



Project - Sakura

Promoter – M/s Pardos Craft Homes Pvt. Ltd.

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Sakura		
2.	Name of the promoter	M/s Pardos Craft Homes Private Limited		
3.	About the promoter	M/s Pardos Craft Homes Private Limited is an unlisted private company incorporated on 27 May 2022 and engaged in real estate development/construction. The company is associated with the Pardos Group (Pardos Group is a real estate development group with a background in construction. It has a presence in Gurugram, Lucknow, Dharuhera and is engaged in residential, commercial and industrial real estate development through Pardos Real Estate). The present directors include Jassa Singh Chawla, Sanjiv Syal, Ruchi Bhargava and Sahil Sehgal. The company is registered with RoC-Delhi, with its registered office in New Delhi. The company has an authorized share capital of ₹112 crore and paid-up share capital of ₹112 crore.		
4.	Nature of the project	Mix Land Use Colony		
5.	Location of the project	Sector-90, Gurugram		
6.	Legal capacity to act as a promoter	License holder		
7.	Name of license holder	M/s Pardos Craft Homes Private Limited		
8.	Status of project	New		
9.	Whether registration applied for whole/phase	Whole		
10.	Completion date as mentioned in REP-II	OC: Date not submitted by the promoter in REP-II; hence revised REP-II is required to be submitted by the promoter. CC: 13.05.2034		
11.	Online application ID	RERA-GRG-PROJ-2307-2026		
12.	License no.	100 of 2023 dated 08.05.2023		valid up to 07.05.2028
13.	Total licensed area	14.53125 acres	Area to be registered	14.53125 acres
14.	QPR Compliances	Not applicable		



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15.	4(2)(I)(D) Compliances	Not applicable
16.	4(2)(I)(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 towers	Tower: 1-9, Tower 10: EWS, Commercial block:1
21.	Number of Floors	Tower 1-3: Stilt + 22 nd Floors, Tower 4-9: Stilt + 23 rd Floors, EWS Tower: G+13 th Floors & Commercial tower: G+8 th Floors
22.	Number of units	Residential units: 761 EWS units: 136 Commercial units: 101
23.	Unit types along with carpet area (in Sq.ft.)	Residential units: 3 BHK- 1030.1148 Sq.ft. – 1581.2316 Sq.ft. 4 BHK- 1652.274 Sq.ft. – 1856.79 Sq.ft. Commercial units: Shops (G+1 st Floor): 149.83 Sq.ft.- 1313.56 Sq.ft. Office Spaces (2 nd - 8 th Floor): 663.71 Sq.ft. 2731.48 Sq.ft.
24.	Total Project cost	Rs 1805.41 Cr.
25.	Expenditure Incurred	Rs 437.16 Cr.
26.	Expenditure to be incurred	Rs 1368.25 Cr.
27.	Construction cost per Sq.ft.	As per DPI Construction Cost of Tower 1 per Sq Ft: Rs 6149.04 Sq. ft Construction Cost of Tower 2 per Sq Ft: Rs 6149.04 Sq. ft Construction Cost of Tower 3 per Sq Ft: Rs 6149.04 Sq. ft Construction Cost of Tower 4 per Sq Ft: Rs 6093.10 Sq. ft Construction Cost of Tower 5 per Sq Ft: Rs 6093.10 Sq. ft Construction Cost of Tower 6 per Sq Ft: Rs 6093.10 Sq. ft Construction Cost of Tower 7 per Sq Ft: Rs 5994.86 Sq. ft Construction Cost of Tower 8 per Sq Ft: Rs 5994.86 Sq. ft Construction Cost of Tower 9 per Sq Ft: Rs 5994.86 Sq. ft Construction Cost of EWS per Sq Ft: Rs 3434.92 Sq. ft Construction Cost Community Centre per Sq Ft: Rs 9343.32 Sq. ft



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28.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	100 of 2023 dated 08.05.2023	07.05.2028
	ii)	Approved building plans	Memo No. ZP-1978/JD(RA)/2025/18191 dated 14.05.2025	13.05.2030
	iii)	Zoning plan approval	Drg. No. DG, TCP 9220 dated 09.05.2023	-
	iv)	Environment Clearance approval	EC24B3812HR5491384N dated 29.10.2024	28.10.2034
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/430/1559-62 dated 30.05.2024	29.05.2032
	vi)	Fire scheme approval	FS/2026/1324 dated 07.08.2026	
	vii)	Service plan estimates approval	Not submitted	
29.	Fee details			
	Registration fee		Residential: 138664.05 x 2.62 x 10= Rs 36,32,998/- Commercial: 15407.117 x 2.62 x 20= Rs 8,07,333/- Total: Rs 44,40,331/-	
	Processing fee		154071.167 x 10 = Rs 15,40,712/-	
	Late fee		Not applicable	
	Total		N/A	
	Total Fees		Rs 59,81,043/-	
30.	DD amount		Rs 8,80,480.82/- Rs 51,00,563	
	DD no. and date		994377 dated 17.03.2026 UTR No. KKBKR22026100125081069 dated 01.10.2026	
	Name of the bank issuing		Kotak Mahindra Bank	
	Deficient amount		Nil	
31.	File Status		Date	
	File received on		27.08.2026	



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	Revised application for registration received on	15.09.2026
	First notice Sent on	17.09.2026
	1st hearing on	21.09.2026 (Adjourned)
	2nd hearing on	05.10.2026
32.	Case History: - The Promoter M/s Pardos Craft Homes Pvt. Ltd. who is a license holder applied for the registration of real estate Mix Land Use Colony Colony namely "Sakura" located at Sector 90, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 116216 dated 27.08.2026 and RPIN-1099. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2307-2026. Whereas, upon scrutiny, it was observed that the promoter had earlier applied for registration of 13.0781 acres out of the total licensed area of 14.53125 acres. However, it was noticed that no phasing had been approved by the promoter. Accordingly, the promoter has now applied for registration of the entire licensed area. The application for registration of mix land use colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1099 dated 17.09.2026 was issued to the promoter with an opportunity of being heard on 21.09.2026. The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 08.09.2026 namely Navbharat Times, Hindustan Times & The Times of India. No objections were received up to 05.10.2026. On 21.09.2026, the matter was adjourned and listed for hearing on 05.10.2026. The status of the documents after scrutiny of the reply dated 29.09.2026 is mentioned below:	
33.	Present compliance status as on 05.10.2026 of deficient documents conveyed in deficiency notice dated 17.09.2026	1. Deficit fee of Rs 51,00,562.18/- needs to be paid. Status: Submitted vide RTGS No. KKBKR22026100125081069 dated 01.10.2026. 2. 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: Submitted, but corrections need to be done. 3. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but corrections need to be done. 4. 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 the Rules, 2017 need to be submitted. Status: Submitted 5. Copy of LOI duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted. Status: Submitted 6. Copy of Airport Height Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 7. Copy of Fire Scheme approval needs to be submitted. Status: Submitted 8. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. Status: Not submitted, in the reply, the promoter has stated that an amount of Rs. 6,12,13,300/- was deposited vide BG No. 027GT02262580041 dated 15.09.2026. A copy of the same has been submitted, duly stamped and signed by the DTCP on 21.09.2026. 9. Approval NOC from concerned agency for connecting external service like water supply, sewerage and storm water needs to be submitted. Status: Submitted 10. The road access permission was provisionally granted on 23.09.2025, subject to the payment of the prescribed lease amount. An agreement in this regard is also executed with GMDA concerning the provision of road access. Accordingly, the current status of the road access may be provided. In case the road has not yet been constructed, the road access permission may be obtained from the concerned department and submitted along with a copy of the agreement executed in this regard. Status: The agreement with GMDA has been submitted. The current status of the road has been submitted along with photographs. 11. The copy of the Construction Water NOC dated 21.02.2025 was valid for a period of six months and has since expired. Hence, the same may be revalidated
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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

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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		and submitted or the current status of construction should be provided. Status: Renewal copy of the same submitted dated 21.09.2026
		12. Natural conservation zone clearance, tree cutting permission, forest land diversion, and powerline shifting NOC, if applicable, need to be submitted. Otherwise, an affidavit regarding non-applicability shall be submitted. Status: An affidavit from the Director has been submitted regarding tree-cutting permission, forest land diversion, and power line shifting. However, the promoter has not provided any reply regarding the Natural Conservation Zone.
		13. Demarcation plan on A1 size sheet needs to be submitted. Status: Submitted
		14. The layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted
		15. Copy of complete latest mutation, Jamabandi and Aakshijra duly certified by revenue officer not more than 6 months prior to the date of application of registration needs to be submitted. Status: Submitted
		16. Latest land title search report by an Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. Status: Submitted
		17. The project report of current project along with photographs, is needs to be submitted. Status: Submitted
		18. Revised information to the Revenue Department regarding the entry of the licence in the revenue records needs to be submitted as all the khasra no's are not mentioned. Status: The license entry has been recorded in the Jamabandi.
		19. Non-Encumbrance Certificate, duly certified certificate not below the rank of tehsildar certified on latest date, incorporating all the Khasra numbers



		pertaining to the applied licensed area, needs to be submitted. Status: Submitted but non-encumbrance certificate dated 17.07.2026 needs to be revised after duly certified certificate not below the rank of tehsildar certified on latest date. 20. The revised REP-II needs to be submitted after including the OC and CC dates for the applied project. Status: Submitted, but needs to be revised. 21. The mining permission dated 22.05.2025 expired on 31.12.2025. Accordingly, the current status of mining as on date is required to be clarified. In case any mining activity is still pending, the revalidated mining permission needs to be submitted. Status: In the reply, the promoter has stated that the mining work has been completed and, if required in the future, the necessary permission will be obtained from the concerned department. 22. PERT Chart specifying date of completion needs to be submitted. Status: Submitted 23. Revised draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations. Status: Submitted, but needs to be revised. 24. Project photos of the site need to be submitted. Status: Submitted 25. Draft brochure and advertisement need to be submitted. Status: Not submitted 26. Cost of the land amounts to Rs 15,834.53 lakhs needs to be clarified according to the area applied for the registration is 13.0781 acres. Status: Submitted but needs to be clarified. 27. Details of any other cost amount to Rs 11790.52 lakhs and details of financial resources from equity amounts to Rs 51000 lakhs and Rs 3375 lakhs from other sources mentioned in DPI needs to be submitted. Status: Submitted 28. Original non-encumbrance certificate dated 17.07.2026 needs to be submitted. Loan sanction
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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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		agreement, repayment schedule and NOC from lender needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but non-encumbrance certificate dated 17.07.2026 needs to be revised. NOC from lender needs to be submitted. 29. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated 12.01.2026, CA Certificate of expenditure incurred and to be incurred dated 10.03.2026 needs to be revised as total project cost is missing and incurred costing do not match with DPI. Status: Submitted but CA Certificate of expenditure incurred and to be incurred dated 26.09.2026 needs to be revised as costing details do not match with DPI. 30. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as it is not in as per the prescribed format. Status: Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as total project cost do not match with DPI. 31. Original Bank Undertaking dated 28.04.2026 needs to be submitted. Status: Submitted but bank undertaking dated 28.09.2026 needs to be revised. 32. Project Report, quarterly source of funds, quarterly estimated expenditure and quarterly net cash flow statement needs to be submitted. Status: Submitted 33. Schedule & Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted in original. Status: Submitted but undertaking regarding auto credit of 10% of receipts from separate RERA
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		account maintained under section 4(2)(I)(D) needs to be revised. 34. KYC of Architect, Engineer, CA, Consultant and Real Estate Agent needs to be submitted. Status: Submitted
34.	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: Submitted, but corrections need to be done. 2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but corrections need to be done. 3. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. Status: Not submitted, in the reply, the promoter has stated that an amount of Rs. 6,12,13,300/- was deposited vide BG No. 027GT02262580041 dated 15.09.2026. A copy of the same has been submitted, duly stamped and signed by the DTCP on 21.09.2026. 4. Natural conservation zone clearance, if applicable, need to be submitted. Otherwise, an affidavit regarding non-applicability shall be submitted. Status: The promoter has not provided any reply regarding the Natural Conservation Zone. 5. Non-Encumbrance Certificate, duly certified certificate not below the rank of tehsildar certified on latest date, incorporating all the Khasra numbers pertaining to the applied licensed area, needs to be submitted. Status: Submitted but non-encumbrance certificate dated 17.07.2026 needs to be revised after duly certified certificate not below the rank of tehsildar certified on latest date. 6. The revised REP-II needs to be submitted after including the OC and CC dates for the applied project. Status: Submitted, but needs to be revised. 7. Revised draft allotment letter, builder buyer agreement application form, conveyance deed, and payment plan need to be submitted in accordance with the Act, rules, and regulations.

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		Status: Submitted, but needs to be revised. 8. Draft brochure and advertisement need to be submitted. Status: Not submitted 9. Cost of the land amounts to Rs 15,834.53 lakhs needs to be clarified according to the area applied for the registration is 13.0781 acres. Status: Submitted but needs to be clarified. 10. Original non-encumbrance certificate dated 17.07.2026 needs to be submitted. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but non-encumbrance certificate dated 17.07.2026 needs to be revised. NOC from lender needs to be submitted. 11. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated 12.01.2026, CA Certificate of expenditure incurred and to be incurred dated 10.03.2026 needs to be revised as total project cost is missing and incurred costing do not match with DPI. Status: Submitted but CA Certificate of expenditure incurred and to be incurred dated 26.09.2026 needs to be revised as costing details do not match with DPI. 12. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as it is not in as per the prescribed format. Status: Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as total project cost do not match with DPI. 13. Original Bank Undertaking dated 28.04.2026 needs to be submitted. Status: Submitted but bank undertaking dated 28.09.2026 needs to be revised.
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		14. Schedule & Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted in original. Status: Submitted but undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be revised.
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Recommendation: The application submitted by the promoter for registration of the 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 under section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order except correction in form REP-I, corrections in online DPI, submission of service plan and estimates approval and other documents mentioned above at S. No. 34.

It is recommended that the Authority may consider for grant of registration subject to the submission of the above.

Ashish

(Ashish Dubey)

Chartered Accountant

Deepika

(Deepika)

Planning Executive

Day and Date of hearing	Monday and 05.10.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.10.2026

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

Sh. Jassa Singh Chawla (Director) & Animesh Khare (AR) are present on behalf of promoter.

The Director of the company states that the promoter has applied for registration of the project under Section 4 of the Act, 2016, after obtaining all the necessary approvals from the concerned departments. Further, the deficit documents have also been submitted.

He further states that the approval of the service plan and estimates is under process. Moreover, the promoter has already submitted a Bank Guarantee of Rs. 6,12,13,300/- to the concerned department, i.e. DTCP, vide BG No. 027GT02262580041 dated 15.09.2026. The said approval has not yet been obtained as on date. Further, the Director of the promoter undertakes to obtain and submit the same within three months from the date of grant of registration.

The Authority has taken note of the aforesaid submission made by the Director of the Promoter Company. The promoter shall obtain and submit the requisite approval to the Authority within the stipulated time frame. In the event of non-submission of the said

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approval within the stipulated time frame, the Authority shall be at liberty to take appropriate regulatory action as permissible under the Act of 2016 and the rules and regulations made thereunder. Further, a condition to this effect shall also be incorporated in the Registration Certificate.

Further, as per the site visit conducted by the concerned officials, it is noticed that the branding/name "OKAS" is being used at the project site. In this regard, the promoter shall submit a declaration clarifying and confirming the use of the aforesaid name/branding at the project site.

Approved as proposed, subject to rectification of the deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the corrections in Form A-H, correction in the online DPI, and declaration regarding the use of the brand name "OKAS", along with the other remaining deficiencies mentioned at S. No. 34.



(Arun Kumar)
Chairman, HARERA