Pride Park II
RERA-GRG-PROJ-2261-2026

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Pride Park II		
2.	Name of the promoter	M/s Faith Buildtech Pvt. Ltd.		
3.	About the promoter	M/s Faith Buildtech Private Limited has been incorporated dated 06-09-2010 at registered address C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, Delhi, India, 110017. Mr. Aatish Solanki and Mr. Piyush Pandey are the directors of the promoter company. Ms. Divya Sharma is Company Secretary of the promoter company		
4.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
5.	Location of the project	Sector-04, Sohna, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Name of license holder	Coral Buildhome Pvt. Ltd., Adhishwar Real Estate Pvt. Ltd., Vishwas Probuild Pvt. Ltd., Success Propbuild Pvt. Ltd., Pearlstone Real Estate Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/phase	Whole		
10.	Completion date as mentioned in REP-II	31.05.2031		
11.	Online application ID	RERA-GRG-PROJ-2261-2026		
12.	License no.	115 of 2026 dated 11.06.2026		valid up to 10.06.2031
13.	Total licensed area	12.575 Acres	**Area to be registered**	12.575 Acres
14.	QPR Compliances	Not applicable		
15.	4(2)(l)(D) Compliances	Not applicable		
16.	4(2)(l)(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 Plots	238 Plots and 1 Commercial Block		
21.	Size of Plots	149.975 sqmt., 145.635 sqm, 104.988 sqm., 101.563 sqm, 104 sqm, 114.055 sqm., 138.795 sqm., 133.110 sqm, 115.440 sqm. (120 to 180 sq. yards)		
22.	Total Project cost	Rs. 110.25 Crore (Land Cost of Rs 27.57 Crore)		
23.	Cost of IDW Works	Rs. 27.70 Crore		
24.	Expenditure Incurred	Rs. 32.60 crore		
25.	Expenditure to be incurred	Rs. 77.65 crore		
26.	Statutory approvals either applied for or obtained prior to registration			

	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	115 of 2026 dated 11.06.2026	valid up to 10.06.2031
	ii)	Layout plan approval	DRG No. DTCP 12285 dated 11.06.2026	
	iii)	Zoning plan approval	ZP-2390/JD(GK)/2026/25826 dated 21.07.2026 (DRG No. DTCP 12401)	
	iv)	Environmental Clearance	N/A	
	v)	Fire scheme approval	N/A	
	vi)	Airport height clearance	N/A	
	vii)	Service plan and estimate approval	Not submitted (Applied dated 10.07.2026)	
	viii)	Electrical Availability connection approval	Ch-14/OLNC-HT/GGM-II/EP-609 dated 29.07.2026	

27.	**Fee details**	
	Registration fee	Residential: 48865.8345 * 10 = Rs 4,88,658/- Commercial: 2023.43 * 20 = Rs 40,469/- Total: Rs 5,29,127/-
	Processing fee	50889.2645 * 10 = Rs 5,08,893/-
	Late fee	Not applicable
	Total	Rs 10,38,020/-
28.	**DD amount**	Rs 5,00,000/- Rs 5,38,020/-
	DD no. and date	005318 dated 21.07.2026 005358 dated 24.08.2026
	Name of the bank issuing	Kotak Mahindra Bank
	Deficient amount	-
29.	**File Status**	**Date**
	File received on	22.07.2026
	First notice Sent on	14.08.2026
	1st hearing on	17.08.2026 (adjourned)
	2nd hearing on	31.08.2026

30. Case History: -

The Promoter M/s Faith Buildtech Pvt. Ltd. who is a collaborator applied for the registration of Affordable Residential Plotted Colony under DDJAY dated 22.07.2026 namely "Pride Park II" located at Sector-4, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 114723 dated 22.07.2026 and RPIN-1088 over an area admeasuring 12.575 acres under License No. 115 of 2026 dated 11.06.2026 valid upto 10.06.2031. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2261-2026.

The application for registration of Affordable Residential Plotted Colony under DDJAY dated 22.07.2026 project was scrutinized, and 1st deficiency notice vide notice no.

	HARERA/GGM/RPIN/1088 dated 14.08.2026 was issued to the promoter with an opportunity of being heard on 17.08.2026. **The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 30.07.2026 namely Navbharat Times, The Times of India & Delhi Tribune. No objections were received up to 14.08.2026.** **As per the directions of the authority, the PE & CA conducted a site visit on 25.08.2026.** The site is located in Sector 4, Sohna, and is accessible through a 24-meter-wide road constructed by the promoter. The said road is connected to an 8-meter-wide road, which further connects to the 8-karam-wide Sohna-Dumdama Link Road. At present, the project site comprises only barren land. It has also been observed that a Low-Tension (LT) electricity line passes through the project site. Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments. **On 14.08.2026, The matter is adjourned to come up on 31.08.2026.** The status of the documents after scrutiny of the reply dated 17.08.2026, is mentioned below:	
31.	**Present compliance status as on 31.08.2026 of deficient documents conveyed in deficiency notice dated 14.08.2026.**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. **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. 5,38,020/- needs to be submitted. **Status: Submitted Rs. 5,38,020/- vide DD No. 005358 dated 24.08.2026.** 4. Since the affidavit has been submitted by the Authorized Signatory, an affidavit from the Managing Director is required to be submitted regarding 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. **Status: Submitted the affidavit from the Director of the promoter company.** 5. Project report needs to be revised and project photos needs to be submitted. **Status: Submitted** 6. Revenue sharing in accordance with the collaboration agreement duly signed by the parties needs to be submitted. **Status: Submitted** 7. SPA executed as per collaboration agreement needs to be submitted.

		Status: The promoter stated that no Special Power of Attorney (SPA) has been executed between the landowners and M/s Faith Buildtech Pvt. Ltd. However, a General Power of Attorney (GPA) dated 27.11.2025, duly registered/notarized, has been executed by the landowners in favour of M/s Faith Buildtech Pvt. Ltd. pursuant to the Collaboration Agreement dated 25.11.2025. Further, the promoter submitted that the said GPA, read with the Collaboration Agreement, authorizes the promoter to undertake development of the project, market the project, execute allotment and other documents with the allottees, and carry out all related acts in respect of the project land. A copy of the said GPA has been submitted by the promoter in compliance with the aforesaid requirement. 8. Electrical load availability connection needs to be submitted. **Status: Submitted** 9. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not Submitted, the promoter has applied for the same dated 10.07.2026.** 10. Road access permission needs to be submitted. **Status: The promoter has submitted an affidavit stating that project is directly connected to a 24-meter-wide road and 12m wide service road and there is no obstruction, hindrance, encroachment, or any other impediment whatsoever in accessing the aforesaid road from the project.** 11. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted** 12. Draft allottee documents i.e. application form, allotment letter, BBA, conveyance deed & payment receipt needs to be submitted. **Status: Submitted whereas draft BBA needs to be revised as per prescribed format.** 13. Draft brochure and advertisement need to be submitted. **Status: Submitted** 14. Land cost needs to be clarified according to area apply for registration. **Status: Submitted however needs to be clarified.** 15. Quarterly statement of expenditure and sources needs to be submitted. **Status: Submitted.**

		16. CA certificate for non-default needs to be revised. **Status: Not Submitted.** 17. Legible copy of promoter PAN needs to be provided. **Status: Submitted but not visible.** 18. KYC of authorized person to operate bank account needs to be provided. **Status: Submitted.** 19. KYC of project consultant needs to be provided. **Status: Submitted.** 20. Original Non encumbrance certificate not below the rank of tehsildar needs to be provided. **Status: Submitted.** 21. Cash flow statement needs to be provided. **Status: Submitted.** 22. Affidavit regarding no registered agent for the sales of project needs to be provided. **Status: Submitted.** 23. Background of the promoter needs to be provided. **Status: Submitted.** 24. Other sources in loan and advances need to be clarified. **Status: Submitted.** 25. Latest details of promoter from MCA site need to be provided. **Status: Submitted.** 26. Ca certificate of Net worth needs to be provided. **Status: Submitted.** 27. Affidavit regarding Payment to landowner as per compliance of section 4(2)(l)(D) needs to be submitted. **Status: Not Submitted.** 28. Ca certificate of REP I needs to be provided. **Status: Submitted.**
32.	**Remarks**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. SPA executed as per collaboration agreement needs to be submitted. Status: The promoter stated that no Special Power of Attorney (SPA) has been executed between the landowners and M/s Faith Buildtech Pvt. Ltd. However, a General Power of Attorney (GPA) dated 27.11.2025, duly registered/notarized, has been executed by the landowners in favour of M/s Faith Buildtech Pvt. Ltd. pursuant to the Collaboration Agreement dated 25.11.2025. Further, the promoter submitted that the said GPA, read with the Collaboration Agreement, authorizes the promoter

		to undertake development of the project, market the project, execute allotment and other documents with the allottees, and carry out all related acts in respect of the project land. A copy of the said GPA has been submitted by the promoter in compliance with the aforesaid requirement. 4. Approved Service plan and estimates needs to be submitted. 5. Draft allottee document i.e. BBA needs to be revised. 6. Land cost needs to be clarified according to area apply for registration. 7. CA certificate for non-default needs to be revised. 8. Legible copy of promoter PAN needs to be provided. 9. Affidavit regarding Payment to landowner as per compliance of section 4(2)(l)(D) needs to be submitted.

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 for corrections in A to H, corrections in the online DPI, approved service plans and estimates including deficiencies mentioned at S. No. 32.
It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

(Asha) **Chartered Accountant**	**(Nikita Mittal)** **Planning Executive**
Day and Date of hearing	Monday and 31.08.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 31.08.2026.
Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Sandeep Dhiman (AVP, AR), Sh. Mohammad Asim (Head Liaisoning), Ms. Urvashi Wadhawan (AR) and Ms. Ishita Bhardwaj are present on behalf of promoter and submits that the 11KV LT line is presently passing through the project site. He further submits that necessary measures shall be taken by the promoter, in coordination with the concerned department, for shifting the LT line underground. The promoter undertakes to submit an affidavit to this effect.

The AR of the promoter further submits that a Special Power of Attorney (SPA) has been executed between the landowners and M/s Faith Buildtech Pvt. Ltd. and undertakes to submit the same in the Authority today.

With regard to the approved Service Plans and Estimates, the AR of the promoter submits that the same are presently under process with the concerned department and approval thereof has not been obtained as on date. The promoter undertakes to obtain and submit the approved Service Plans and Estimates within a period of four months from the date of grant of registration.

In view of the above undertaking, the promoter further undertakes to submit a Demand Draft / Bank Guarantee amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirement. It is also expressly undertaken that in the event of failure to obtain and

submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submission made by the promoter regarding the non-availability of the aforesaid statutory approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/ Bank Guarantee amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) in favour of the Authority, as security amount for timely submission of the 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 approval within the prescribed time frame, the 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/compliance of the deficiencies mentioned at Sr. No. 32.

The Registration Certificate shall be issued after submission of an affidavit with regard to shifting of 11KV LT Line along with the remaining deficiencies mentioned above at Sr. No. 32 including corrections in A-H form, Online DPI and submission of BG/DD of Rs. 25 lakhs for submission of approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA