

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details
1.	Name of the project	Orchid Ivy 3
2.	Name of the promoter	M/s Orchid Infrastructure Developers Pvt. Ltd.
3.	Brief of the promoter	M/s Orchid Infrastructure Developers Pvt. Ltd. is incorporated dated 02.04.1993 having its registered address at N-2 South Extension, Part-I, South Delhi, New Delhi, Delhi, India, 110049. Mr. Ajay Goel, Mr. Dhruv Gupta and Mr. Rajesh Tuteja are the director of the promoter company.
4.	Nature of the project	Residential Floors
5.	Location of the project	Sector- 51, Gurugram
6.	Legal capacity to act as a promoter	Court Decree Holder for 50 Plots and Collaborator for 1 plot, however the collaboration agreement is neither registered nor irrevocable.
7.	Name of the license holder	N/A
8.	Status of project	New
9.	Whether registration applied for whole	Whole
	Phase no.	N/A
10.	Online application ID	RERA-GRG-PROJ-2192-2026
11.	License no.	N/A
12.	Total licensed area	327.73 acres
	Area to be registered	3.0651 acres (12404.03 sqm)
13.	Projected completion date	OC - 31.03.2031
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
18.	Details of proceedings pending against the project	N/A
19.	RC Conditions Compliances (if applicable)	N/A
20.	Total Project cost	Rs 322.84/- crores



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Project - Orchid Ivy 3
RERA-GRG-2192-2026

21.	Project Expenditure So far		Rs 48.80/- crores	
22.	Estimates expenditure for completion so far		Rs 274.03/- crores	
23.	Construction Cost		Rs 3749.91/- Sqft to Rs 4250.62/- Sqft	
24.	Total Towers		51	
25.	Number of units		204	
26.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	N/A
	ii)	Zoning Plan Approval	1822 dated 12.04.2022	
	iii)	Building plan Approval	Under Self certification policy	
			30.09.2025	29.09.2027
			30.10.2025	29.10.2027
			31.10.2025	30.10.2027
			16.11.2025	15.11.2027
			22.01.2026	21.01.2028
			10.02.2026	09.02.2028
			16.02.2026	15.02.2028
			18.02.2026	17.02.2028
			26.02.2026	25.02.2028
	iv)	Environmental Clearance	EC25B038HR125625 dated 20.02.2025	19.02.2035
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	N/A	
27.	Fee Details			
	Registration Fee		Residential – (For 51 plots) 8032.172 * 2.4 * 10 = Rs 1,92,772/- 23911.26 * 2.64 * 10 = Rs 6,31,257/- Total = Rs 8,24,029/-	
	Processing Fee		31,943.43 * 10 = Rs 3,19,434/-	
	Late Fee		N/A	
	Total Fee		Rs 11,43,463/-	
28.	DD amount		Rs 5,00,000/- Rs 6,43,465/-.	
	DD no. and date		Ref no. 2289223009 dated 25.02.2026	



		Online Transaction ID - 260406265515369 dated 06.04.2026																																																
	Name of the bank issuing	ICICI Bank																																																
	Total fee paid	Rs 11,43,465/-																																																
	Deficient amount	NIL (Excess amount – Rs 2/-)																																																
29.	File Status	Date																																																
	File received on	06.03.2026																																																
	First hearing on	30.03.2026																																																
	First notice Sent on	03.04.2026																																																
	Second hearing on	13.04.2026																																																
	Third hearing on	27.04.2026																																																
	Fourth hearing on	11.05.2026																																																
	Fifth hearing on	25.05.2026																																																
	Sixth hearing on	08.06.2026																																																
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30.	Case History: The Promoter M/s Orchid Infrastructure Developers Pvt. Ltd. who is a Court Decree Holder for 50 Plots and Collaborator for 1 plot, however the collaboration agreement is neither registered nor irrevocable has applied for the registration of real estate residential floors project namely “Orchid Ivy 3” located at Sector- 51, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108208 dated 06.03.2026 and RPIN- 1040. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2192-2026. The project area for registration is 3.0651 acres (12404.03 sqm). The conveyance deed has been executed in the name of M/s Orchid Infrastructure Developers Pvt. Ltd. Now, the promoter has applied for the registration of 204 residential floors on 51 plots. Details of plots applied for registration are as follows:- <table><tr><th colspan="6">Details of plots</th></tr><tr><th>S.no</th><th>Plot no</th><th>BR-III</th><th>Area in sq mtr</th><th>FAR</th><th>Total FAR</th></tr><tr><td>1.</td><td>711</td><td>22-01-2026</td><td>224</td><td>2.64</td><td>591.36</td></tr><tr><td>2.</td><td>719</td><td>10-02-2026</td><td>395.7044</td><td>2.4</td><td>949.6906</td></tr><tr><td>3.</td><td>720</td><td>22-01-2026</td><td>395.7044</td><td>2.4</td><td>949.6906</td></tr><tr><td>4.</td><td>721</td><td>22-01-2026</td><td>395.7044</td><td>2.4</td><td>949.6906</td></tr><tr><td>5.</td><td>722</td><td>10-02-2026</td><td>395.7044</td><td>2.4</td><td>949.6906</td></tr><tr><td>6.</td><td>723</td><td>31-10-2025</td><td>215.25</td><td>2.64</td><td>568.26</td></tr></table>		Details of plots						S.no	Plot no	BR-III	Area in sq mtr	FAR	Total FAR	1.	711	22-01-2026	224	2.64	591.36	2.	719	10-02-2026	395.7044	2.4	949.6906	3.	720	22-01-2026	395.7044	2.4	949.6906	4.	721	22-01-2026	395.7044	2.4	949.6906	5.	722	10-02-2026	395.7044	2.4	949.6906	6.	723	31-10-2025	215.25	2.64	568.26
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**Project - Orchid Ivy 3
RERA-GRG-2192-2026**

7.	724	30-09-2025	215.25	2.64	568.26
8.	725	18-02-2026	215.25	2.64	568.26
9.	726	31-10-2025	215.25	2.64	568.26
10.	758	30-10-2025	224.9904	2.64	593.9747
11.	759	30-09-2025	224.9904	2.64	593.9747
12.	760	30-10-2025	224.9904	2.64	593.9747
13.	761	26-02-2026	224.9904	2.64	593.9747
14.	762	30-09-2025	224.9904	2.64	593.9747
15.	763	30-10-2025	224.9904	2.64	593.9747
16.	764	30-09-2025	224.9904	2.64	593.9747
17.	765	30-10-2025	222.756	2.64	588.0758
18.	766	31-10-2025	220.5216	2.64	582.177
19.	767	31-10-2025	220.5216	2.64	582.177
20.	768	30-09-2025	220.5216	2.64	582.177
21.	769	16-02-2026	220.5216	2.64	582.177
22.	770	18-11-2025	220.5216	2.64	582.177
23.	771	30-09-2025	220.5216	2.64	582.177
24.	772	30-09-2025	220.5216	2.64	582.177
25.	773	30-10-2025	220.5216	2.64	582.177
26.	774	30-09-2025	220.5216	2.64	582.177
27.	775	31-10-2025	220.5216	2.64	582.177
28.	776	30-10-2025	220.5216	2.64	582.177
29.	777	30-10-2025	220.5216	2.64	582.177
30.	778	30-09-2025	220.5216	2.64	582.177
31.	779	30-10-2025	220.5216	2.64	582.177
32.	780	30-09-2025	220.5216	2.64	582.177
33.	781	30-10-2025	220.5216	2.64	582.177
34.	782	16-02-2026	220.5216	2.64	582.177
35.	783	30-09-2025	220.5216	2.64	582.177
36.	784	30-09-2025	220.5216	2.64	582.177
37.	785	30-10-2025	220.5216	2.64	582.177
38.	786	30-10-2025	220.5216	2.64	582.177
39.	787	30-09-2025	220.5216	2.64	582.177
40.	788	31-10-2025	220.5216	2.64	582.177
41.	789	30-10-2025	220.5216	2.64	582.177
42.	790	30-09-2025	220.5216	2.64	582.177
43.	791	30-10-2025	220.5216	2.64	582.177
44.	792	30-10-2025	220.5216	2.64	582.177
45.	793	30-09-2025	220.5216	2.64	582.177
46.	800	30-09-2025	293.9868	2.4	705.5683
47.	801	30-09-2025	293.9868	2.4	705.5683
48.	802	30-10-2025	293.9868	2.4	705.5683
49.	803	18-02-2026	293.9868	2.4	705.5683

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



50.	804	31-10-2025	293.9868	2.4	705.5683
51.	805	30-09-2025	293.9868	2.4	705.5683
Total			12404.03		31943.43

The hearing is fixed for 30.03.2026. **On 30.03.2026**, the matter was adjourned and fixed for 13.04.2026.

The promoter has submitted a reply on 25.03.2026 which was scrutinized wherein the promoter has submitted the copy of Public Notice in three newspapers i.e., The Indian Express (English), The Tribune (English) and Dainik Jagran (Hindi) dated 17.03.2026 for objection till 27.03.2026 against which **no objection is not received in the Authority.**

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1040 dated 03.04.2026 was issued to the promoter with an opportunity of being heard on 13.04.2026.

On 13.04.2026, the matter is adjourned and fixed for 27.04.2026.

On 27.04.2026, the matter is adjourned and fixed for 11.05.2026.

The promoter has submitted a reply on 07.04.2026 which was scrutinized and status of documents is mentioned below.

The Site visit has been done on 07.05.2026 and found that the site is accessible from internal sector road.

It has come to the notice that Hon'ble High Court in its hearing dated 02.04.2026 in the CWP-PIL-212-2024 (O&M) titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'stilt + 4 Policy" for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing. Pursuant to the above order dated 02.04.2026, the Director, Town & Country Planning, Haryana (DTCP, Haryana) vide Memo no. Misc-2339-L(S+4)/2026/10996-999 dated 03.04.2026, has directed that all approvals in respect of construction of Stilt + 4 floors in residential plots be kept on hold until the embargo imposed by the Hon'ble High Court is lifted. Further, Senior Town Planner (HQ), for DTCP, Haryana vide Endst no. Misc-2339-L(S+4)/2026/11002-06 dated 03.04.2026 has issued directions to all concerned officers and branches that no Layout Plans, Zoning Plans, or Service Plan Estimates be approved with density of 18 persons per plot or for construction of Stilt + 4 floors during such intervening period, till the stay on operation of instructions dated 02.07.2024 is removed by Hon'ble High Court.

Further, the matter was listed for 08.04.2026 which was adjourned to 17.04.2026. **On 17.04.2026**, Due to paucity of time, the matter could not be taken up for hearing and fixed for 27.04.2026. **On 27.04.2026**, the interim order was passed after conducting a spot inspection of a particular area of Gurugram, especially in Sector 28, DLF, Phase-I, Gurugram, 4 CWP-PIL-212-2024 (O&M) and connected matters therefore, we would like to clarify that the order dated 02.04.2026, relates exclusively to the District of Gurugram and not to any other districts of State of Haryana. However, the impugned order dated 02.07.2024, which relates to all the districts of the State of Haryana shall remain subject to the final outcome of this petition. We also clarify that interim orders



	are always prospective in nature. The matter was listed for 04.05.2026. On 04.05.2026, the matter is fixed for 12.05.2026 for remaining arguments. On 11.05.2026, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Arun Nijhawan and Sh. Naresh Kumar are present on behalf of the promoter. It has come to the notice of the Authority that Hon'ble High Court in its hearing dated 02.04.2026 in the CWP-PIL-212-2024 (O&M) titled as '<i>Sunil Singh Vs. State of Haryana and Anr.</i>' has restrained the State from going ahead with the 'stilt + 4 Policy" for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing. Now, the next date of hearing in the above said matter is 12.05.2026. The present application dated 24.02.2026 pertains to registration of 204 floors over 51 plots which is intrinsically linked to the Stilt + 4 Floor Policy, presently under stay. The AR of the promoter seeks two weeks' time for submission of the deficit documents including the registered collaboration agreement having the irrevocable clause. In view of the interim directions issued by the Hon'ble High Court, the matter is adjourned and to come up on 25.05.2026. On 25.05.2026, The matter was adjourned and fixed for 08.06.2026. On 08.06.2026, Due to administrative reasons the matter is adjourned and fixed for 09.06.2026. Further in the CWP-PIL-212-2024 on 25.05.2026, the matter is adjourned and to come up on 21.07.2026. The status of documents are mentioned below.
31.	Present compliance status as on 09.06.2026 of deficient documents conveyed in hearing dated 1.05.2026. - Deficit Fee – Rs 6,43,463/- needs to be submitted. Status: Submitted. Online Transaction ID-260406265515369 dated 06.04.2026 amounting to Rs 6,43,465/-. - The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted. - 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 but needs to be submitted in the form of Annexure- C of the Rules, 2017. - The Plot number 719 on which residential floors has applied for registration is not showing in the Court decree dated 12.04.2022 which needs to be clarified alongwith the supporting documents.



		Status: The promoter stated the Plot no. 719 has been allotted to M/s Laxmi Kutir Pvt. Ltd. by virtue of suit for declaration with consequential relief of permanent injunction through court decree dated 14.05.2022. Further, the applicant/ promoter entered in to Collaboration agreement for the development of above said plots vide dated 29.10.2021. Copy of collaboration agreement is attached. However, the collaboration agreement is neither registered nor have the clause of irrevocable. 6. You have submitted the revised building plans for 5 plots i.e., (725, 761, 769, 782 and 803), hence the status of earlier building plans alongwith the development works needs to be submitted. Status: The promoter stated that the building plans of the aforesaid plots were got approved. Initially, the promoter had proposed to construct basements + Stilt for the said plots. However, subsequently, the development plan was modified and it was decided to construct these plots with Stilt Parking without basements. Accordingly, the building plans were revised and the updated plans have duly submitted. However, the status of earlier building plans alongwith the development works needs to be submitted. 7. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted. Status: Not Submitted. 8. An email from TCP regarding grant of building permit permission w.r.t the applied floors needs to be submitted. Status: The promoter stated that no such email is being sent by the approving authority as the whole process of approval of building plans is dealt online complete in all respect and each approved building plan bearing a QR code is uploaded. 9. Plots on which residential floors has applied for registration needs to be marked on the approved layout plan and needs to be submitted. Status: Submitted but not on the approved layout plan. 10. Land title search report by an advocate after incorporating the details of encumbrance, if any needs to be submitted. Status: The promoter stated that the promoter is a third party right holder by virtue of suit for declaration. Accordingly a separate land title
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Project - Orchid Ivy 3
RERA-GRG-2192-2026

	search report for individual plots is not practically feasible. Further, an affidavit from the director regarding no encumbrances on the said land is attached. 11. Affidavit from Managing Director regarding no sale of the plots/residential floors in the project for which the registration is applied needs to be submitted. Status: Submitted. 12. Draft Application form needs to be revised. Status: Submitted. 13. Draft Allotment letter needs to be revised. Status: Submitted. 14. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 15. Draft Conveyance Deed needs to be revised. Status: Submitted. 16. Draft Brochure and advertisement document needs to be submitted. Status: Submitted and needs to be revised. 17. Pert Chart needs to be submitted. Status: Submitted and needs to be revised. 18. Cost of plots needs to be clarified according to area applied for registration alongwith supporting documents. Status: Submitted. 19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised. Status: Submitted. 20. Quarterly statement of cost of construction needs to be submitted. Status: Submitted. 21. KYC of project consultants needs to be submitted. Status: Submitted. 22. Bank undertaking needs to be submitted. Status: Submitted. 23. Board resolution for operation of bank account needs to be submitted alongwith the KYC of authorized person. Status: Submitted. 24. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted. 25. REP-II needs to be revised as the date of OC is missing. Status: Submitted. 26. Background of the promoter needs to be submitted. Status: Submitted.
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		27. Affidavit regarding no registered real estate agent for this project needs to be submitted. Status: Submitted the KYC of the registered real estate agents alongwith the RERA Agent Certificates.
32.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. 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 but needs to be submitted in the form of Annexure- C of the Rules, 2017. 4. The Plot number 719 on which residential floors has applied for registration is not showing in the Court decree dated 12.04.2022 which needs to be clarified alongwith the supporting documents. Status: The promoter stated the Plot no. 719 has been allotted to M/s Laxmi Kutir Pvt. Ltd. by virtue of suit for declaration with consequential relief of permanent injunction through court decree dated 14.05.2022. Further, the applicant/ promoter entered in to Collaboration agreement for the development of above said plots vide dated 29.10.2021. Copy of collaboration agreement is attached. However, the collaboration agreement is neither registered nor have the clause of irrevocable. 5. You have submitted the revised building plans for 5 plots i.e., (725, 761, 769, 782 and 803), hence the status of earlier building plans alongwith the development works needs to be submitted. Status: The promoter stated that the building plans of the aforesaid plots were got approved. Initially, the promoter had proposed to construct basements + Stilt for the said plots. However, subsequently, the development plan was modified and it was decided to construct these plots with Stilt Parking without basements. Accordingly, the building plans were revised and the updated plans have duly submitted. However, the status of earlier building plans alongwith the development works needs to be submitted.



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**Project – Orchid Ivy 3
RERA-GRG-2192-2026**

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Asha
Asha

Chartered Accountant

Ashish Kush 09/06/26
Ashish Kush

Planning Executive

Day and Date of hearing

Tuesday and 09.06.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.06.2026

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Arun Nijhawan is present on behalf of the promoter.

It has come to the notice of the Authority that Hon'ble High Court in its hearing dated 02.04.2026 in the CWP-PIL-212-2024 (O&M) titled as Sunil Singh V/s State of Haryana and Anr. has restrained the State from going ahead with the 'stilt + 4 Policy' for the residential plots and to stay the effect and operation of the impugned order/ notification for the time being, till the next date of hearing.

Pursuant to the above order dated 02.04.2026, the Director, Town & Country Planning, Haryana (DTCP, Haryana) vide Memo no. Misc-2339-L(S+4)/2026/10996-999 dated



03.04.2026, has directed that all approvals in respect of construction of *Stilt + 4 floors* in residential plots be kept on hold until the embargo imposed by the Hon'ble High Court is lifted.

Further, Senior Town Planner (HQ), for DTCP, Haryana vide Endst no. *Misc-2339-L(S+4)/2026/11002-06 dated 03.04.2026* has issued directions to all concerned officers and branches that no Layout Plans, Zoning Plans, or Service Plan Estimates be approved with density of 18 persons per plot or for construction of *Stilt + 4 floors* during such intervening period, till the stay on operation of instructions dated 02.07.2024 is removed by Hon'ble High Court.

Further, the matter was listed for 08.04.2026 which was adjourned to 17.04.2026. On **17.04.2026**, due to paucity of time, the matter could not be taken up for hearing and fixed for 27.04.2026. On **27.04.2026**, the interim order was passed after conducting a spot inspection of a particular area of Gurugram, especially in Sector 28, DLF, Phase-I, Gurugram, therefore, we would like to clarify that the order dated 02.04.2026, relates exclusively to the District of Gurugram and not to any other districts of State of Haryana. However, the impugned order dated 02.07.2024, which relates to all the districts of the State of Haryana shall remain subject to the final outcome of this petition. We also clarify that interim orders are always prospective in nature. The matter was listed for 04.05.2026. On **04.05.2026**, the matter is fixed for 12.05.2026 for remaining arguments. Further, on **25.05.2026**, the matter has been adjourned to 21.07.2026.

The present application dated 08.04.2026 pertains to registration of 44 floors over 11 plots, which is intrinsically linked to the *Stilt + 4 Floor Policy*, presently under stay in the District of Gurugram.

In view of the interim directions issued by the Hon'ble High Court and the consequential instructions issued by DTCP, Haryana, the Authority is of the considered view that the present application cannot be processed at this stage.

Accordingly, the application dated 06.03.2026 for registration of the project is hereby returned, with liberty to the promoter to apply afresh after appropriate clarification/relaxation is obtained regarding the "*Stilt + 4 Floor Policy*" from the Hon'ble High Court and the Department of Town & Country Planning, Haryana. The fee deposited by the promoter amounting to Rs. 11,43,465/- shall be duly adjusted at the time of re-submission of the application for registration of the project.

(Arun Kumar)
Chairman, HARERA

