



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project	The Estate One
Promoter	Anant Raj Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	The Estate One
2.	Name of the license holders	M/s Four Construction Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Destination Properties Pvt. Ltd. and M/s Rose Realty Pvt. Ltd.
3.	Name of collaborator/ change of developer	M/s Anant Raj Ltd.
4.	Name of the promoter	M/s Anant Raj Ltd.
5.	About the promoter	M/s Anant Raj Limited has been incorporated dated 30-07-1985 vide registered address at Plot No. Cp-1, Sector-8 IMT Manesar, Gurgaon, Gurgaon, Haryana, India, 122051. Mr. Rajesh Tuteja, Mr. Kulpreet Sond, Mr. Veerayya Chowdary Kosaraju and Mr. Rajendra Prasad Sharma are the director of the promoter company. Mr. Ashim Sarin, Mr. Aman Sarin and Mr. Anish Sarin are the Whole-time director. Mr. Aman Sarin is the CEO and Mr. Pankaj Kumar Gupta is the CFO of the promoter company. Mr. Amit Sarin is the Managing director and Mr. Neeraj Kumar is the Company Secretary.
6.	Nature of the project	Residential Group Housing Colony
7.	Location of the project	Sector- 63A Gurugram
8.	Legal capacity to act as a promoter	Collaborator
9.	Status of project	New
10.	Whether registration applied for whole/Phase	Whole
11.	Phase no. (If applicable)	N/A
12.	Online application ID	RERA-GRG-2197-2026
13.	License no.	259 of 2025 dated 23.12.2025
14.	Total licensed area	5.0875 acres
		Area applied for registration
		259 of 2025 dated 23.12.2025
15.	Project completion date as declared u/s 4(2)(I)(C)	21.07.2033

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



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16.	QPR Compliance (If applicable)	N/A		
17.	4(2)(I)(C) Compliance (If applicable)	N/A		
18.	4(2)(I)(D) Compliance (If applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	RC compliance	N/A		
21.	Number of towers	4 residential towers Tower A: 2B+ 3P +10 Tower B: 2B+ 3P +16 Tower C: 2B+ 3P +50 Tower D: 2B+ 3P +40		
22.	Number of units	352 Residential Units, 62 EWS Units, 5 Commercial Units		
23.	Carpet area of units	352 units of carpet area varying from 1377.03 sqft. to 1594.99 sqft., 62 EWS units having carpet areas of 180.94 and 182.99 sqft. 5 commercial units having carpet area of 216.03 sqft.		
24.	Total Project cost	Rs. 1,335.27/- Crores		
25.	Project Expenditure So far	Rs. 42.41/- Crores		
26.	Expenditure to be incurred	Rs. 1297.86/- Crores		
27.	Construction cost per sq. ft.	As per DPI: Construction cost of Residential Towers: Rs. 5988/- per sqft. Construction cost of EWS: 2997/- per sqft.		
28.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	259 of 2025 dated 23.12.2025	22.12.2030
	2.	Zoning plan approval	DRG. No. DTCP 11749 dated 24.12.2025	
	3.	Building plan approval	ZP-2303/PA(DK)/2026/23400 dated 03.07.2026	02.07.2031
	4.	Environmental Clearance	Not submitted	
	5.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2026/45/1 43-146 dated 06.01.2026	05.01.2034
	6.	Fire scheme approval	Not submitted	
	7.	Service plan and estimate approval	Not submitted	



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8.	Electrical load	Not submitted
Fee Details		
Registration fee	Commercial: 115.295 x 3.12 x 20 = Rs. 7,194/- Total: Rs. 20,07,749/-	Residential: 64120.343 x 3.12 x 10 = Rs. 20,00,555/-
Late fee	N/A	
Processing fee	64235.638 x 10 =Rs. 6,42,356/-	
Total fee	Rs. 26,50,105/-	
29.	DD/RTGS Details	
DD/RTGS amount	Rs. 26,44,300/- Rs. 5,805/-	
DD/RTGS no. and date	699362 dated 12.06.2026 699398 dated 17.07.2026	
Name of the bank issuing	State Bank of India	
Total fee paid	Rs. 26,50,105/-	
Deficient amount	Nil	
30.	File Status	
File received on	Date	
First notice Sent on	23.06.2026 (additional documents submitted on 06.07.2026)	
1 st reply submitted on	14.07.2026	
1 st hearing on	15.07.2026	
2 nd hearing on	20.07.2026	
31.	03.08.2026	
Case History: -		
(i) The promoter M/s Anant Raj Ltd. who is collaborator applied for registration of real estate residential group housing colony namely "The Estate One" located at Sector 63A, Gurugram under Section 4 of the real estate (Regulation and Development) Act, 2016 vide central receipt no. 113321 dated 23.06.2026 and RPIN-1072. The Temp I.D of Rep-I (Part A-H) is RERA-GRG-PROJ-2197-2026. The total licensed area is 5.0875 acres and project area for registration is same as licensed area.		
(ii) The Director, Town & Country Planning Department, Haryana granted license no. 259 of 2025 dated 23.12.2025 valid up to 22.12.2030 in favour of M/s Four Construction Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Destination Properties Pvt. Ltd. and M/s Rose Realty Pvt. Ltd. in collaboration with M/s Anant Raj Ltd. to set up a Residential Group Housing over an area measuring 5.0875 acres (after migration of license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023) in revenue estate of village Kadarpur, Sector- 63A, Gurugram.		



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- (iii) It is noted that the license nos. **119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023** pertain to the projects already being developed by the promoter registered in the Authority vide registration no. **142 of 2017 and 106 of 2025**.
- (iv) The promoter is already undertaking the development of a Residential Plotted Colony situated at Sector-63A, Gurugram, pursuant to the licenses granted by the DTCP. The details of licenses are as under:

S. No.	License Nos.	Area (Acres)
a)	119 of 2011	100.162
b)	71 of 2014	6.9875
c)	104 of 2019	2.08125
d)	211 of 2023	11.8375
Total		121.0683

- (v) The above licensed colony is being developed in 5 phases as per the phasing plan duly approved by DTCP vide Memo No. ZP-780-III-PA-(DK)/2025/33098 dated 25.08.2025:

Phase No.	Area of phase (acres)	License no.	Status of registration	Area migrated (acres)	Area migrated from license no.
1	65.1125	119 of 2011	Un-registered (CC granted on 12.05.2025)	1.15625 Four construction Pvt. Ltd. & Hamara Realty Pvt. Ltd.: Rect. No. 11 Killa no. 11/2(1-19-5), 20min (2-17-0), 21min (2-17-0), 22/1 min (0-13-3)	119 of 2011
2	42.037	119 of 2011, 71 of 2014	Registered vide RC no. 142 of 2017	1.68125 Hamara Realty Pvt. Ltd. & Rose Realty Pvt. Ltd.: Rect. No. 15 Killa No. 9/1 (5-4-0), 12/1/2 (4-4-0), 1/1 min (0-18-1), 12/2(3-11-0), 13/1 (0-10-0)	119 of 2011
3	2.08125	104 of 2019	Registered vide RC no. 58 of 2021	Nil	-
4	6.075	211 of 2023	Registered vide RC no. 106 of 2025	Nil	-
5	5.7625	211 of 2023	Un-registered	2.25 Destination Properties Pvt. Ltd.:	211 of 2023

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				Rect no. 11 Killa no. 22/2 (6-0-0), 23/1 (3-0-0) Rect no. 15 Killa no. 2/2 (6-0-0), 3/1 (3-0-0)	
Total	121.06825			5.0875	

- (vi) The area measuring **5.0875 acres (1.15625 acres unregistered + 1.68125 acres under registration no. 142 of 2017+ 2.25 acres unregistered)** mentioned above which has been migrated from license no. 119 of 2011 and 211 of 2023 is applied from registration under present application.
- (vii) The promoter has submitted an affidavit and undertaking through whole time director and CEO stating that;
- (a) Out of the total area of 2.8375 acres migrated from **License No. 119 of 2011**, a portion of the licensed land measuring 1.68125 acres has been registered under the Real Estate (Regulation and Development) Act, 2016 vide **Registration No. 142 of 2017**. The remaining land admeasuring 1.15625 acres forms part of the balance licenses area in respect whereof Part Completion Certificate has been granted by DGTCP vide Memo No.LC-2543C-II/JE-(RK)-17763 dated 12.05.2025.
- (b) **License No. 211 of 2023**, granted by the DTCP, Haryana, covers land admeasuring 11.0875 acres for the development of a Residential Plotted Colony, out of which 6.0750 acres has been registered under the Real Estate (Regulation and Development) Act, 2016 vide **Registration No. 106 of 2025**. The remaining land admeasuring 5.0125 acres has been planned as Phase V under the phasing plan duly approved by DGTCP vide Memo No. ZP-780-III-PA-(DK)/2025/33098 dated 25.08.2025, and the said area has not been registered under RERA as on date. The area migrated from license no. 211 of 2023 admeasuring 2.25 acres, falls and forms under phase V of the township project which **has not been registered with RERA** as on the date.
- (c) The Promoter/Collaborator/Company has neither created nor agreed to create any third-party right, title or interest in respect of the plots/units forming part of the aforesaid Registered Area migrated under License No. 259 of 2025.
- (viii) License no. 259 of 2025 dated 23.12.2025 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. 10310 of 2025 titled Advance India Projects Ltd. V/s State of Haryana & others and final outcome of CBI/ED investigation under process.
- (ix) The promoter has further obtained the building plan approval of group housing colony on the above land measuring 5.0875 acres vide Memo No. ZP-2303/PA(DK)/2026/23400 dated 03.07.2026.
- (x) A public notice dated 07.07.2026 with respect to the application of registration and above declaration on affidavit regarding non creation of third-party rights in the migrated area was published in The Hindustan Times (English), The Tribune (English) and Dainik

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
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Tribune (Hindi). No objection with respect to the same as been received in the Authority yet.

(xi) Further, the promoter has submitted consents of 30 out of 38 unique allottees with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 vide Dak ID 114346 dated 15.07.2026

(xii) The project comprises of 4 Residential Towers consisting of **352 units** of carpet area varying from 1377.03 sqft. to 1594.99 sqft., **62 EWS units** having carpet areas of 180.94 and 182.99 sqft. and **5 commercial units** having carpet area of 216.03 sqft.

(xiii) **Proceeding dated 20.07.2026:**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sudhir Solanki (AR), Sh. Sonu Kumar (AR) and Sh. Akhil Kumar (AR) are present on behalf of the promoter along with Sh. Sanket Rathi (Representative-Landowning Companies).

It is noted that the present application pertains to the registration of the group housing colony for which license no. 259 of 2025 dated 23.12.2025 measuring 5.0875 acres has been granted after migration of part areas from license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023.

*The AR of the promoter states that, out of the total area of 2.8375 acres migrated from **License No. 119 of 2011**, a portion of the licensed land measuring 1.68125 acres has already been registered under the Real Estate (Regulation and Development) Act, 2016 vide **Registration No. 142 of 2017**. The remaining land admeasuring 1.15625 acres forms part of the balance licenses area in respect whereof Part Completion Certificate has been granted by DTCP, Haryana vide Memo No.LC-2543C-II/JE-(RK)-17763 dated 12.05.2025. Further, license no. **211 of 2023**, granted by the DTCP, Haryana, covers land admeasuring 11.0875 acres for the development of a Residential Plotted Colony, out of which 6.0750 acres has been registered under the Real Estate (Regulation and Development) Act, 2016 vide **Registration No. 106 of 2025**. The remaining land admeasuring 5.0125 acres has been planned as Phase V under the phasing plan duly approved by DGTCP vide Memo No. ZP-780-III-PA-(DK)/2025/33098 dated 25.08.2025, and the said area has not been registered under RERA as on date. The area migrated from license no. 211 of 2023 admeasuring 2.25 acres, falls and forms under phase V of the township project which **has not been registered with RERA** as on the date.*

The AR of the promoter further states that the Promoter/Collaborator/Company has neither created nor agreed to create any third-party right, title or interest in respect of the plots/units forming part of the aforesaid Registered Area i.e., 1.68125 acres migrated under License No. 259 of 2025. Also, the promoter vide Dak ID 114346 dated 15.07.2026 has submitted consents of 30 out of 38 unique allottees of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017.

The AR of the promoter further undertakes to apply for amendment in registration of project registered vide RC no. 142 of 2017 as part area measuring 1.68125 acres of the license no. 119 of 2011 stands migrated to another license and now forms part of the license no. 259 of 2025 applied herein for registration of the project.

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In view of the above, a public notice for ten days inviting objections be published in the three newspapers (two English and One Hindi) of wide circulation with respect to the consents of 2/3 allottees of the project/ phase falling under licenses from which the part area has been migrated into license no. 259 of 2025 dated 23.12.2025.

The promoter is directed to submit the complete details of the land to be registered along with khasra numbers/license details etc. and the portion which is already registered may be clearly delineated and shown on the map/layout plan. Further the promoter must bring one of the Director of the company familiar with the details of the case in the next meeting before the Authority.

The Authority noted that the agenda of the case lacked certain important details which must be avoided at all costs in future. The concerned AAE may take note.

The AR of the promoter is also directed to submit all the pending deficiencies in the Authority before the next date of hearing.

The matter to come up on 03.08.2026.

(xiv) Accordingly, a public notice dated 23.07.2026 was published in The Hindustan Times (English), The Tribune (English) and Dainik Tribune (Hindi) and no objection with respect to the same is received in the Authority.

(xv) Further, the promoter submitted an affidavit cum undertaking through authorized signatory of the promoter stating that the company shall apply with the HARERA, Gurugram for amendment in the registration no. 142 of 2017 incorporating the changes as per migration of area measuring 1.68125 acres from license no. 119 of 2011 into new license no. 259 of 2025. The AR further states that the application shall be submitted with all necessary supporting documentation and as per provisions of RERA.

(xvi) The site of the project was visited and it is noted that the site is accessible from 24 m wide Badshahpur- Kadapur road. Further, the proposed 24 m road connecting to the rear pocket of the site (EWS) is partially developed.

(xvii) The replies dated 15.07.2026, 17.07.2026 and 29.07.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies are mentioned below:

32.	Present compliance status as on 20.07.2026 of deficient documents as conveyed vide notice dated 14.07.2026	- Deficit fee of Rs. 5,805/- needs to be paid. Status: Paid vide DD no. 699398 dated 17.07.2026. - 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: Not submitted - Corrections in online DPI need to be done. Status: Not submitted - The details of ongoing litigations 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
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	format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Not submitted 5. It is noted that the license no. 259 of 2025 dated 23.12.2025 measuring 5.0875 acres has been granted after migration of part area from license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023, 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. 119 of 2011 and 211 of 2023 in form of affidavit from the Managing Director of the promoter company needs to be submitted. Status: Not submitted through Managing Director 6. Details of areas falling under license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 clearly depicting the areas registered with the Authority, areas for which the OC/ part CC has been obtained and the areas migrated into license no. 259 of 2025 dated 23.12.2025 need to be submitted in form of drawings/ plans on a visible scale. Status: Submitted 7. Details of units sold in the project land pertaining to license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 including the unit no., date of booking, name and contact details of the allottee, total consideration, amount realized and to be realized from the allottees need to be submitted. Status: Submitted with respect of RERA RC no. 142 of 2017 8. Consents of at least 2/3rd allottees of the project/ phase falling under license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 need to be submitted. Status: The promoter has submitted consents of 30 out of 38 unique allottees with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 9. Land title search report needs to be revised. Status: Submitted 10. Environmental clearance of the project needs to be submitted. Status: Not submitted
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	11. Approved fire scheme of the project needs to be submitted. Status: Not submitted 12. Approved service plans and estimates need to be submitted. Status: Not submitted 13. Approved electrification plan needs to be submitted. Status: Not submitted 14. Road access permission needs to be submitted. Status: Not submitted 15. Mining permission needs to be submitted. Status: Not submitted 16. Copy of demarcation plan superimposed on site plan of the project needs to be submitted. Status: Submitted 17. PERT chart of the project needs to be submitted. Status: Submitted 18. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised. Status: Need to be revised 19. Draft brochure of the project needs to be revised. Status: Submitted 20. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified. 21. A fresh certificate of incorporation consequent upon change of name needs to be provided. Status: Submitted 22. Affidavit regarding 10% auto deduction of EDC/ IDC needs to be submitted. Status: Submitted 23. Original bank undertaking needs to be submitted. Status: Submitted 24. REP II needs to be revised. Status: Submitted 25. CA certificate for non-default needs to be revised. Status: Submitted 26. KYC of authorized person to operate bank account needs to be provided. Status: Submitted 27. Affidavit regarding no loan on project land needs to be submitted.
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		Status: Submitted 28. Details Cash flow statement (including details of inflow of sources and outflow of expenditure) need to be provided. Status: Submitted but needs to be revised 29. CA certificate for REP I needs to be provided. Status: Submitted 30. KYC of the project consultant needs to be provided. Status: Submitted 31. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. Status: Submitted but needs to be revised 32. CA certificate for net worth needs to be provided. Status: Submitted 33. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. Status: Submitted 34. Background of the promoter needs to be submitted. Status: Submitted 35. Affidavit regarding no registered agent needs to be provided. 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. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. The details of ongoing litigations 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: Not submitted 4. It is noted that the license no. 259 of 2025 dated 23.12.2025 measuring 5.0875 acres has been granted after migration of part area from license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023, therefore, status of RERA registration, development, advertisement, marketing, booking, sale or offer for sale,

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	or inviting persons to purchase in any manner based on license nos. 119 of 2011 and 211 of 2023 in form of affidavit from the Managing Director of the promoter company needs to be submitted. Status: Not submitted through Managing Director 5. Details of units sold in the project land pertaining to license nos. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 including the unit no., date of booking, name and contact details of the allottee, total consideration, amount realized and to be realized from the allottees need to be submitted. Status: Submitted with respect of RERA RC no. 142 of 2017 6. Consents of at least 2/3rd allottees of the project/ phase falling under license no. 119 of 2011 dated 28.12.2011 and 211 of 2023 dated 18.10.2023 need to be submitted. Status: The promoter has submitted consents of 30 out of 38 unique allottees with respect to the revision in the layout plan of Phase 2 of the plotted colony registered vide RC no. 142 of 2017 7. Environmental clearance of the project needs to be submitted. Status: Not submitted 8. Approved fire scheme of the project needs to be submitted. Status: Not submitted 9. Approved service plans and estimates need to be submitted. Status: Not submitted 10. Approved electrification plan needs to be submitted. Status: Not submitted 11. Road access permission needs to be submitted. Status: Not submitted 12. Mining permission needs to be submitted. Status: Not submitted 13. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised. Status: Need to be revised 14. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified.
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	15. Details Cash flow statement (including details of inflow of sources and outflow of expenditure) need to be provided. Status: Submitted but needs to be revised 16. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. Status: Submitted but needs to be revised
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(Asha)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 03.08.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

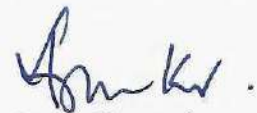
Sh. Sudhir Solanki (AR), Sh. Sonu Kumar (AR) and Sh. Akhil Kumar (AR) are present on behalf of the promoter.

The Authorized Representatives submitted that, in compliance with the directions issued by the Authority on 20.07.2026, the promoter has furnished the details of the land proposed to be registered, along with the relevant khasra numbers, licence details etc. It was further submitted that the portion of the project already registered has been distinctly delineated and demarcated in the layout plan.

It is pertinent to note that vide proceedings dated 20.07.2026, the Authority had specifically directed the promoter to ensure the appearance of one of the Directors of the company, familiar with the details of the present case, at the subsequent hearing. However, despite the aforesaid specific direction, none of the Directors have put in appearance before the Authority. Further, the deficiencies conveyed through last proceedings have not been rectified by the promoter except a few as stated above.

Thus, one more opportunity is granted to the promoter to ensure the appearance of one of the directors of the promoter company who is fully conversant with the facts of the case on the next date of hearing. The promoter is further directed to remove and rectify all deficiencies pending in the application well before the next date of hearing.

The matter to come up on 10.08.2026.



(Arun Kumar)

Chairman, HARERA