NHAI vide letter dated 21.05.2025 has been expired and is required to be renewed by the competent authority. The promoter further informs that the process for obtaining an extension/renewal of the said access permission from NHAI has already been initiated. Further, the Authorized Representative of the promoter states that a 33 KV HT line is presently passing through the project site and necessary steps have been undertaken with the concerned department for shifting the HT line underground and further undertakes to deposit the cost estimates for the same as when it is conveyed by the concerned department.

The Authorized Representative of the promoter further submits that presently Fire Scheme Approval and approved service plans and estimates have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration;

- ii. Mining permission before the commencement of construction work at the project site; and
- iii. Revalidated Road access permission from NHAI within 6 months from the date of grant of registration.

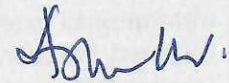
Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point no. (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount(s) for timely submission of Fire Scheme Approval and Approved Service Plans and Estimates within 4 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(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. The mining permission shall be submitted before the commencement of construction work at the project site, revalidated road access permission from NHAI within 6 months from the date of grant of registration and cost estimates and relevant details pertaining to the proposed shifting of the 33 KV HT line passing through the project site.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 33.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI along with the other remaining deficiencies mentioned at S. No. 33 and submission of two DD's/BG's of Rs. 25 lakhs each for submission of Fire Scheme approval and Approved Service Plans and Estimates within the timeframe mentioned above.



(Arun Kumar)
Chairman, HARERA