

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईन्स 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	5.0875 acres
15.	Project completion date as declared u/s 4(2)(I)(C)	21.07.2033
16.	QPR Compliance (If applicable)	N/A

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



HARERA
GURUGRAM

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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	<u>4 residential towers</u> 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 sqft. 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	
	8.	Electrical load	Not submitted	

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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	Date	
File received on	23.06.2026 (additional documents submitted on 06.07.2026)	
First notice Sent on	14.07.2026	
1st reply submitted on	15.07.2026	
1st hearing on	20.07.2026	
2nd hearing on	03.08.2026	
3rd hearing on	10.08.2026	
31. Case History: -		
(i)	That the promoter, M/s Anant Raj Ltd. , acting as the collaborator, submitted an application under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for registration of the residential group housing project namely " The Estate One ", situated at Sector-63A, Gurugram, vide Central Receipt No. 113321 dated 23.06.2026 and RPIN-1072. The Temp ID generated for REP-I (Part A-H) is RERA-GRG-PROJ-2197-2026. The project is proposed over a licensed land measuring 5.0875 acres, which is same as the area sought to be registered.	
(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 Kadarapur, Sector- 63A, Gurugram.	

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 अर्तगत गठित प्राधिकरण
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- (iii) It is observed that license Nos. **119 of 2011** and **211 of 2023** pertain to projects already under development by the promoter and registered with the Authority vide Registration No. 142 of 2017 and Registration No. 106 of 2025.
- (iv) The promoter is presently undertaking the development of a Residential Plotted Colony situated at Sector-63A, Gurugram, pursuant to the licenses granted by the DTCP, Haryana, the particulars whereof are as follows:

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 aforesaid integrated licensed colony has been developed in five phases in accordance with the phasing plan approved by the DTCP, Haryana, vide Memo No. ZP-780-III-PA-(DK)/2025/33098 dated 25.08.2025. It is observed that an aggregate area measuring **5.0875 acres**, comprising **1.15625 acres from the unregistered portion of License No. 119 of 2011**, **1.68125 acres from the project registered vide Registration No. 142 of 2017**, and **2.25 acres from the unregistered portion of License No. 211 of 2023**, has been migrated to License No. 259 of 2025 and forms the subject matter of the present registration application.
- (vii) The promoter has placed on record an affidavit-cum-undertaking executed by its Whole-Time Director and Chief Executive Officer, inter alia, 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) It is further observed that 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.

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- (d) 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.
- (ix) 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 Tribune (Hindi). No objection with respect to the same as been received in the Authority yet.
- (x) 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
- (xi) 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.
- (xii) **Proceeding dated 20.07.2026:**
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.

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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. 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.

(xiii) In compliance with the aforesaid directions, a second public notice dated 23.07.2026 was published in *The Hindustan Times, The Tribune and Dainik Tribune*. No objection was received by the Authority.

(xiv) 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.

(xv) Upon inspection of the project site, it was observed that the project is accessible through the existing 24-metre-wide Badshahpur-Kadarpur Road. It was further observed that the proposed 24-metre-wide road intended to provide access to the rear EWS pocket has only been partially developed.

(xvi) **Proceeding dated 03.08.2026:**

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

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	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. (xvii) The replies dated 15.07.2026, 17.07.2026, 29.07.2026 and 05.08.2026 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 10.08.2026 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 format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted - 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: Submitted through whole time Director and CEO of the promoter company. - 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

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	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 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: Promoter undertakes to obtain the same within 6 months from the date of grant of registration. 14. Road access permission needs to be submitted. Status: It is noted that the project is already connected through 24 m Badshahpur - Kadarpur road and the portion of proposed 24m road connecting the site on the west boundary forms the part of licensed land. 15. Mining permission needs to be submitted. Status: Promoter undertakes to obtain the same prior to commencement of construction.
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	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: Submitted 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 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. 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.
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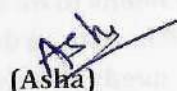
		Status: Submitted 33. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. Status: Submitted 34. Background of the promoter needs to be submitted. Status: Submitted 35. Affidavit regarding no registered agent needs to be provided. 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: Corrected copy needs to be submitted 2. Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted 3. Environmental clearance of the project needs to be submitted. Status: Not submitted 4. Approved fire scheme of the project needs to be submitted. Status: Not submitted 5. Approved service plans and estimates need to be submitted. Status: Not submitted 6. Approved electrification plan needs to be submitted. Status: Promoter undertakes to obtain the same within 6 months from the date of grant of registration. 7. Mining permission needs to be submitted. Status: Promoter undertakes to obtain the same prior to commencement of construction. 8. 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 9. Quarterly statement of expenditure (Cost of construction and IDW) needs to be provided. Status: Submitted but needs to be revised
34.	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 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, approvals of environmental

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clearance, approved fire scheme, approvals of service plan and estimates, electrification plan, mining permission and other documents mentioned above at S. No. 33.

The promoter has deposited three separate Demand Drafts (699429 dated 06.08.2026, 699430 dated 06.08.2026 and 699431 dated 06.08.2026) amounting to Rs. 25 lakhs each as a security deposit for timely submission of Environmental clearance, Approved fire scheme, and Approved Service Plans and Estimates.

It is recommended that the Authority may consider for grant of registration subject to the submission of environmental clearance, approved service plans & estimates, approved fire scheme, electrification plan within 6 months and mining permission before commencement of excavation and other deficiencies as listed at S. No. 33 before the issuance of registration certificate.


 (Asha)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 10.08.2026

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 (Sr. GM), Sh. Akhil Kumar (VP- land), Sh. Sonu Kumar (AR) and Sh. Pankaj Gupta (CFO) are present on behalf of the promoter.

The Authorized Representative of the promoter states that presently the approvals of environmental clearance, fire scheme, service plans & estimates, electrification plan and mining permission are under process and have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- Environmental clearance, Approved fire scheme, and Approved Service Plans and Estimates within 6 months from the date of grant of registration;
- Electrification plan within 6 months from the date of grant of registration; and
- Mining permission before commencement of excavation at site.

Further, he states that three separate Demand Drafts (699429 dated 06.08.2026, 699430 dated 06.08.2026 and 699431 dated 06.08.2026) amounting to Rs. 25 lakhs each as a security deposit for timely compliance with the above requirements at point (i) have been submitted in the Authority vide Dak ID 115388 dated 07.08.2026. It is also expressly undertaken that in the event of failure to obtain and submit the above approval(s) within the stipulated time frame, 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 and deposition of three Demand Drafts of Rs. 25 lakhs each on account of timely submission as security amounts for submission of Environmental clearance, Approved fire scheme and Approved Service Plans and Estimates within 6 months from the date of grant of registration.

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In the event of non-submission of the above approval(s) within the prescribed time frame, 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. Further, the promoter shall submit electrification plan within 6 months from the date of grant of registration and mining permission before commencement of excavation at site.

The Authority further notes that **License No. 259 of 2025 dated 23.12.2025** has been granted by the DTCP for setting up a Residential Group Housing over an area measuring **5.0875 acres**, after migration of part area falling under **License No. 119 of 2011 dated 28.12.2011** and **License No. 211 of 2023 dated 18.10.2023**, situated in the revenue estate of Village Kadarapur, Sector-63A, Gurugram.

It is further noted that the aggregate area of 5.0875 acres which is under consideration in the present registration application comprises of:

- **1.15625 acres** from the unregistered portion of License No. 119 of 2011;
- **1.68125 acres** from the project already registered vide **Registration No. 142 of 2017**; and
- **2.25 acres** from the unregistered portion of License No. 211 of 2023.

In view of the above migration and inclusion of 1.68125 acres forming part of the project registered vide Registration No. 142 of 2017, the promoter is hereby directed to apply for amendment of Registration Certificate No. 142 of 2017 within 4 weeks from the date of grant of registration, in accordance with the applicable provisions.

Registration of the project is approved as proposed, subject to rectification of the deficiencies mentioned at S. No. 33.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S. No. 33 including correction in form REP-I (Part A-H) and Online DPI.



(Arun Kumar)
Chairman, HARERA