Project – Emaar Business Square
Promoter - M/s Emaar India Ltd.

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	**Name of the project**	Emaar Business Square		
2.	**Name of the promoter**	M/s Emaar India Ltd.		
3.	**Brief of promoter**	M/s Emaar India Limited has been incorporated dated 18.02.2005 at registered address 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi, Delhi, India, 110017. Mr. Haroon Saeed Siddiqui, Mr. Jason Ashok Kothari, Mr. Shivani Bhasin Sachdeva, Mr. Jamal Majed Khalfan Bin Theniyah, Anil Harish is the director of the promoter company. Mr. Kalyan Yanmendra Chakrabarti and Mr. Khiroda Chandra Jena are the CFO and Mr. Bharat Bhushan Garg is Company Secretary of the promoter company.		
4.	**Nature of the project**	Residential Plotted Colony		
5.	**Nature of the phase**	Distinct Commercial Component of Residential Plotted Colony		
6.	**Location of the project**	Sector 65 & 66, Gurugram		
7.	**Legal capacity to act as a promoter**	Collaborator		
8.	**Name of the license holder**	M/s Vishnu Apartments Pvt. Ltd. and Others		
9.	**Status of project**	Ongoing		
10.	**Whether registration applied for whole**	Phase		
	Total no. of phases	11 (As per revised phasing plan dated 21.08.2026)		
	Phase no.	4 (1.548 acres)		
11.	**Online application ID**	RERA-GRG-PROJ-2345-2026		
12.	**License no.**	97 of 2010 dated 18.11.2010 41 of 2011 dated 03.05.2011 101 of 2023 dated 06.05.2023 265 of 2025 dated 31.12.2025		Valid upto 17.11.2027 Valid upto 02.05.2026 Valid upto 05.05.2028 Valid upto 30.12.2030
13.	**Total licensed area**	114.419 Acres (116.72525 Acres – 2.30625 Acres Area delicensed/applied for delicense)	**Area to be registered**	1.548 Acres
14.	**Projected completion date as per REP II**	30.09.2033		
15.	**QPR Compliances (if applicable)**	For RC No. 307 of 2017 dated 17.10.2017: All QPR's submitted For RC No. 08 of 2021 dated 01.03.2021: All QPR's submitted Not applicable in respect of RC No. 40 of 2026 dated 25.06.2026 and RC No. 52 of 2026 dated 05.08.2026, as the matter does not fall within their purview at this stage.		
16.	**4(2)(l)(D) Compliances (if applicable)**	For RC No. 307 of 2017: All 4(2)(l)(D) submitted For RC No. 08 of 2021: All 4(2)(l)(D) submitted		

		Not applicable in respect of RC No. 40 of 2026 dated 25.06.2026 and RC No. 52 of 2026 dated 05.08.2026, as the matter does not fall within their purview at this stage.
17.	**4(2)(l)(C) Compliances (if applicable)**	RC No. 307 of 2017 – Expired RC No. 08 of 2021 – Valid Till 31.12.2027 RC No. 40 of 2026- Valid Till 31.12.2031 RC No. 52 of 2026- Valid Till 31.12.2031
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: • RERA-GRG-3258-2023- SCN For 4(2)(l)(C): • RERA-GRG-2986-2022- SCN For 4(2)(l)(D): • RERA-GRG-3491-2022 - SCN For QPR: All QPR's submitted • RERA-GRG-5457-2019 - SCN For 4(2)(l)(D): • RERA-GRG 5151-2022- SCN For 4(2)(l)(D): For RC No. 08 of 2021 – • RERA-GRG-4109-2022- SCN For 4(2)(l)(D): • RERA-GRG-4426-2022- SCN For RC Condition Compliance: • RERA-GRG-4211-2022 - SCN For QPR: All QPR's submitted
20.	**RC Conditions Compliances (if applicable)**	For RC No. 307 of 2017: Interim RERA RC No RC Conditions 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. 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 41 of 2011 dated 03.05.2011 101 of 2023 dated 06.05.2023 265 of 2025 dated 31.12.2025	17.11.2027 02.05.2028 05.05.2028 30.12.2030
ii)	**Revised Layout Plan approval**	Drg No. DTCP 12095 Dated 23.04.2026	-
iii)	**Revised Demarcation cum zoning plan (Residential plotted Colony)**	Drg No. DTCP- 12523 dated 21.08.2026 **Remarks** - The phases have also been demarcated in the plan, which currently comprises a total of 11 phases.	-
iv)	**Revised Demarcation cum Zoning plan approval of commercial 2**	Drg No. DTCP 12588 & Memo no. ZP-690-IIA/PA(DK)/2026/34089 dated 24.09.2026	-
v)	**Site plan approval**	Memo no. 6012 dated 21.10.2026	20.10.2031
vi)	**Environment Clearance approval**	EC23B039HR185142 dated 08.12.2023	07.12.2033

		(Expansion)		
		Environment Clearance approval (Expansion)	Not submitted (Applied on 13.04.2026)	-
	vii)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2026/1268 /4915-18 dated 25.08.2026	24.08.2034
	viii)	Fire scheme approval	Not submitted (Applied On 26.10.2026)	-
	ix)	Revise Service Plan Estimates approval	Not submitted (Applied On 24.04.2026)	N/A
	x)	Re- approval of Electrification plan	Memo no. Ch- 49/OLNC-HT/GGM-II/EP-536 dated 06.03.2026	-
22.	Fee Details			
	Registration Fee		Commercial: 19702.271 x 3.15 x 20= Rs 12,41,243/-	
	Processing Fee		19702.271 x 10= Rs 1,97,023/-	
	Late Fee		N/A Area under license no.'s 97 of 2010 dated 18.11.2010 and 41 of 2011 dated 03.05.2011 is already registered vide RC no.'s 307 of 2017 dated 17.10.2017 and 08 of 2021 dated 01.03.2021 and other two license no.'s is new i.e., 101 of 2023 dated 06.05.2023 and 265 of 2025 dated 31.12.2025 (Already discussed during the registration of phase 5 and 7.)	
	Total Fee		Rs 14,38,266/-	
23.	DD amount		Rs 14,41,000/-	
	DD no. and date		309201 dated 29.09.2026	
	Name of the bank issuing		HSBC Bank	
	Deficient amount		Nil (Excess of Rs 2,734/-)	
24.	Total project cost		Rs 332.67/- Cr.	
25.	Cost Incurred		Rs 34.68/- Cr.	
26.	Cost to be incurred		Rs 297.99/- Cr.	
27.	Total units		79 Commercial units	
28.	Sold units		0	
29.	Unsold plots		79 Commercial units	
30.	Unit Area		F & B: 476.63 Sq. ft – 907.94 Sq.ft. Office: 953. 90 Sq.ft. – 4060.25 Sq.ft.	
31.	File Status		Date	
	File received on		16.10.2026	
	Additional documents for registration received on		22.10.2026 and 29.10.2026	
	First notice Sent on		02.11.2026	
	1st hearing on		05.11.2026	

32.	**Case History:** The Promoter M/s Emaar India Limited. who is a collaborator applied for the registration of real estate Residential Plotted colony namely "Emaar Business Square" located at Sector-65 & 66, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 118707 dated 16.10.2026 and RPIN-1115. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2345-2026. The project area for registration is 1.548 acres. 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** (Amended to 12.99 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 up to 17.11.2027 area measuring 108.006 acres (1.15 acres delicensed), 41 of 2011 dated 03.05.2011 Valid up to 02.05.2028 area measuring 1.063 acres (1.025 acres applied for delicense), 101 of 2023 dated 06.05.2023 Valid up to 05.05.2028 area measuring 4.00625 acres (0.13125 acres applied for delicense) and 265 of 2025 dated 31.12.2025 valid up to 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 Layout cum Phasing plan for the overall licensed area of the project vide DRG No. DTCP 12524 dated 21.08.2026, revised Zoning plan of commercial- 2 for the project vide DRG No. DTCP 12588 dated 24.09.2026 and approval of Building plans of commercial 2 vide memo no. 6012 dated 21.10.2026. **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: (i) Phase 1 – 41.127 Acres (Part of R.C. No. 307 of 2017 – Third Party right Created).

	(ii) Phase 2 – 12.99 Acres (R.C. No. 08 of 2021 as amended on 09.10.2026, earlier registered for an area measuring 66.059 (12.609+53.45) Acres, Third Party Right created.) (iii) Phase 3 - 2.781 Acres (Earlier part of RC no. 08 of 2021 - No Third-party rights Created.) **(iv) Phase 4 – 1.548 Acres (Applied for Registration, Earlier part of RC no. 08 of 2021.)** (v) Phase 5 – 20.24225 Acres (Registered vide RC no. RC/REP/HARERA/GGM/1068/800/2026/40 of 2026 dated 25.06.2026 namely Marbella Terraces.) (vi) Phase 6 - 2.00 Acres, Phase 8 -16.35625 Acres, Phase 9 – 10.825 Acres (Earlier part of RC no. 08 of 2021 – No Third-party rights Created.) (vii) Phase 7 – 2.594 Acres (Registered vide RC no. RC/REP/HARERA/GGM/1080/812/2026/52 of 2026 DATED 05.08.2026 namely "Marbella Phase 7") (viii) Phase 10 – 1.930 Acres and Phase 11 – 2.0255 Acres (Not Registered - No Third party right created) **The promoter has further submitted an affidavit from the Vice- President to the effect that they have not made any third-party rights of any commercial unit in the said project namely "Emaar Business Square" area measuring 1.548 acres.** **Accordingly, the promoter applied for registration of project under Section 4 of the Act of 2016 for Phase 4 namely "Emaar Business Square" with the Authority vide their application dated 16.10.2026. On 29.10.2026, the promoter submitted DD Nos. 309458 and 309459, both dated 27.10.2026, amounting to Rs. 25 lakh each, as security towards the submission of approved service plans and estimates and Fire Scheme Approval within six months from the date of grant of the Registration Certificate.** **Further, with regard to the Environmental Clearance, the promoter has submitted that the project was approved for grant of EC by SEIAA in its meeting held on 30.09.2026. Accordingly, the Environmental Clearance shall be submitted by the promoter as soon as it is issued by SEIAA, but before the grant of the Registration Certificate.** The public notice with regard to the registration application of the promoter has been published in three newspapers i.e., Hindustan Times, The Tribune and Dainik Bhaskar dated 24.10.2026 against which **no objections have been received in the Authority till now.** The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1115 dated 02.11.2026 was issued to the promoter with an opportunity of being heard on 05.11.2026. The promoter has submitted a reply on 03.11.2026 which has been scrutinized and the deficiencies conveyed to the promoter.

In its reply dated 03.11.2026, the promoter has submitted its justification as to why the requirement of obtaining consent is not applicable in the present case. The same is reproduced below for reference:

It is submitted that the Residential Plotted Colony is being developed in 11 Phases as per Phasing Plan approved by DTCP vide Drg. No. DTCP 12524 dated 21.08.2026.

Further, it is submitted that the promoter has not created any third-party rights in Phase 4 of the Residential Plotted Colony, applied for Registration and hence consent from 2/3rd allottees is not applicable in this case.

The phasing policy dated 24.04.2023 provides that where colony is proposed to be developed in phases, obtaining two-third consent, for revision of layout/ building plan shall be limited to the phase in which such revision is proposed. The relevant clause of the phasing policy is produced as below: -

> ***"As per 4.1.1. "In cases where colony is proposed to be developed in phases, obtaining two-third consent, for revision of layout/ building plan shall be limited to the phase in which such revision is proposed."***

Since no third-party rights have been created in the land area falling in Phase 4, hence, the requirement for 2/3rd consent is not applicable for the revision of layout plan of Phase 4 applied for Registration.

Further the public notice in 3 prominent newspapers has also been published (2 English - Hindustan Times, The Tribune and 1 Hindi - Dainik Bhaskar) dated 24.10.2026, stating that no third-party rights have been created in Phase 4 applied for Registration.

It is also pertinent to mention here that the Authority while dealing with an application bearing Temp ID No. RERA-GRG-2228-2026 pertaining to the **project "Marbella Terraces", vide order 09.06.2026**, has held that since no 3rd party rights are created, the need to 2/3rd consent of allottees is not required. The relevant extract of the Order dated 09.06.2026 is reproduced hereinbelow for ready reference:

> ***"In view of the above submissions made by the promoter, the Authority is of the view that the requirement of obtaining consent of two-third allottees does not arise in the present application for registration of Phase-5 area, keeping in view the clause 4.1.1 of the Phasing Policy dated 24.04.2023, as reproduced above, and also considering the submission of the promoter that no third-party rights have been created in the area falling under Phase-5 applied for registration of the project. Moreover, the public notice with regard to the registration application of the promoter was published in three newspapers i.e., Hindustan Times. The Tribune and Dainik Bhaskar dated 03.05.2026, against which no objections have been received in the Authority. The absence of any objection pursuant to the said public notice further lends credence to the submissions made by the promoter that there is no requirement of the consent of two-third of the allottees regarding revision of layout plan and, therefore, the Authority does not find any impediment in proceeding further in the matter. Further, in order to***

safeguard the interest of prospective allottees and to ensure complete transparency, the promoter is directed to submit an affidavit from the CEO of the promoter company affirming that no advertisement, marketing, booking, sale or offer for sale of plots in the area falling under Phase-5 has been undertaken till date....."

Further, in the same order, the Authority reproduced the table of entire license area with the details of phases allowed by the Competent Authority which is reproduced as under with current status:

S.NO.	Phase No.	Area (Acres)	RERA Status
1.	Phase 1	41.127	Part of RC no. 307 of 2017 Third party right created
2.	Phase 2	12.99	Part of RC no. 08 of 2021 Third party right created *(Amended vide order dated 09.10.2026)*
3.	Phase 3	2.781	Unregistered No Third party right created
4.	Phase 4	1.548	"Emaar Business Square" No Third party right created ***(Registration under process)***
5.	Phase 5	20.24225	Separately registered namely "Marbella Terraces" vide Reg. No. RC/REP/HARERA/GGM/1068/800/2026/40 dated 25.06.2026.
6.	Phase 6	2	Unregistered No Third party right created
7.	Phase 7	2.594	Registered namely "Marbella Phase 7" vide Reg. No. RC/REP/HARERA/GGM/1080/812/2026/52 dated 05.08.2026.
8.	Phase 8	16.35625	Unregistered No Third party right created
9.	Phase 9	10.825	Unregistered No Third party right created
10.	Phase 10	1.930	Unregistered No Third party right created
11.	Phase 11	2.0255	Unregistered No Third party right created
Total		**114.419**	

	It is pertinent to also note that the Authority, vide **order dated 06.07.2026** passed in **Temp ID-RERA-GRG-PROJ-2230-2026 (Marbella Phase 7)**, had specifically examined the issue of creation of third-party rights in the larger licensed colony comprising Phases 1 to 11. **While recording that Phases 3 to 11, including Phase 4 (Emaar Business Square), are unlaunched/new license phases**, the Authority unequivocally observed that no third-party rights had been created therein till date. The relevant extract reads as under: ***The overall licensed area is being developed in eleven phases. Phase 1 & 2 are completed and only UD area therein has been planned in revised layout plan. Further, Phase 3 to Phase 11 are unlaunched/new licenses wherein no third-party rights have been created till date. The revision from the earlier approved Layout Plan is only in the U.D. Area measuring 0.647 Acres falling in Phase 7 applied for registration and as per clause 3.1.2(iii) of phasing policy dated 24.04.2023, planning of UD area is not considered as revised layout plan & consents are not required....”*** **Therefore, with respect to no third-party rights and 2/3rd consent, the issue already stood examined by the Authority while granting registration to Marbella Phase 7, and upon consideration of the factual position that no third-party rights existed in Phase 3 to Phase 11, including the Project under consideration (Emaar business Square) along with this, the promoter has also submitted an affidavit from the CEO, this Authority expressly concluded that the requirement of obtaining two-third consent of allottees was not attracted.**	
33.	**Present compliance status as on 05.11.2026 of deficient documents conveyed vide notice dated 02.11.2026.**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. **Status: Submitted, but needs to be revised.** 2. Corrections in online DPI need to be done. **Status: Submitted, but needs to be revised.** 3. The details of all ongoing litigations during the past five years relating to the project land and 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 prescribed under Annexure "C" of the Rules, 2017, need to be submitted. **Status: Submitted, but the same needs to be revised, as the promoter has not disclosed whether any litigation is pending in respect of the proposed land.** 4. The area applied for registration comprises a part of the area already registered under RC No. 08 of 2021, which was subsequently amended on 09.10.2026. Accordingly, a duly stamped and signed affidavit from the CEO of the promoter company shall be submitted, affirming that, till date, no

		advertisement, marketing, booking, sale or offer for sale of plots falling within Phase 4 has been undertaken. **Status: The promoter has submitted an affidavit from the CEO stating that the promoter has not advertised, marketed, booked, sold, or offered for sale, or invited any person to purchase, in any manner, any plot/unit in Phase 4.** 5. Changes made in the layout plan of the residential plotted colony duly marked on approved layout plan and in tabular form needs to be submitted. **Status: Not submitted** 6. As layout plan of residential plotted colony has been revised, consent of 2/3rd from the existing allottees of phase- 4 regarding the revision of layout plan needs to be submitted along with a duly notarized affidavit from the Managing Director of the promoter company affirming that the consent of at least 2/3rd of the existing allottees submitted before the Authority is genuine and original is required to be submitted. **Status: The promoter has submitted a reply as mentioned above in case history.** 7. Approved revised service plan and estimates needs to be submitted. **Status: Not submitted, applied on 27.10.2026. Whereas, promoter has submitted a DD of 25 lakhs as security towards the submission of approved revised service plan and estimates within six months from the date of grant of the Registration Certificate.** 8. Environment Clearance needs to be submitted. **Status: Not submitted, the promoter has submitted that the project was approved for grant of EC by SEIAA in its meeting held on 30.09.2026. Accordingly, the Environmental Clearance shall be submitted by the promoter as soon as it is issued by SEIAA, but before the grant of the Registration Certificate.** 9. Fire scheme approval for the commercial project needs to be submitted. **Status: Not submitted, applied on 26.10.2026. Whereas, promoter has submitted a DD of 25 lakhs as security towards the submission of Fire Scheme Approval within six months from the date of grant of the Registration Certificate.** 10. The complete sequence of all Collaboration Agreements, including addendums and related documents, along with

		GPA/SPA, if any, executed in relation to the proposed project, needs to be submitted by the promoter. Further, the promoter shall provide a sharing pattern between the landowners and the developer, marketing rights, and irrevocability of the agreements. **Status: Submitted** 11. Project report comprising the case history from initial stage to till date needs to be submitted. **Status: Submitted** 12. The mutation submitted does not contain traceable details of all the Khasra numbers. Hence, the same needs to be revised after duly marking the relevant Khasra numbers falling within the proposed project area. **Status: Not submitted** 13. Information to the revenue department regarding the entry of licenses and collaboration agreements in the revenue record needs to be re-submitted after incorporating all the khasra no's of the proposed project. **Status: Submitted, but needs to be revised.** 14. Land title search report by an advocate on latest date needs to be submitted including the bar enrolment number of the Advocate. **Status: Submitted** 15. The NEC issued by the Tehsildar/Revenue Officer has been submitted. However, Khasra No. 33 Killa no. 24/1 is not traceable therein. Hence, the latest revised NEC, duly incorporating the said Khasra No., needs to be submitted. **Status: Submitted** 16. An affidavit has been submitted stating that tree-cutting permission will be obtained before felling any trees. Therefore, if that is the case, the requisite permission should be obtained and needs to be submitted. **Status: Submitted, but needs to be revised.** 17. Affidavit submitted for No applicability of Natural Conservation zone, Forest Land diversion and Power line Shifting needs to be revised. **Status: Submitted, but needs to be revised.** 18. The particular phase was previously registered under RC No. 08 of 2021, which has since been amended, and the remaining area under the said registration is now 12.99 acres. Hence, the promoter is required to submit the list of units, if any, sold in the commercial project as on the date of application for registration, along with details including the name of the

		allottee, plot number, plot area, date of booking, average rate, total consideration and amount received. **Status: The promoter has submitted that no units have been sold and has also furnished an affidavit from the CEO affirming that no units have been sold in the project.** 19. List of the unsold units in commercial project as on date of the application of registration which includes plot no and plot area needs to be provided. **Status: The promoter has submitted that no sale has been made in the project and has annexed an affidavit from the CEO.** 20. Sewerage assurance needs to be submitted. Road access permission and water supply assurance have been expired, the same needs to be updated and submitted. **Status: Sewerage assurance not submitted and for road access permission promoter stated that the project is having access from 12-meter-wide service road along the sector dividing road of sector 65 & 66, which is constructed and in operation. Further, the promoter stated that the application to GMDA dated 02.09.2026 vide File no. AP-1787850004835 has been submitted, which is under process.** 21. Superimposed demarcation plan on approved layout plan needs to be submitted. **Status: Submitted** 22. PERT chart needs to be submitted. **Status: Submitted, but the same needs to be revised as it has not been duly stamped and signed.** 23. Mining permission needs to be submitted. **Status: Not submitted** 24. Draft revised allottees documents i.e., application form, allotment letter, builder buyer agreement & conveyance deed needs to be submitted. **Status: Submitted, but the same needs to be revised to incorporate minor corrections, and the payment plan has not been annexed.** 25. Five copies of executed allottees documents i.e., application form, allotment letter, BBA & conveyance deed and payment receipt needs to be submitted. **Status: Not submitted, as the promoter has stated that no sale has been made in this phase and has submitted an affidavit from the CEO in support of the same.**

		26. Status of development works in tabular form along with site photos needs to be submitted. **Status: It is submitted that the site is vacant and no development work has been carried out in the project till date.** 27. Draft brochure submitted needs to be revised. **Status: Submitted, but needs to be revised.** 28. REP-II needs to be revised as per the prescribed format. **Status: Submitted, but needs to be revised as CC date is not mentioned.** 29. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted, but needs to be clarified.** 30. Annual balance sheet for the financial year 2025-26 needs to be submitted. **Status: Submitted** 31. Affidavit regarding 4(2)(l)(D) for separate bank account needs to be provided. **Status: Submitted** 32. Quarterly schedule of estimated expenditure and resource needs to be provided. **Status: Submitted** 33. Cash flow statement needs to be submitted. **Status: Submitted** 34. Financial resources need to be met with project cost. Accordingly, correction needs to be done. **Status: Submitted** 35. CA certificate for REP I need to be provided. **Status: Submitted** 36. CA certificate for non-default needs to be submitted. **Status: Submitted** 37. CA certificate for net worth needs to be provided. **Status: Submitted** 38. CA certificate for expenditure incurred and to be incurred needs to be provided. **Status: Submitted** 39. Affidavit regarding no loan on project land needs to be submitted. **Status: Submitted** 40. Financial resources need to be met with project cost. Accordingly, correction in DPI needs to be done. **Status: Submitted** 41. Latest MCA record of the promoter needs to be provided.

		Status: Submitted 42. Affidavit regarding payment to land owner as per compliance of section 4(2)(l)(D) needs to be provided. **Status: Submitted**
34.	**Remarks**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. **Status: Submitted, but needs to be revised.** 2. Corrections in online DPI need to be done. **Status: Submitted, but needs to be revised.** 3. The details of all ongoing litigations during the past five years relating to the project land and 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 prescribed under Annexure "C" of the Rules, 2017, need to be submitted. **Status: Submitted, but the same needs to be revised, as the promoter has not disclosed whether any litigation is pending in respect of the proposed land.** 4. Changes made in the layout plan of the residential plotted colony duly marked on approved layout plan and in tabular form needs to be submitted. 5. Approved revised service plan and estimates needs to be submitted. **Status: Not submitted, applied on 27.10.2026. Whereas, promoter has submitted a DD of 25 lakhs as security towards the submission of approved revised service plan and estimates within six months from the date of grant of the Registration Certificate.** 6. Environment Clearance needs to be submitted. **Status: Not submitted, the promoter has submitted that the project was approved for grant of EC by SEIAA in its meeting held on 30.09.2026. Accordingly, the Environmental Clearance shall be submitted by the promoter as soon as it is issued by SEIAA, but before the grant of the Registration Certificate.** 7. Fire scheme approval for the commercial project needs to be submitted. **Status: Not submitted, applied on 26.10.2026. Whereas, promoter has submitted a DD of 25 lakhs as security towards the submission of Fire Scheme Approval within**

		six months from the date of grant of the Registration Certificate. 8. The mutation submitted does not contain traceable details of all the Khasra numbers. Hence, the same needs to be revised after duly marking the relevant Khasra numbers falling within the proposed project area. 9. Information to the revenue department regarding the entry of licenses and collaboration agreements in the revenue record needs to be re-submitted after incorporating all the khasra no's of the proposed project. **Status: Submitted, but needs to be revised.** 10. An affidavit has been submitted stating that tree-cutting permission will be obtained before felling any trees. Therefore, if that is the case, the requisite permission should be obtained and needs to be submitted. **Status: Submitted, but needs to be revised.** 11. Affidavit submitted for No applicability of Natural Conservation zone, Forest Land diversion and Power line Shifting needs to be revised. **Status: Submitted, but needs to be revised.** 12. Sewerage assurance needs to be submitted. Road access permission and water supply assurance have been expired, the same needs to be updated and submitted. **Status: Sewerage assurance not submitted and for road access permission promoter stated that the project is having access from 12-meter-wide service road along the sector dividing road of sector 65 & 66, which is constructed and in operation. Further, the promoter stated that the application to GMDA dated 02.09.2026 vide File no. AP-1787850004835 has been submitted, which is under process.** 13. PERT chart needs to be submitted. **Status: Submitted, but the same needs to be revised as it has not been duly stamped and signed.** 14. Mining permission needs to be submitted. **Status: Not submitted** 15. Draft revised allottees documents i.e., application form, allotment letter, builder buyer agreement & conveyance deed needs to be submitted. **Status: Submitted, but the same needs to be revised to incorporate minor corrections, and the payment plan has not been annexed.** 16. Draft brochure submitted needs to be revised.

		Status: Submitted, but needs to be revised. 17. REP-II needs to be revised as per the prescribed format. **Status: Submitted, but needs to be revised as CC date is not mentioned.** 18. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted, but needs to be clarified.**

Recommendations: The application submitted by the promoter for registration of real estate project under Section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except correction in A to H, corrections in online DPI, Approved Revised Service Plan Estimates, Approved Environmental Clearance and Fire Scheme approval including documents mentioned at S. No. 34.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S. No. 34.

Asha
Asha
Chartered Accountant

Deepika
Deepika
Planning Executive

Day and Date of hearing	Thursday and 05.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.11.2026.

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Purushottam Grover, Sh. Venkat Rao, Sh. Anitesh Singh and Ms. Prabhleen Singh Sagu (AR's) are present on behalf of the promoter.

The Authorized Representative of the promoter states that a reply dated 05.11.2026 has been submitted to the Authority regarding the pending documents. Further, the promoter submits that a part of the area of Phase 4 was already registered with the Authority vide Registration Certificate No. 08 of 2021 dated 01.03.2021, as Phase 2, which has subsequently been amended vide order dated 09.10.2026. The office is directed to examine the reply dated 05.11.2026.

The AR of the promoter states that the project is accessible from 12-meter-wide service road along the sector dividing road of sector 65 & 66, which is constructed and operational. Further, the AR of the promoter states that revised layout plan dated 23.04.2026 as well as site plan of commercial colony dated 21.10.2026 have been approved by DTCP Haryana and in view of the same, the promoter has applied for registration of Phase 4 on 16.10.2026 wherein no third-party rights have been created till date. In this regard, an affidavit of CEO of the promoter company has been submitted regarding no sale, marketing of project area under Phase 4.

Further, as per clause 4.1.1 of phasing policy dated 24.04.2023, obtaining of consents shall be limited to the phase in which revision proposed. Since no third-party rights created in land area under Phase 4, hence requirement of consents is not applicable for revision of layout plan/ site plan of Phase 4. Clause 4.1.1 of phasing policy dated 24.04.2023 is reproduced as under:

In cases where colony is proposed to be developed in phases, obtaining two third consents, for revision of layout/ building plan shall be limited to the phase in which such revision is proposed.

In view of the above submissions made by the promoter, the Authority is of the view that the requirement of obtaining consent of two-third allottees does not arise in the present application for registration of Phase-4 area, keeping in view the clause 4.1.1 of the Phasing Policy dated 24.04.2023, as reproduced above, and also considering the submission of the promoter that no third-party rights have been created in the area falling under Phase-4 applied for registration of the project.

The AR of the promoter further submits that, as on date, the Environmental Clearance, approval of revised service plans and estimates, Fire Scheme Approval, and Tree Cutting Permission are yet to be obtained. With regard to the Environmental Clearance, the promoter submits that the project has been recommended for grant of EC by SEIAA in its meeting held on 30.09.2026.

Further, the AR of the promoter undertakes to obtain and submit the following approvals:

i. Environmental Clearance within 4 months from the date of grant of registration;
ii. Revised Service Plans and Estimates approval within 6 months from the date of grant of registration;
iii. Fire scheme approval within 6 months from the date of grant of registration; and
iv. Tree cutting permission prior to cutting of any tree.

Further, he undertakes to submit one Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). Further, the AR of the promoter submits that DDs amounting to Rs. 25 lakhs each towards the revised service plans and estimates and Fire Scheme Approval have already been deposited. 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 AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Drafts / Bank Guarantees, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the Environmental Clearance within 4 months from the date of grant of registration. Further, the promoter has already deposited the Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, as security for timely submission of the approval of revised Service Plans and Estimates and Fire Scheme Approval within a period of six months from the date of grant of registration, respectively.

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 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. Further, the promoter shall submit Tree cutting permission prior to cutting of any tree and mining permission before the start of construction of project. A condition to this effect shall also be incorporated in the Registration Certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 34.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, along with the other remaining deficiencies mentioned at S. No. 34 and submission of one DD/BG of Rs. 25 lakhs for submission of Approved Environmental Clearance within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA