

Hearing brief for amendment of registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Vista Centre
2.	Name of the promoter	M/s Receptive Buildwell LLP
3.	Brief of promoter	M/s Receptive Buildwell LLP is an active real estate firm incorporated on May 26, 2020, primarily focusing on commercial and residential property development in the Delhi-NCR area. As a Limited Liability Partnership (LLP), it operates with a total obligation of contribution (equivalent to authorized capital) of ₹1.01 Crore. The firm's corporate governance is managed by its key designated partners, who function as directors, including Arun Kumar Gupta, Virender Gupta, Sourabh Gupta, Mukul Gupta, and Abhik Gupta. Operating from its registered office in Rohini, Delhi.
4.	Nature of the project	Commercial Colony
5.	Location of the project	Sector- 89, Gurugram
6.	Legal capacity to act as a promoter	License holder
7.	Name of the license holder	M/s Receptive Buildwell LLP
8.	Status of project	New
9.	Whether registration applied for whole	Whole
10.	Online application ID	RERA-GRG-PROJ-2247-2026
11.	License no.	48 of 2022 dated 18.04.2022 valid up to 17.04.2027
12.	Total licensed area	2.36875 acres Area to be registered 2.36875 acres
13.	RERA Registration no.	31 of 2025 dated 27.03.2025 valid upto 31.12.2032
14.	Projected completion date	OC – 30.09.2032 CC – 31.12.2032
15.	QPR Compliances (For RC no. 31 of 2025)	All QPR's submitted from 01 April 2025 to 31 March 2026
16.	4(2)(I)(D) Compliances (For RC no. 31 of 2025)	4(2)(L)(D) report for FR 2024- 2025 not submitted
17.	4(2)(I)(C) Compliances (For RC no. 31 of 2025)	Valid till 31.12.2032
18.	Status of change of bank account	No application received for change of bank account
19.	Details of proceedings pending against the project	No
20.	RC Conditions Compliances (For RC no. 31 of 2025)	Condition: The mining permission shall be submitted before the start of excavation at site. Status: Submitted
21.	Statutory approvals either applied for or obtained prior to registration	



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Project – Vista Centre

Promoter – M/s Receptive Buildwell LLP

S. No	Particulars	Date of approval	Validity upto
i)	License Approval	48 of 2022 dated 18.04.2022	17.04.2027
ii)	Zoning Plan Approval	Drg no. DTCP 8268 dated 20.04.2022	-
	Revised zoning plan approval	Drg no. DTCP 11891 dated 13.02.2026	-
iii)	Building plan Approval	Memo no. ZP-2006/JD(RA)/2024/36886 dated 28.11.2024	27.11.2029
	Revised building plan approval	Memo no. ZP-2006/SD(RD)/2026/16129 dated 08.05.2026	07.05.2031
iv)	Environmental Clearance approval	SEAC/HR/2022/225 dated 20.02.2025	19.02.2035
	Environment Clearance approval for expansion	Not submitted	
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/144/561- 564 dated 15.03.2022	14.03.2030
vi)	Fire scheme approval	FS/2025/239 dated 18.02.2025	
	Revised fire scheme approval	Not submitted	-
vii)	Revised Service plan estimates approval	Not submitted	-
viii)	Re- approval of Electrification Plan	Memo no. Ch-26, CE-OP/DELHI/GGN-I/EP-230 dated 18.06.2026	-
22.	Total project cost	Rs 283.77 Cr	
23.	Cost Incurred	Rs 85.78 Cr	
24.	Cost to be incurred	Rs 197.98 Cr	
25.	Construction cost	Rs 2442.50 per Sq. ft	
26.	Total no. of towers	1 Tower	
27.	Total no. of floors	LG + UG + Service Floor + 12 Floors + 2 Basements	
28.	Total units	564 Units	
29.	Sold units	11 Units	
30.	Total Sale Consideration	Rs 7.73 Cr	
31.	Total amount received from sale proceeds	Rs 6.66 Cr	
32.	Balance to be received from sold units	Rs 1.07 Cr	
33.	Total Carpet area	23876.522 Sq.m.	
34.	Carpet area of units	1. Kiosk: 65 Sq. ft – 81 Sq. ft 2. Shop: 51 Sq.ft. – 20164 Sq. ft 3. Restaurant: 198 Sq. ft- 3241 Sq. ft 4. Office: 200 Sq. ft- 735 Sq. ft	

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-सम्पदा (नियामक और विकास) अधिनियम, 2016 की धारा 20 के अर्थात् गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



35.	Fee Details - The promoter has submitted the application for amendment of registration granted due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further registration fees have been recalculated for amendment registration of the project based on recent FAR of the project.	
	Fee details at the time of registration	
	Registration fee	Comm - 1,70,63.037 x 1.78 x 20= Rs 6,07,444/-
	Processing Fee- Now to be forfeited	1,70,63.037 x 10= Rs 1,70,630/-
	Late Fee	N/A
	Total Fee	Rs 7,78,074/-
	Fee details at the time of amendment	
	Registration fee as per the revised building plans dated 08.05.2026	33838.495 x 3.53 x 20= Rs 23,88,998/-
	Processing fee as per the revised building plans dated 08.05.2026	33838.495 x 10= Rs 3,38,385/-
	Total fees including earlier registration, and amendment	Rs 28,98,013/-
36.	DD/ RTGS amount at the time of registration	Rs 6,07,500/- Rs 1,70,700/-
	DD/ RTGS no. and date	870157 dated 28.01.2025 870158 dated 28.01.2025
	DD/ RTGS amount at the time of amendment	Rs 21,19,900/-
	DD/ RTGS no. and date	195364 dated 29.05.2026
	Name of the bank issuing	Karnataka Bank Ltd.
	Total fee paid (Registration + Amendment)	Rs 28,98,100/-
	Deficient amount	Excess fee of Rs 87/-
37.	File Status	Date
	File received on	02.06.2026
	First notice Sent on	23.06.2026
	First hearing on	30.06.2026 (Adjourned)
	Second hearing on	06.07.2026
38.	Case History: The Promoter M/s Receptive Buildwell LLP who is a license holder applied for the amendment in registration of real estate Commercial Colony namely "Vista Centre" located at Sector- 89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 112460 dated 02.06.2026 and RPIN-1070. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2247-2026. The project area for amendment in registration is 2.36875 acres granted under License no – 48 of 2022 dated 18.04.2022 valid up to 17.04.2027. The promoter has obtained the approval of building plans vide memo no. ZP-2006/JD(RA)/2024/36886 dated 28.11.2024 from DTCP, Haryana. Thereafter, the above project is registered with the Authority vide registration certificate no. 31 of 2025 dated 27.03.2025.	

Now, the promoter has obtained the approval of revised building plans in the said project vide memo no. ZP-2006/SD(RD)/2026/16129 dated 08.05.2026 from DTCP, Haryana. The promoter has approached the Authority for amendment in the registration certificate no. 31 of 2025 pursuant to the revision of building plans as mentioned above.

As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition in the sanctioned plan of the project requires the written consent of at least two-thirds of the allottees. **As per the details submitted by the promoter, 11 out of 265 units have been sold to 2 unique allottees. The promoter has further submitted the written consent of above 2 unique allottees regarding the revision in the approved building plans.**

Accordingly, the promoter has now applied for amendment of the registration after revision of the approved building plans, and the amendments are as follows:

Particulars	Previous Building Plan	Revised Building Plan
Date of Building Plan Approval	Memo No. ZP2006/JD(RA)/2024/368 86 dated 28.11.2024	Memo No. ZP-2006/SD (RD)/2026/16129 Dated 08.05.2026.
Area	2.36875 Acres	2.36875 Acres
Total No of Tower	1	1
No. of Floors	LG+UG+3Floors	LG+UG+ Service Floor+ 12 Floors
Total No. of Units/Flats	265	564
FAR	1.78	3.53
Total Permissible FAR	17063.037	33838.495
Permissible Ground Coverage	5751.586	5751.586
Proposed FAR	17061.773	33837.117
Green Area	1437.85	1438.896
No. Basement	Basement 1 & 2	Basement 1 & 2
Car Parking	352	494

The public notice with regard to the registration application of the promoter has been published in three newspapers i.e., Hindustan Times, The Tribune and Dainik Bhaskar dated 13.06.2026 against which no objections have been received in the Authority.

The application for registration of commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1070 dated 23.06.2026 was issued to the promoter with an opportunity of being heard on 30.06.2026.

On 30.06.2026, The matter is adjourned and listed for 06.07.2026.



	The promoter has submitted the reply on 01.07.2026 which was scrutinized and the status of the documents is mentioned below:	
39.	Present compliance status as on 06.07.2026 of deficient documents conveyed vide notice dated 23.06.2026.	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted, but corrections need to be done. 2. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. 3. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. Status: Affidavit cum declaration submitted from designated partner along with changes in the project has been submitted. 4. The changes made in the building plans duly marked on the plans needs to be submitted. Status: Submitted 5. Updated Booking list of units sold to the allottees as on date of the application applied for amendment which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. Status: Submitted 6. List of the unsold units as on date of the application for amendment in registration which includes unit no and unit area needs to be provided. Status: Submitted 7. The promoter has submitted the consent of allottees under Section 14(2)(ii) of the Act, 2016. However, a duly notarized affidavit from the Managing Director of the promoter company affirming that the consent of at least 2/3rd of the existing allottees submitted before the Authority is genuine and original is required to be submitted. Status: Affidavit cum declaration submitted from designated partner. 8. Expansion of Environment clearance needs to be submitted. Status: Not submitted, applied on 23.04.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate. 9. Copy of revised fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 24.06.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate.

	10. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 04.06.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate. 11. Revised Electrification plan/ Electricity load availability connection needs to be submitted. Status: Submitted 12. The mining permission submitted by the promoter is expired and valid up to 10.10.2025. In this regard, the promoter is directed to submit the current status of the mining permission. If the mining work is still pending then the promoter shall get the same revalidated and submit the updated permission. Status: The promoter has submitted a clarification stating that the excavation work has been completed. Accordingly, revalidation of the mining permission is not required. 13. The road access permission submitted by the promoter states that approval was granted by the CEO, GMDA for access from the 60 m wide multi-utility corridor along the 75 m wide sector dividing road of Sectors 89/85, Gurugram, subject to the construction of a 12 m wide service road. Accordingly, the promoter shall submit the current status of compliance with the said condition, the present status of the access road, and the status of the final road access approval. Status: Clarification submitted stating that 12m wide service road has already been constructed. 14. The revised project report needs to be submitted. Status: Submitted 15. Revised PERT chart specifying the completion date needs to be submitted. Status: Submitted, but needs to be revised. 16. Revised REP-II needs to be submitted for the applied amendment. Status: Submitted, but needs to be revised. 17. The revised brochure and advertisement incorporating the details of the proposed amendment need to be submitted. Status: Brochure submitted 18. The promoter shall submit the present status of development/construction at the project site as on date. Status: Submitted 19. Details of any other cost amounts to Rs 585.48 lakhs and details of financial resources amounts to Rs 1400 lakhs from equity, Rs 3000 lakhs from loan from financial institution/banks, Rs 6600 lakhs from loan from other sources and Rs 5000 lakhs from Others needs to be submitted. Status: Submitted but details of financial resources amount to Rs 1400 lakhs from equity, Rs 6600 lakhs from
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		loan from other sources and Rs 5000 lakhs from Others needs to be submitted along with supporting documents. Clarification needs to be submitted for difference in total project cost, as per QPR of March 2026, total project cost is Rs 10242.94 lakhs whereas per DPI total project cost is Rs 28376.50 lakhs. 20. As per REP II dated 29.05.2026, project land is encumbered mortgaged in favour of Karnataka Bank Ltd., repayment schedule and Noc from lender needs to be submitted. Status: Submitted but details of encumbrance need to be clarified. 21. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1, Revised CA Certificate of financial and inventory details dated 18.05.2026 & Revised CA Certificate of net worth of promoter dated 18.05.2026. Status: Not Submitted 22. Board resolution duly acknowledged for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be revised. Status: Submitted but Board resolution needs to be revised. Bank Statement of RERA Account for the month ending on 31.03.2026 needs to be submitted. 23. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted but Challan and Schedule of payment of IDC & EDC paid for the project needs to be submitted. 24. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted 25. Background and experience of work of the promoter needs to be submitted. Status: Submitted
40.	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. Status: Submitted, but corrections need to be done. 2. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done. 3. Expansion of Environment clearance needs to be submitted. Status: Not submitted, applied on 23.04.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate. 4. Copy of revised fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 24.06.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate.



	5. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 04.06.2026. Further, affidavit cum undertaking submitted stating that the promoter will submit the approval within 6 months from the registration certificate. 6. Revised PERT chart specifying the completion date needs to be submitted. 7. Revised REP-II needs to be submitted for the applied amendment. 8. It is observed that the promoter has not submitted the annual report on statement of accounts duly certified by a CA for the FY 2024-25, as required under Section 4(2)(I)(D) of the Act, 2016. Accordingly, the promoter shall submit the said report for FY 2024-25. 9. Details of any other cost amounts to Rs 585.48 lakhs and details of financial resources amounts to Rs 1400 lakhs from equity, Rs 3000 lakhs from loan from financial institution/banks, Rs 6600 lakhs from loan from other sources and Rs 5000 lakhs from Others needs to be submitted. Status: Submitted but details of financial resources amount to Rs 1400 lakhs from equity, Rs 6600 lakhs from loan from other sources and Rs 5000 lakhs from Others needs to be submitted along with supporting documents. Clarification needs to be submitted for difference in total project cost, as per QPR of March 2026, total project cost is Rs 10242.94 lakhs whereas per DPI total project cost is Rs 28376.50 lakhs. 10. As per REP II dated 29.05.2026, project land is encumbered mortgaged in favour of Karnataka Bank Ltd., repayment schedule and Noc from lender needs to be submitted. Status: Submitted but details of encumbrance need to be clarified. 11. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1, Revised CA Certificate of financial and inventory details dated 18.05.2026 & Revised CA Certificate of net worth of promoter dated 18.05.2026. 12. Board resolution duly acknowledged for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be revised. Status: Submitted but Board resolution needs to be revised. Bank Statement of RERA Account for the month ending on 31.03.2026 needs to be submitted. 13. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status: Submitted but Challan and Schedule of payment of IDC & EDC paid for the project needs to be submitted.
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Recommendations: The application submitted by the promoter for amendment of 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 for amendment u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Expansion of Environment Clearance, Approved Revised Fire Scheme, Approved Revised Service Plans & Estimates and documents mentioned at S.No 40.

The promoter shall submit three separate BG's/DD's amounting to Rs 25 lakhs each as a security amount for submission of Expansion of Environment Clearance, Approved Revised Fire Scheme and Approved Revised Service Plans & Estimates within 6 months from the grant of amendment in registration.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Deepika

Deepika
Planning Executive

Day and Date of hearing

Monday and 06.07.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 06.07.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Saurabh Gupta (Partner), Sh. Piyush Agarwal (CEO), Sh. Abhishek Gupta (AR) & Sh. Vijay Sharma (AR) are present on behalf of the promoter.

The Authorized Representative (Designated Partner) of the promoter submits that an application dated 02.06.2026 has been submitted in the Authority seeking amendment of the existing Registration Certificate No. 31 of 2025 dated 27.03.2025, which is valid up to 17.04.2027 (as per the declared timeline for completion of the project under Section 4(2)(1)(C) of the Act, 2016) due to revision in the building plans. Presently expansion of Environment Clearance, Revised Fire Scheme Approval and Revised service plans and estimates have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- Expansion of Environment Clearance, Revised Fire Scheme Approval and Revised Service Plans and Estimates within 6 months from the date of grant of addendum to registration Certificate.

Further, he undertakes to submit three Demand Drafts/Bank Guarantees amounting to Rs 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (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 corresponding 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 three separate Demand Drafts/Bank Guarantees, 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 following approvals:

- Expansion of Environment Clearance: within 6 months from the date of grant of addendum to registration Certificate.



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Project – Vista Centre

Promoter – M/s Receptive Buildwell LLP

- b. Revised Fire Scheme Approval: within 6 months from the date of grant of addendum to registration Certificate
- c. Revised Service Plans and Estimates: within 6 months from the date of grant of addendum to registration Certificate

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.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 40.

The addendum to registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No 40 including correction in A-H form, Online DPI and submission of three BG's/DD's of Rs 25 lakhs each for submission of Expansion of Environment Clearance, Revised Fire Scheme approval and Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA