Project – Experion Emerelle Reserve
Promoter - M/s Experion Developers Pvt. Ltd.

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	**Name of the project**	Experion Emerelle Reserve		
2.	**Name of the promoter**	M/s Experion Developers Pvt. Ltd.		
3.	**Brief of promoter**	Experion Developers Private Limited is a 100% FDI-funded, unlisted real estate development firm incorporated in July 2006 under Singapore's AT Capital Group. According to corporate compliance data, the company maintains an authorised share capital of ₹4.50 Crore against a paid-up capital of ₹2.63 Crore. The key active directors including Basavaraddi Krishnaraddi Malagi (Whole-time Director), Hemant Tikoo (Group Chairman), and Arvind Tiku. Additional corporate oversight is provided by fellow board members Sanjay Kumar Bakliwal, Suneet Puri, Nagaraju Routhu, and Vaibhav Kumar Shivhare. Into the business of residential townships and commercial spaces across the National Capital Region (NCR), Punjab, and Uttar Pradesh.		
4.	**Nature of the project**	Mix Land Use under TOD Policy		
5.	**Nature of the phase**	Mix Land Use under TOD Policy		
6.	**Location of the project**	Sector 88A, Gurugram		
7.	**Legal capacity to act as a promoter**	License Holder		
8.	**Name of the license holder**	M/s Experion Developers Pvt. Ltd.		
9.	**Name of collaborator**	N/A		
10.	**Name of change of developer**	N/A		
11.	**Status of project**	New		
12.	**Whether registration applied for Whole/Phase**	Phase		
	Total no. of phases	3 Phases		
	Applied Phase no.	Phase 1 and No phase		
13.	**Online application ID**	RERA-GRG-PROJ-2348-2026		
14.	**License no.**	135 of 2024 dated 04.11.2024		Valid upto 03.11.2029
15.	**Total licensed area**	7.81875 Acres	Area to be registered	7.095715 Acres
16.	**Projected completion date as per REP II**	30.09.2035		
17.	**QPR Compliances (if applicable)**	N/A		
18.	**4(2)(l)(D) Compliances (if applicable)**	N/A		
19.	**4(2)(l)(C) Compliances (if applicable)**	N/A		
20.	**Status of change of bank account**	N/A		

21.	**Details of proceedings pending against the project**	N/A		
22.	**RC Conditions Compliances (if applicable)**	N/A		
23.	**Total no. of towers**	2 residential towers (S+40 floors), 1 EWS tower (G+5) & 1 Club (G+4)		
24.	**Total no. of units**	320 main residential units, 146 EWS units & 13 commercial shops		
25.	**Carpet area**	970 sq ft to 1577 sq ft for main residential units 111 sq ft to 428 sq ft for commercial shops		
26.	**Total project cost**	Rs. 1145.91 Cr.		
27.	**Expenditure incurred**	Rs. 224.43 Cr.		
28.	**Expenditure to be incurred**	Rs. 921.48 Cr		
29.	**Cost of construction**	Construction Cost of Tower per sqft: Rs 12126 per sqft Construction Cost of Commercial per sqft: Rs 3624 per sqft Construction Cost Club House per sqft: Rs 12880 per sqft		
30.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	135 of 2024 dated 04.11.2024	03.11.2029
	ii)	**Demarcation cum zoning plan approval**	DRG No. DTCP 10564 dated 05.11.2024	-
		Revised demarcation cum zoning plan approval	DRG No. DTCP 11706 dated 11.12.2025	-
	iii)	**Phasing plan**	DRG No. DTCP 11926 dated 02.03.2026	-
		Revised Phasing plan	DRG No. DGTCP 12620 dated 30.09.2026	
	iv)	**Building plan approval**	ZP-2181/SD(RD)/2026/7969 dated 06.03.2026	05.03.2031
		Revised building plan approval	ZP-2181/JD(RA)/2026/35281 dated 01.10.2026	30.09.2031
	v)	**Environmental Clearance**	Not submitted	-
	vi)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2025/126 /424-27 dated 06.02.2025	05.02.2033
	vii)	**Fire scheme approval**	Not submitted	-
	viii)	**Service plan estimates approval**	Not submitted	-
31.	**Fee Details**			
	Registration Fee	Residential – 57728.729 x 3.62 x 10 = Rs. 20,89,780/- Commercial - 4849.374 x 3.62 x 20 = Rs 3,51,095/-		

		Total - Rs. 24,40,875/-
	Processing Fee	62578.103 x 10 = Rs. 6,25,781/-
	Late fee	N/A
	Total Fee	**Rs. 30,66,656/-**
32.	**DD amount & RTGS amount**	Rs. 28,45,780/- Rs. 2,20,876/-
	DD no. & RTGS no. and date	005725 dated 01.10.2026 Online Ref no. 000000072585 dated 28.10.2026
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
33.	**File Status**	**Date**
	File received on	05.10.2026
	First notice Sent on	27.10.2026
	1st hearing on	02.11.2026

34. Case History:

I. The Promoter M/s Experion Developers Pvt Ltd who is a License Holder applied for the registration of real estate Mix Land Use under TOD Policy project namely "Experion Emerelle Reserve" located at Sector-88A, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 117921 dated 05.10.2026 and RPIN-1109. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2348-2026. The project area for registration is 7.095715 acres Mix Land Use under TOD Policy Phase – 1 & No Phase out of the total licensed area i.e.; 7.81875 acres vide License no – 135 of 2024 dated 04.11.2024 valid upto 03.11.2029 granted for Mix Land Use under TOD Policy project.

II. The Promoter obtained the license from Director, Town and Country Planning Department (DTCP), Haryana, vide license no. 135 of 2024 dated 04.11.2024 for area measuring 7.81875 acres for setting up of Mix Land Use under TOD Policy in Sector-88A, Gurugram.

III. Accordingly, the promoter has obtained the approval of zoning plan, phasing plan and building plans for the project on 05.11.2024, 02.03.2026 and 06.03.2026 respectively. Later on, the promoter has obtained the revised demarcation cum zoning plan approval vide DRG no. DTCP 11706 dated 11.12.2025, revised phasing plan approval vide DRG no. DTCP 12620 dated 30.09.2026 and revised building plan approval for Phase 1 vide memo no. ZP-2181/JD(RA)/2026/35281 dated 01.10.2026. The total licensed area measuring 7.81875 acres is being developed in three phases as per revised phasing plan approval.

Phase No.	**Area in acres**	**Building in each phase**	**RERA Registration**
Phase -1	**6.884195**	**Tower 1,2, Club & commercial**	**Applied for registration**
Phase- 2	0.72303	Future development	Not registered

No Phase	**0.21152**	**EWS**	**Applied for registration**
Total	**7.81875**		

IV. The current application pertains to **Tower 1,2, club, commercial & EWS tower** falling under **Phase 1 and no phase** of the project.

V. As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016 any alteration or addition in the sanctioned plan of the project requires written consent of at least two third of the allottees.

VI. **The promoter has submitted an affidavit stating that no advertisement, marketing, booking, sale/third-party rights have been created in the project by the applicant promoter.**

VII. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1109 dated 27.10.2026 was issued to the promoter with an opportunity of being heard on 02.11.2026.

VIII. A public notice dated 16.10.2026 with respect to application dated 05.10.2026 for registration of the project submitted by the promoter was issued in The Times of India (English), The Tribune (English), and Nav Bharat Times (Hindi) for inviting objection till 30.10.2026. No objection received in the Authority.

IX. The promoter has submitted the changes made in the building plan and are described further;

S. No.	Particular	Initial	Revised	Remarks
i.	Total FAR	62482.838	62578.103	Increased 95.265
ii.	Residential FAR	57633.464	57728.729	Increased 95.265
iii.	Commercial FAR	4849.374	4849.374	No change
iv.	Ground coverage	14011.711	14820.390	Increased 808.679
v.	Total residential units	320	320	No change
vi.	Total EWS units	142	146	Increased 4 EWS units
vii.	Club	-	-	No change
viii.	Commercial	-	-	No change

X. The site of project has been visited on 30.10.2026 and it is reported that the project site is located at sector-88A, Gurugram & connected to Dwarka Expressway through 6 mt wide internal road part of licensed land. Further there is 24 mt road passing through licensed land and the promoter has developed the same over licensed land and the further connection is pending. The promoter has applied to GMDA for road access permission. As on date the project site is vacant and barricading has been done. Further,

	assurance for water, sewer, storm has also been granted to the promoter for their connection. XI. The promoter has submitted reply on 27.10.2026, 28.10.2026 & 29.10.2026 which have been scrutinized and the status of documents is mentioned below.	
35.	**Present compliance status as on 02.11.2026 of deficient documents conveyed vide notice dated 27.10.2026**	1. Deficit fee of Rs. 2,20,876/- needs to be paid. **Status: Submitted online vide Ref no. 000000072585 dated 28.10.2026 amount Rs 2,20,876/-.** 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 needs to be corrected. 3. Corrections in online DPI need to be done. Status: Submitted but needs to be corrected. 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 Rules 2017 need to be submitted. Further, litigations if any with respect to the applied land for registration of project needs to be submitted in the form of affidavit. **Status: Submitted.** 5. Environmental clearance of the project needs to be submitted. Status: Not Submitted. Applied dated 14.01.2026. 6. Approved fire scheme of the project needs to be submitted. Status: Not Submitted. Applied dated 15.10.2026. 7. Approved service plans & estimates of the project needs to be submitted. Status: Not Submitted. Applied dated 16.10.2026. 8. Approved BR-III letter (building plans) for no phase needs to be submitted. Status: Not Submitted. 9. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. **Status: Submitted. Described above.** 10. Status of project registration with RERA and development works in the project till date needs to be submitted. **Status: Submitted. Applied for registration now and no development till date.** 11. Mutation, Jamabandi and Aks-shajra for complete area duly certified by the revenue officer six months prior to date of application needs to be submitted. **Status: Submitted.** 12. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. Status: Submitted but needs to be revised.

		13. Airport height clearance needs to be clarified regarding the complete project area. Status: Not clarified. Only additional report submitted. 14. Mining permission needs to be submitted. Status: Submitted affidavit to obtain and submit prior to construction. 15. Road access permission from competent Authority needs to be submitted. Status: Not submitted. Applied with GMDA. 16. Superimposed demarcation plan on approved site plan needs to be submitted. **Status: Submitted.** 17. PERT chart needs to be submitted. **Status: Submitted.** 18. Draft allotees document i.e., application form, allotment letter, BBA, conveyance deed needs to be revised. Status: Submitted but needs to be revised. 19. Draft brochure and advertisement document needs to be submitted. **Status: Submitted.** 20. Cost of the land amounts to Rs 33519.65 lakhs needs to be clarified according to the area applied for the registration is 7.0957 acres. **Status: Submitted but needs to be clarified.** 21. Details of any other cost amounts to Rs 4407.19 lakhs and financial resources from equity amounts to Rs 37737.49 lakhs mentioned in DPI needs to be submitted. **Status: Submitted.** 22. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated 18.02.2026 needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated 18.02.2026 needs to be submitted. 23. Repayment Schedule and NOC from lender needs to be submitted. **Status: Submitted.** 24. Independent Auditors Report along with audited financial statement for the financial year 2025-26, and 2023-24 needs to be submitted. **Status: Submitted.** 25. Following Original CA Certificate needs to be submitted: Certificate of REP-1 (A-H), CA Certificate of net worth of promoter on latest date as previously dated was 24.09.2025, CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 11.09.2025, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted.**

		26. Original Bank Undertaking date 30.09.2026 needs to be submitted. **Status: Submitted.** 27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. **Status: Submitted.** 28. Project report needs to be revised. Quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted. **Status: Submitted.** 29. Schedule of EDC and 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)(l)(D) needs to be submitted. **Status: Submitted.** 30. KYC of all Engineer, Architect, CA, Consultant, Agent and all authorized signatories to operate the bank account needs to be submitted. **Status: Submitted.** 31. Background and experience of work of the promoter needs to be submitted. Status: Submitted but CA certificate for compliance of FEMA and RBI regulations and shareholding pattern needs to be submitted.
36.	**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. 2. Corrections in online DPI need to be done. 3. Environmental clearance of the project needs to be submitted. 4. Approved fire scheme of the project needs to be submitted. 5. Approved service plans & estimates of the project needs to be submitted. 6. Approved BR-III letter (building plans) for no phase needs to be submitted. 7. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. 8. Airport height clearance needs to be clarified regarding the complete project area. 9. Mining permission needs to be submitted. 10. Road access permission from competent Authority needs to be submitted. 11. Draft allotees document i.e., application form, allotment letter, BBA, conveyance deed needs to be revised.

		12. Cost of the land amounts to Rs 33519.65 lakhs needs to be clarified according to the area applied for the registration is 7.0957 acres. 13. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated 18.02.2026 needs to be submitted. 14. Background and experience of work of the promoter needs to be submitted. Status: Submitted But CA certificate for compliance of FEMA and RBI regulations and shareholding pattern needs to be submitted.

Recommendations: 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 u/s 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 the Environmental clearance, fire scheme approval, service plan and estimates approval, mining permission and other documents mentioned above at S. No. 36.

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

Ashish Dubey
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 02.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.11.2026

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Saurabh Chattergee, Sh. Ajay Kumar and Sh. Priyank Mehta (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have obtained license no. 135 of 2024 dated 04.11.2024 for setting up a Mix Land Use under TOD Policy project over an area measuring 7.095715 acres in Sector- 88A, Gurugram. Further submits that as on date the project site is connected to Dwarka Expressway through 6 mt wide road part of licensed land and the promoter has applied for road access permission. The Airport Height Clearance for all khasra numbers of the project has been applied with competent Authority. Further the promoter states that building plans for the project were initially approved on 06.03.2026 and then revised on 30.09.2026. The approved building plans have been revised and the revised BR-III dated 30.09.2026 is applicable for Phase 1 & No phase as the revised site plan is issued for both Phase 1 & No phase. No separate BR-III is granted by DTCP for no phase and affidavit to this effect shall be filed in the Authority.

The AR of the promoter states that they will revise the completion date of the project from 30.09.2035 to 30.09.2034 and will submit the revised REP-II along with other related documents and remaining documents in the Authority within 2 days.

Further states that the Environmental clearance, fire scheme approval, service plan and estimates approval, updated airport height clearance, road access permission and mining permission are under process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Environmental clearance, Fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration;
ii. Updated airport height clearance and road access permission within 3 months from the date of grant of registration; and
iii. Mining permission before start of construction of project.

Further, he undertakes to submit three separate BG/DD amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission made by the AR of the Promoter and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three separate BG/DD amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amount for timely submission of environment clearance, fire scheme approval, service plan and estimates approval within 6 months from the date of grant of registration.

Needless to say that in the event of non-submission of the above approvals within the stipulated time frames as requested by the Promoter during the course of hearing, the said 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. Further, the promoter shall submit the updated airport height clearance and road access permission within 3 months from the date of grant of registration and mining permission before the start of construction of project. The conditions to the above effect be incorporated in the registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of correction in Form A–H, correction in online DPI, revised REP-II with related documents and submission of three BG/DD of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of environment clearance, fire scheme approval, service plan and estimates within the time frame mentioned above, along with the other remaining deficiencies mentioned at S. No. 36.

(Arun Kumar)
Chairman, HARERA