**Project – Marbella Phase 2**
**RERA-GRG-2282-2026**

**Hearing brief for Amendment of registration of Project u/s 4**

| S.No. | Particulars | Details | |
|---|---|---|---|
| 1. | **Name of the project** | Marbella Phase 2 | |
| 2. | **Name of the promoter** | M/s Emaar India Ltd. | |
| 3. | **Brief of the Promoter** | M/s Emaar India Limited is an unlisted public company incorporated on 18.02.2005 and engaged in the business of real estate development and construction. The company has its registered office at 306–308, Square One, C-2, District Centre, Saket, New Delhi. As per the Annual Report for FY 2023-24, the authorised share capital is ₹5,900 crore, comprising equity and preference share capital. The issued, subscribed and paid-up share capital is approximately ₹169.39 crore. The company is headed by Sh. Kalyan Chakrabarti Yanmendra, Managing Director & CEO. Other directors include Sh. Haroon Saeed Siddiqui, Sh. Jason Ashok Kothari, Sh. Jamal Majed Khalfan Bin Theniyah, Dr. Ahmed Abdulrahman Abdulrahman Albanna, Sh. Anil Harish and Ms. Shivani Bhasin. | |
| 4. | **Nature of the project** | Residential Plotted Colony | |
| 5. | **Location of the project** | Sector- 65 & 66, Gurugram | |
| 6. | **Legal capacity to act as a promoter** | Collaborator | |
| 7. | **Name of the license holder** | 97 of 2010:<br>M/s Vishnu Apartments Pvt. Ltd. and Others<br>41 of 2011:<br>M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd.<br>101 of 2023:<br>M/s Rudraksh Realtors Pvt. Ltd. & others<br>265 of 2025:<br>M/s Emaar India Ltd., M/s Foray Propbuild Pvt. Ltd. & others | |
| 8. | **Name of the Collaborator** | M/s Barmalt India Pvt. Ltd. | |
| 9. | **Status of project** | New | |
| 10. | **Whether registration applied for whole** | Phases | |
| | **Total no. of phases** | 11 (As per revised phasing plan dated 26.05.2026) | |
| | **Phase no.** | 2 | |
| 11. | **Online application ID** | RERA-GRG-PROJ-2282-2026 | |
| 12. | **License no.** | 97 of 2010 dated 18.11.2010<br>41 of 2011 dated 03.05.2011<br>101 of 2023 dated 06.05.2023<br>265 of 2025 dated 31.12.2025 | Valid upto 17.11.2027<br>Valid upto 02.05.2028<br>Valid upto 05.05.2028<br>Valid upto 30.12.2030 |

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| 13. | **Total licensed area** | 114.419 Acres (116.72525 Acres – 2.30625 Acres Area delicensed/applied for delicense) | **Area to be registered** | 12.99 acres |
| 14. | **Projected completion date** | 31.12.2027 | | |
| 15. | **QPR Compliances** | For RC No. 307 of 2017 dated 17.10.2017: All QPR's submitted<br>For RC No. 08 of 2021 dated 01.03.2021: Submitted for quarter ending June 2021-June 2026 | | |
| 16. | **4(2)(l)(D) Compliances** | For RC No. 307 of 2017: All 4(2)(l)(D) submitted<br>For RC No. 08 of 2021: All 4(2)(l)(D) submitted | | |
| 17. | **4(2)(l)(C) Compliances** | RC No. 307 of 2017 – Expired<br>RC No. 08 of 2021 – Valid Till 31.12.2027 | | |
| 18. | **Status of change of bank account** | No application for change in bank account in any of the registration till date has been received. | | |
| 19. | **Details of proceedings pending against the project** | For RC No. 307 of 2017:<br>• RERA-GRG-3258-2023- SCN For 4(2)(l)(C):<br>• RERA-GRG-2986-2022- SCN For 4(2)(l)(D):<br>• RERA-GRG-3491-2022 - SCN For QPR: All QPR's submitted<br>• RERA-GRG-5457-2019 - SCN For 4(2)(l)(D):<br>• RERA-GRG 5151-2022- SCN For 4(2)(l)(D):<br>For RC No. 08 of 2021 –<br>• RERA-GRG-4109-2022- SCN For 4(2)(l)(D):<br>• RERA-GRG-4426-2022- SCN For RC Condition Compliance:<br>• RERA-GRG-4211-2022 - SCN For QPR: All QPR's submitted | | |
| 20. | **RC Conditions Compliances** | For RC No. 307 of 2017: Interim RERA RC No RC Conditions<br>For RC No. 08 of 2021: Renewal of license no. 97of 2010, revised zoning plan, approval of external sewerage connection, storm water drainage, revised service estimates and plans within 3 months of issuance of the registration certificate – complied partly within time and partly delayed | | |
| 21. | **Total Project cost** | Rs 57.12 crs.(Land cost Rs. 18.42 crs) | | |
| 22. | **Project Expenditure So far** | Rs 49.12 crs | | |
| 23. | **Cost of IDW works** | Rs 20.97 crs | | |
| 24. | **Estimates expenditure for completion so far** | Rs 8.00 crs | | |
| 25. | **As per QPR closing balance in RERA A/c as on 30.06.2026** | Rs 0.19 lakhs | | |
| 26. | **Total No. Of Units** | 151 residential plots (67 EWS & 44 NPNL) | | |
| 27. | **Size of Plots** | 281.273sqm, 292.688 sqm, 295.029 sqm, 417.860 sqm, 468.249 sqm, 469.922 sqm, 480.846 sqm, 595.911 sqm, | | |

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| | | 125.938 sqm, 132.905 sqm, 158.022 sqm, 173.377 sqm, 78.854 sqm, 73.415 sqm, 66.932 sqm, 50.160 sqm. | | |
| 28. | **Sold Units** | 83 residential units | | |
| 29. | **Unsold Units** | 1 unit | | |
| 30. | **Total sales consideration from sold unit** | Rs 173.27 crs | | |
| 31. | **Amount received from sold unit** | Rs 173.25 crs | | |
| 32. | **Amount to be received from sold unit** | Rs.02 crs | | |
| 33. | **Statutory approvals either applied for or obtained prior to registration** | | | |
| | **S.No** | **Particulars** | **Date of approval** | **Validity upto** |
| | **i)** | **License Approval** | 97 of 2010 dated 18.11.2010<br>41 of 2011 dated 03.05.2011<br>101 of 2023 dated 06.05.2023<br>265 of 2025 dated 31.12.2025 | 17.11.2027<br>02.05.2028<br>05.05.2028<br>30.12.2030 |
| | **ii)** | **Zoning cum demarcation plan approval** | Drg No. DTCP 12096 dated 23.04.2026 | |
| | **iii)** | **Revised Phasing Plan approval** | Drg no. DTCP 11997 dated 18.03.2026 | |
| | | **Revised Phasing Plan** | Drg no. DTCP 12218 dated 26.05.2026 | |
| | **iv)** | **Revised Layout plan approval** | Drg No. DTCP 12095 Dated 23.04.2026 | |
| | **v)** | **Environmental Clearance** | SEIAA/HR/2023/361 dated 08.12.2023 | 07.12.2033 (Expansion of EC needs to be submitted. Applied dated 13.04.2026) |
| | **vi)** | **Airport height clearance** | N/A | |
| | **vii)** | **Fire scheme approval** | N/A | |
| | **ix)** | **Revised Service plan and estimate approval** | Not Submitted (Applied dated 24.04.2026) | |
| 34. | **Fee Details** | | | |
| | **Registration fee at the time of registration of Marbella Phase 2 (a)** | **Residential-**<br>Residential-(66.059 acres registered vide RC No. 08 of 2021) = 2,67,331.5* 10 = **Rs 26,73,315/-** | | |
| | **Processing Fee (b)** | 2,67,331.5* 10<br>= Rs 26,73,315/- | | |
| | **Late fee at the time of registration** (Applied for | 200% of Registration Fee<br>= 200% * 26,73,315 | | |

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| | registration dated 07.10.2020) (c) | = Rs 53,46,630/- |
| | **Note: Since the layout plan has been revised, the registration fee has been recalculated as per amendment in registration accordingly. Consequently, the revised area applied for registration is 12.990 acres, as against the earlier registered area of 66.059 acres.** | |
| | **Registration Fee as per amendment in Registration (12.990 acres) (d)** | **Residential:**<br>52568.7114 * 10<br>= Rs. 5,25,687/- |
| | **Processing Fee as per amendment in Registration (e)** | 52568.7114 * 10<br>= Rs. 5,25,687/- |
| | **Total Fee as per amendment in Registration (f)** | **Rs. 10,51,374/-** |
| | **Fee considered for amendment in registration (b+c+d+e)** | Rs 26,73,315 + Rs 53,46,630 + Rs 10,51,374<br>**Rs. 90,71,319/-** |
| 35. | **DD amount at the time amendment in registration** | Rs. 5,26,000/- |
| | **DD no. and date** | 988691 dated 01.07.2026 |
| | **Name of the bank issuing** | The Hongkong and Shanghai Banking Corporation Limited |
| | **DD amount at the time of registration of Marbella Phase 2** | Rs. 10,20,294/-<br>Rs. 10,20,300/-<br>Rs. 88,14,545/-<br>Total: Rs. 1,08,55,139/- |
| | **DD no. and date** | 204510 dated 05.10.2020<br>203695 dated 13.11.2020<br>203897 dated 29.12.2020 |
| | **Total Fee Paid** | **Rs. 1,13,81,139/-** |
| | **Excess Fee (If any)** | **Rs. 90,71,319 – Rs 1,13,81,139**<br>**= - Rs 23,09,820/- (Excess)** |
| 36. | **File Status** | **Date** |
| | **File received on** | 09.07.2026 |
| | **First notice Sent on** | 29.07.2026 |
| | **First hearing on** | 03.08.2026 (adjourned) |
| | **Documents Submitted on** | 19.08.2026 |
| | **Second hearing on** | 24.08.2026 |
| 37. | **Case History:**<br>The Promoter M/s Emaar India Ltd. who is a collaborator applied for amendment in registration of real estate residential plotted colony namely "Marbella phase 2" located at Sector-65 & 66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 113869 dated 09.07.2026 and RPIN- 1079. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2282-2026. The project area for amendment in registration is 12.990 Acres.<br>The Promoter (M/s Emaar India Limited) in collaboration with landowners obtained the licenses from Director, Town and Country Planning Department (DTCP), Haryana, vide license no.'s 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011 for setting up of Residential Plotted Colony in Sector-65&66, Gurugram for area admeasuring 109.069 acres along with | |

delicensing of part area measuring 1.15 acres, thereby remaining area for the project 107.919 acres.

Out of above total licensed area for the project, an area measuring **41.86 acres** is registered with the Authority vide **RC no. 307 of 2017 dated 17.10.2017 valid till 16.10.2022** and an area measuring **66.059 acres** is registered with the Authority vide **RC no. 08 of 2021 dated 01.03.2021 valid till 31.12.2027.**

After that promoter obtained two additional licenses vide license no.'s 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025 for the residential plotted colony for area admeasuring 7.65625 acres along with delicensing of part area measuring 1.15625 acres from overall area of residential plotted colony.

As on date there are 4 licenses vide no. 97 of 2010 dated 18.11.2010 Valid upto 17.11.2027 area measuring 108.006 acres (1.15 acres delicensed), 41 of 2011 dated 03.05.2011 Valid upto 02.05.2026 area measuring 1.063 acres (1.025 acres applied for delicense), 101 of 2023 dated 06.05.2023 Valid upto 05.05.2028 area measuring 4.00625 acres (0.13125 acres applied for delicense) and 265 of 2025 dated 31.12.2025 valid upto 30.12.2030 area measuring 3.65 acres granted by DTCP, Haryana for developing the residential plotted colony over total area admeasuring 116.72525 acres in Sector 65 & 66, Gurugram. Out of total area admeasuring 116.72525 acres, the area delicensed/applied for delicense is 2.30625 acres, thereby remaining total area of project as per approved revised layout plan/revised phasing plan of the colony is 114.419 acres.

Further, the promoter has obtained the approval of revised phasing plan for the overall licensed area of the project vide DRG No. DTCP 11997 dated 18.03.2026 and revised layout cum demarcation plan for the project vide DRG No. DTCP 12095 dated 23.04.2026 and demarcation cum zoning plan for the project vide DRG No. DTCP 12095 dated 23.04.2026.

**The promoter further obtained the revised phasing plan approval vide DRG No. DTCP 12218 dated 26.05.2026 and as per recent revised phasing plan the total licensed area measuring 114.419 acres is being developed in eleven phases.**

The details of phasing as mentioned on approved plan by DTCP is tabled below:

| S. No. | Phase no | Area (Acres) | RERA Status |
|---|---|---|---|
| 1. | Phase 1 | 41.127 | Part of RC no. 307 of 2017<br>Third party right created |
| 2. | Phase 2 | 12.99 | **Part of RC no. 08 of 2021 Applied for amendment in registration which was previously registered for an area measuring 66.059 (12.609 + 53.45) acres. Third party right created in area admeasuring 12.609 acres** |
| 3. | Phase 3 | 2.781 | Part of RC no. 08 of 2021<br>No Third party right created |

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| 4. | Phase 4 | 1.615 | Part of RC no. 08 of 2021<br>No Third party right created |
| 5. | Phase 5 | 20.24225 | Registered vide RC No. RC/REP/HARERA/GGM/1068/800/2026/40 of 2026 dated 25.06.2026 namely "Marbella Terraces" |
| 6. | Phase 6 | 2 | Part of RC no. 08 of 2021<br>No Third party right created |
| 7. | Phase 7 | 2.594 | Registered vide RC No. RC/REP/HARERA/GGM/1080/812/2026/52 of 2026 dated 05.08.2026 namely "Marbella Phase 7" |
| 8. | Phase 8 | 16.35625 | Part of RC no. 08 of 2021<br>No Third party right created |
| 9. | Phase 9 | 10.825 | Part of RC no. 08 of 2021<br>No Third party right created |
| 10. | Phase 10 | 1.930 | Not registered<br>No Third party right created |
| 11. | Phase 11 | 1.9585 | Not registered<br>No Third party right created |
| **Total** | | **114.419** | |

Accordingly, the promoter applied for amendment in registration of project under Section 4 of the Act of 2016 for Phase 2 namely "Marbella Phase 2" with the Authority vide their application dated 09.07.2026.

Further, prior to approval of revised phasing plan of the project, the Authority granted RC no. 307 of 2017 dated 17.10.2017 for area measuring 41.86 acres and RC no. 08 of 2021 dated 01.03.2021 for area admeasuring 66.059 acres including part area of present application and remaining area is licensed in the year 2023 & 2025.

**Pursuant to the revised phasing plan approved vide DRG No. DTCP 12218 dated 26.05.2026, the total licensed area stands revised to 114.419 acres, of which Phase II comprises an area measuring 12.990 acres. Consequently, the project registration, which was earlier granted for an area measuring 66.059 acres, is required to be amended in accordance with the revised phasing plan approved by the competent authority.**

**Meanwhile, Phase 5 has already been registered with the Authority vide Registration Certificate No. 40 of 2026 dated 25.06.2026. Further, vide proceedings dated 09.06.2026 at the time of registration of Phase 5 namely "Marbella Terraces", the promoter was directed to apply for amendment of Registration Certificate No. 08 of 2021 in accordance with the revised phasing plan approval within a period of one month.**

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1079 dated 29.07.2026 was issued to the promoter with an opportunity of being heard on 03.08.2026.

**The promoter has submitted the changes made in the layout plan of Phase 2 area only as tabled below:**

| Attributes | Registration. Certificate No. 08 of 2021 dated 01.03.2021 | Proposed Amendment | Remarks |
|---|---|---|---|
| **Name of Project** | MARBELLA PHASE 2 | MARBELLA PHASE 2 | **No Change** |
| **Project Area (in Acres)** | 66.059 (12.609 + 53.45 acres) | 12.99 | **As per approved Phasing Plan, the area of Phase 2 is 12.99 Acres.** |
| **Plots / Units** | Part 1: 12.609 acres of Zone 4 – 136 plots (67 EWS & 34 NPNL)<br>Part 2: 53.45 Acres of Zone 1,2,3,4, 5 – 365 plots (103 EWS, 76 NPNL) | Phase 2: 151 plots (67 EWS & 44 NPNL)<br>*[Part 2: 53.069 Acres - The area is now divided into Phases no. 3,4,5,6,8,9 as per DTCP approved Phasing Plan. Out of this area, Phase 5 for area measuring 20.24225 Acres is now registered separately as "Marbella Terraces" and the remaining area will be registered separately in phases as per approved Phasing Plan by DTCP.]*<br>This Hon'ble Authority while passing the order 09.06.2026 passed by this Hon'ble Authority in Temp ID No. RERA-GRG-2228-2026 has noted that this 53.069 Acres have been phased out in Phases Nos. 3, 4, 5, 6, 8, 9 as per the Phasing Policy | UD area of Phase 2 has now been planned in the revised Layout Plan and additional license has been granted for area measuring 0.125 Acres forming part of Phase 2.<br>The Planning of the UD area is not considered as revision of Layout Plan in accordance with the **clause 3.1.2 (iii)** of the Phasing Policy of the Government dated 24.04.2023.<br>Similarly, the amendment of Layout Plan on account of grant of license for **additional area measuring 0.125 Acres** (Part of License no. 101 of 2023) and **replanning due to additional license on area 0.256 acres** included in this phase in **total (0.381 acres) which is being less than 1 acre** without disturbing the green area is not considered as revision of Layout Plan as per the **clause 3.1.2 (ii)** of the Phasing policy. The relevant extract of the above clause is reproduced as below: -<br>*"**3.1.2.** However, additions or alterations in the layout/* |

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| | | | wherein no third-party rights were there. Further, the requirement of 2/3rd consent was duly considered while passing the said order. | *building plan made on account of the following shall not be construed as revision of layout/ building plan, where:*<br>*(ii) the existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acre, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning;*<br>*(iii) the area reserved for future expansion or un-determined use is only being planned or being assigned an use without any changes in the remaining layout/building plan;….."*<br>Since the changes in the revised Layout plan pertaining to Phase 2 (Part 2 of RC No. 08 of 2021) are covered under the above stated clause of the policy and are not considered as revision of Layout Plan.<br>Hence, consent of 2/3rd of existing allottees is not required in the present case. It is further submitted no third-party rights have ever been created on remaining area of RC no. 08 of 2021 i.e. 53.069 Acres (66.069 Acres – 12.99 Acres) |

It is further submitted that at the time of grant of Registration Certificate No. 08 of 2021 dated 01.03.2021, the Company had initially planned to launch and develop only Phase-1 of the colony. Accordingly, Phase-1 comprising Zone-4 admeasuring 12.609 acres was applied for registration vide Temp ID No. RERA-GRG-PROJ-755-2020. Subsequently, **pursuant to the directions of the**

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| | **Hon'ble Authority, the Company applied for registration of Phase-2 comprising an area of 53.45 acres, consisting of Zones 1, 2, 3, 4 and 5, vide Temp ID No. RERA-GRG-PROJ-827-2021. Since the said area was not proposed for immediate launch, no third-party rights were created therein.**<br><br>At the relevant time, although the Phasing Policy had not been introduced, development of a project in phases was expressly recognized under Section 3 of the Real Estate (Regulation and Development) Act, 2016, whereby each phase is to be treated as a stand-alone real estate project. Accordingly, Part 1 (12.609 acres) and Part 2 (53.45 acres) were proposed to be developed separately in two phases through different temp IDs. While a single Registration Certificate was granted, Hon'ble Authority distinctly recognized the two phases by prescribing separate completion dates, i.e. 31.12.2023 for 12.609 acres and 31.12.2027 for 53.45 acres.<br><br>Subsequently, the State Government introduced the Phasing Policy dated 24.04.2023. In compliance thereof, the Company obtained approval of the Phasing/Revised Phasing Plan vide Memo Nos. ZP-690-II/PA(DK)/2025/33345 dated 26.08.2025, LC-2169-Q/PA(DK)/2026/10237 dated 20.03.2026 and Drawing No. DTCP-12218 dated 26.05.2026. **Pursuant thereto, the area of 12.609 acres has been identified as completed Phase-2, while the remaining 53.45 acres has been divided into six separate phases, namely Phases 3, 4, 5, 6, 8 and 9, based on their respective residential, commercial and future development uses.**<br><br>The proposed separate registration of these phases intends involving only an amendment in the infrastructure, without any alteration to the facilities or amenities.<br><br>**On 20.07.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Indian Express" and one Hindi, "Dainik Bhaskar" dated 18.07.2026. Objections to be filed till 31.07.2026. No objections received till date.**<br><br>**On 03.08.2026,** The matter is adjourned to come up on 24.08.2026.<br><br>**On 24.08.2026**, The matter is adjourned to come up on 07.09.2026.<br><br>The status of the documents after scrutiny of the reply dated 19.08.2026 is mentioned below: |
| **38.** | **Present compliance status as on 07.09.2026 of deficient documents conveyed in deficiency notice dated 29.07.2026.** | 1. Online corrections in REP-I (Part A-II) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.<br>**Status: Submitted but needs to revised.**<br>2. Online DPI needs to be corrected.<br>**Status: Submitted but needs to revised.**<br>3. Affidavit from the Managing Director 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 need to be submitted.<br>**Status: Submitted the litigation details. Further, an affidavit that no litigation on project land has been submitted by the VP of the promoter company.**<br>4. Project report needs to be submitted.<br>**Status: Submitted** |

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| | | 5. As the approved revised layout plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted.<br>**Status: Submitted the changes of Phase 2 area. Detailed above in case history whereas marked on the plans needs to be submitted.**<br>6. As layout plan of residential plotted colony has been revised, consent of 2/3rd existing allottees of the colony needs to be submitted.<br>**Status: Not Submitted, the promoter submits that UD area of Phase 2 has now been planned in the revised Layout Plan and additional license has been granted for area measuring 0.125 Acres forming part of Phase 2.**<br>**The Planning of the UD area is not considered as revision of Layout Plan in accordance with the clause 3.1.2 (iii) of the Phasing Policy of the Government dated 24.04.2023.**<br>**Similarly, the amendment of Layout Plan on account of grant of license for additional area measuring 0.125 Acres (Part of License no. 101 of 2023) and replanning due to additional license on area 0.256 acres included in this phase in total 0.381 acres which is being less than 1 acre without disturbing the green area is not considered as revision of Layout Plan as per the clause 3.1.2 (ii) of the Phasing policy. The relevant extract of the above clause is reproduced as below: -**<br>***"3.1.2. However, additions or alterations in the layout/ building plan made on account of the following shall not be construed as revision of layout/ building plan, where:*<br>*(ii) the existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acre, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning;*<br>*(iii) the area reserved for future expansion or un-determined use is only being planned or being assigned an use without any changes in the remaining layout/building plan;...."*<br>**Since the changes in the revised Layout plan pertaining to Phase 2 (Part 2 of RC No. 08 of 2021) are covered under the above stated clause of the policy and are not considered as revision of Layout Plan. Hence, consent of 2/3rd of existing allottees is not required in the present case. It is further submitted no third-party rights have ever been** |

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| | | **created on remaining area of RC no. 08 of 2021 i.e. 53.069 Acres (66.069 Acres – 12.99 Acres)**<br>7. An affidavit from the Managing Director of promoter company regarding the consent of the existing two-third allotees furnished to the Authority, are genuine and original needs to be submitted.<br>**Status: Not Submitted in view of clarification at point no. 6.**<br>8. All the collaboration agreements with addendum and GPA if any needs to be submitted along with clarification regarding sharing pattern between landowners & developer, marketing rights & irrevocability.<br>**Status: Not Submitted**<br>9. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate.<br>**Status: Not Submitted**<br>10. List of units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.<br>**Status: Submitted**<br>11. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided.<br>**Status: Submitted**<br>12. Project construction status of the project along with the site photos needs to be submitted.<br>**Status: Submitted**<br>13. Mutation duly certified by the revenue officer six months prior to date of application needs to be submitted.<br>**Status: Submitted**<br>14. Information to the revenue department regarding the entry of licenses and collaboration agreements in the revenue record needs to be submitted.<br>**Status: Submitted**<br>15. Revised approval for Environment clearance needs to be submitted.<br>**Status: Not Submitted, the promoter stated that they have applied for the expansion dated 13.04.2026 and also stated that security deposit of total sum of Rs 50.00 lacs towards grant of RERA Registration certificate of project "Marbella Terraces" and "Marbella Phase 7" has been submitted in the Authority.** |

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| | | 16. Approved revised service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.<br>**Status: Not Submitted, the promoter stated that they have applied for the same dated 24.04.2026 and also stated that security deposit of total sum of Rs 50.00 lacs towards grant of RERA Registration certificate of project "Marbella Terraces" and "Marbella Phase 7" has been submitted in the Authority.**<br>17. Forest NOC and Tree cutting permission needs to be submitted for the whole area.<br>**Status: Submitted**<br>18. HUDA Construction water NOC needs to be submitted.<br>**Status: Submitted**<br>19. Road access permission needs to be submitted as the permission provided dated 18.04.2011 has been expired and needs to be renewed by the competent Authority.<br>**Status: The promoter stated that during the validity of the said permission, they have constructed and completed the access road. It is further submitted that now the Service Road is also constructed and operational along with sector dividing road.**<br>20. 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.<br>**Status: Submitted an affidavit by the Authorized Signatory.**<br>21. Superimposed demarcation plan on approved layout plan needs to be submitted.<br>**Status: Submitted**<br>22. Draft allottee documents i.e. Allotment letter, BBA need to be revised & Payment Receipt need to be submitted.<br>**Status: Submitted**<br>23. Copy of 5 executed allottee documents i.e. application form, allotment letter & Payment Receipt need to be submitted.<br>**Status: Submitted**<br>24. PERT chart specifying date of completion needs to be submitted.<br>**Status: Submitted but needs to be revised.**<br>25. Draft brochure and draft advertisement need to be submitted.<br>**Status: Submitted but draft advertisement needs to be submitted.** |

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| | | 26. Clarification needs to be submitted as Construction Cost, taxes, cess, revenue and financial resources does not mention in DPI along with supporting documents. Further, DPI needs to be revised.<br>**Status: Submitted DPI but needs to be revised.**<br>27. Original non-encumbrance certificate not below the rank of tehsildar certified on 25.06.2026 needs to be submitted. Charge form uploaded on the website of MCA needs to be submitted.<br>**Status: Not Submitted**<br>28. REP II dated 30.06.2026, needs to be revised. NOC from lender needs to be submitted. And Bank Undertaking dated 05.11.2020 needs to be revised.<br>**Status: Submitted but REP II dated 30.06.2026 needs to be revised as encumbrance details are missing. NOC from lender needs to be submitted. Bank Undertaking dated 05.11.2020 needs to be revised.**<br>29. Following Original CA Certificate needs to be submitted:<br>CA Certificate of net worth of promoter,<br>CA Certificate of REP-1 (A-H),<br>CA Certificate of non-default in payment of debt & statutory liabilities of latest date as previously dated 03.12.2025,<br>CA Certificate of financial and inventory details of the project,<br>CA Certificate of expenditure incurred and to be incurred.<br>**Status: Submitted**<br>30. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.<br>**Status: Submitted but project report and quarterly estimated expenditure statement needs to be revised as costing details does not match with DPI. Quarterly source of funds and quarterly net cash flow statement needs to be submitted.**<br>31. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Bank Statement of RERA Accounts for the month of June 2026 needs to be submitted.<br>**Status: Submitted** |
| **39.** | **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.<br>2. Online DPI needs to be corrected.<br>3. As the approved revised layout plan is submitted, the changes made in the building plans in tabular form and duly marked on the plans needs to be submitted. |

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| | | Status: Submitted the changes of Phase 2 area. Detailed above in case history whereas marked on the plans needs to be submitted.<br>4. All the collaboration agreements with addendum and GPA if any needs to be submitted along with clarification regarding sharing pattern between landowners & developer, marketing rights & irrevocability.<br>5. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate.<br>6. Revised approval for Environment clearance needs to be submitted.<br>7. Approved revised service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.<br>8. Draft advertisement needs to be submitted.<br>9. Original non-encumbrance certificate not below the rank of tehsildar certified on 25.06.2026 needs to be submitted. Charge form uploaded on the website of MCA needs to be submitted.<br>10. REP II dated 30.06.2026 needs to be revised as encumbrance details are missing. NOC from lender needs to be submitted. Bank Undertaking dated 05.11.2020 needs to be revised.<br>11. Project report and quarterly estimated expenditure statement needs to be revised as costing details does not match with DPI. Quarterly source of funds and quarterly net cash flow statement needs to be submitted. |

**Recommendations:** The application submitted by the promoter for amendment in 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 correction in A to H, corrections in online DPI, Approved Environmental Clearance, Approved Revised Service Plan Estimates including documents mentioned at S. No. 39.

It is recommended that the Authority may consider the grant of amendment in registration subject to the submission of above deficit documents.

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| **Ashish Dubey**<br>**Chartered Accountant** | **Nikita Mittal**<br>**Planning Executive** |
| **Day and Date of hearing** | Monday and 07.09.2026 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 07.09.2026.

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

Sh. Venkat Rao (Adv), Sh. Purushottam Grover (AR), Ms. Priyanka Miglani (AR) and Sh. Anitesh Singh Chauhan (AR) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter submits that an application for amendment of Registration Certificate No. 08 of 2021 dated 01.03.2021 has been filed in accordance with the revised phasing plan approved by the competent authority and pursuant to the directions of the Authority vide proceedings dated 09.06.2026, whereby registration of Phase 5 of the project, namely "Marbella Terraces", was granted under Section 4 of the Real Estate (Regulation and Development) Act, 2016.

The AR of the promoter further states that the project, namely "Marbella Phase 2", was originally registered with the Authority for an area measuring 66.059 acres wherein a single Registration Certificate has been granted and the Authority had distinctly recognized two parts of the project by prescribing separate completion timelines, i.e. 31.12.2023 for Part-1 admeasuring 12.609 acres, comprising 136 plots (including 67 EWS and 34 NPNL plots), and 31.12.2027 for Part-2 admeasuring 53.45 acres, comprising 365 plots (including 103 EWS and 76 NPNL plots).

The AR further submits that the promoter had originally obtained Registration Certificate No. 08 of 2021 dated 01.03.2021 and has now applied for amendment of the registration under Section 4 of the Act, 2016 after obtaining approval of the revised phasing plan from the competent authority. As per the proposed revised layout plan and revised phasing plan, Phase-2 now measures an area of 12.990 acres comprises 151 plots, including 67 EWS and 44 NPNL plots, while the remaining area measuring 53.069 acres has been divided into Phases 3, 4, 5, 6, 8 and 9.

The AR further submits that the un-determined (UD) area falling within Phase-2 has now been planned in the revised layout plan and an additional license for an area measuring 0.125 acres, being part of License No. 101 of 2023, has been granted, along with replanning consequent upon inclusion of an additional licensed area measuring 0.256 acres in the present phase, aggregating to 0.381 acres. It is submitted that the planning of the UD area does not amount to revision of the layout plan in terms of Clause 3.1.2(iii) of the Phasing Policy dated 24.04.2023 issued by the Government of Haryana, and that the amendment/replanning arising on account of the aforesaid additional licensed areas also does not constitute revision of the layout plan in terms of Clause 3.1.2(ii) of the said Policy, as the total area involved is less than one acre and the green area remains undisturbed.

The AR further submits that, in view of the aforesaid provisions of the Phasing Policy dated 24.04.2023, consent of two-thirds of the allottees is not required in the present case. Reliance has been placed upon Clauses 3.1.2(ii) and 3.1.2(iii) of the said Policy, which provide as under:

Clause 3.1.2 (ii) of Phasing Policy of DTCP dated 24.04.2023, which states:

> *"3.1.2(ii) The existing layout/building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceeding 1 acre, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning."*

Clause 3.1.2 (iii) of Phasing Policy of DTCP dated 24.04.2023, which states:

> *"3.1.2(iii) The area reserved for future expansion or undetermined use is only being planned or being assigned a use without any changes in the remaining layout/building plan."*

The AR further submits that the revised Environmental Clearance (EC) and revised approved Service Plans and Estimates in respect of the applied phase are presently under process before the competent authorities and have not been obtained as on date.

The Authorized Representative of the promoter further submits that presently Environmental Clearance, revised service plans and estimates approval are yet to be obtained as on date. Further, the AR of the promoter undertakes to obtain and submit both, Environmental Clearance as well as Revised Service Plans and Estimates approval within 6 months from the date of grant of registration. Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance and submission of the aforesaid approvals with the stipulated

timeline. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals 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. Therefore, in the interest of ensuring regulatory compliance and timely submission of the requisite approvals, the Authority hereby directs that the promoter shall submit two 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 revised Environmental Clearance as well as Revised Service Plans and Estimates approval within 6 months from the date of grant of registration.

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.

The Authority has considered the submissions made by the AR of the promoter company and observes that the changes proposed in the revised layout plan are primarily on account of the grant of additional license for an area measuring 0.125 acres, being part of License No. 101 of 2023, and replanning consequent upon inclusion of an additional licensed area measuring 0.256 acres, aggregating to 0.381 acres. The said area is less than one acre and the green area remains undisturbed. Further, the remaining area measuring 53.069 acres has been divided into separate phases in accordance with the approved phasing plan and no third-party rights have been created therein.

In view of the above facts and circumstances, the Authority observes that the changes in the existing layout plan fall within the scope of Clauses 3.1.2(ii) and 3.1.2(iii) of the Phasing Policy dated 24.04.2023. Accordingly, the requirement of obtaining consent of two-thirds of the allottees is not applicable in the present case.

Accordingly, the amendment in the Registration Certificate is approved, subject to rectification/compliance of the deficiencies mentioned at Sr. No. 39.

The Addendum Certificate shall be issued after submission of corrections in A-H form, Online DPI, along with the other remaining deficiencies mentioned at S. No. 39 and submission of two separate DD's/BG's of Rs. 25 lakhs each for submission of revised Environmental Clearance approval and Approved Revised Service Plans & Estimates within the timeframe mentioned above.

**(Arun Kumar)**
**Chairman, HARERA**