Project – Aster Avenue 36
Promoter – 4S Developers Pvt. Ltd.

Hearing brief for amendment in registration of Project u/s 4

S.No	Particulars	Details		
1.	**Name of the project**	Aster Avenue 36		
2.	**Name of the promoter**	M/s 4S Developers Pvt. Ltd.		
3.	**About the promoter**	M/s 4S Developers Pvt. Ltd. (CIN: U74999DL2016PTC449759) is a Delhi-based private company incorporated on August 7th September 2016, primarily involved in construction and infrastructure services. The company is managed by two directors, Mr. Sanju S/o Sh. Balraj and Mrs. Roshni W/o Sh. Balraj. It operates out of its registered office located at A- 246, Fourth Floor, R.H.S Kh. No. 820, Chattarpur Ext., Near Nanda Hospital, Sanjay Colony, Bharti Mines, South west Delhi, Delhi- 110074.		
4.	**Nature of the project**	Affordable Group Housing Colony		
5.	**Location of the project**	Sector-36, Sohna, Gurugram		
6.	**Legal capacity to act as a promoter**	Collaborator		
7.	**Name of the license holder**	M/s 4S Developers Pvt. Ltd., Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand		
8.	**Status of project**	Ongoing		
9.	**RERA Registration No.**	104 of 2024		
10.	**Validity of Registration Certificate**	10.10.2024		31.12.2029 + 4 months= 31.04.2030
Note: As per the Office Order dated 11.08.2026, the project was registered before 31.07.2026. The validity of the project, as per the REP-II submitted by the promoter at the time of registration under Section 4, was up to 31.12.2029, which is beyond 28.02.2026. Accordingly, in terms of the aforesaid Office Order dated 11.08.2026, the completion period of the project stands extended by four months, and the revised validity of the project shall be up to 31.04.2030.				
11.	**Date of receipt of application for amendment in registration**	19.08.2026		
12.	**Whether registration applied for whole**	Phase {2 Phases: Phase I: 7.207 acres & Phase II: 2.477 acres)		
13.	**Registration applied for phase**	Phase 1: 7.207 acres		
14.	**Online application ID**	RERA-GRG-PROJ-2293-2026		
15.	**License no.**	235 of 2023 dated 02.11.2023 and valid up to 01.11.2028 (8.309 acres) 269 of 2023 dated 28.12.2023 and valid up to 27.12.2028 (1.37 acres)		
16.	**Total licensed area**	9.684 Acres	**Area to be registered**	7.207 acres

17.	**Projected completion date**	OC: 31.12.2029 (Needs to be revised on account of granting additional 4 months due to above mentioned reason.)
18.	**QPR Compliances (if applicable) for RC NO. 104 of 2024**	Submitted till April-June 2026. **Pending for July-September 2026**
19.	**4(2)(l)(D) Compliances (if applicable) for RC NO. 104 of 2024**	4(2)(l)(d) report submitted for FY 2024- 2025.
20.	**4(2)(l)(C) Compliances (if applicable)**	Applied for amendment in registration. As per the RC issued, the validity under Section 4 is still valid i.e. upto 31.12.2029
21.	**Status of change of bank account**	No appliciation received
22.	**Details of proceedings pending against the project**	N/A
23.	**RC Conditions Compliances (if applicable) for RC NO. 104 of 2024**	The promoter shall submit the approved Fire scheme approval and Service plan and estimates within 4 months from the grant of registration certificate. Status: Fire scheme approval submitted. Whereas, approval for service plans and estimates submitted on 21.09.2026.
24.	**No. of Tower and amenities (As per approved revised building plans)**	Towers A, B, C, D, Commercial 1, Commercial 2, Creche & Community building
25.	**No. of floors**	Towers A, B, C, D: Stilt + 25 Floors Commercial 1: Ground/ Stilt + 2 Floors Commercial 2: Ground/ Stilt + 7 Floors
26.	**Carpet area of units**	3 Bhk: 644.65 Sq.ft.- 645.10 Sq.ft. Shop: 142.51 Sq.ft.- 6360.23 Sq.ft. Service Apartmnets: 5683.39 Sq.ft. – 12857.38 Sq.ft.
27.	**No. of units (As per approved revised building plans)**	Residential: 708 units Commerial 1: 63 units Commercial 2: 38 units & 108 Service apartments
28.	**Present stage of completion (%)**	30.19% (As per April- June 2026 QPR submitted)
29.	**Total Project cost**	Rs 364.85 Cr.
30.	**Incurred cost**	Rs 213.53 Cr.
31.	**To be incurred**	Rs 151.32 Cr.
32.	**Construction cost per Sq.ft.**	Construction Cost of Tower 1 to 4 per sqft: Rs 2082.41 sqft Construction Cost of Commercial per sqft: Rs 2250 sqft Construction Cost Community Centre per sqft: Rs 2000 sqft
33.	**Total units**	As per earlier approved plan: Residential: 708 Units Commercial 1 & 2: 99 Shops
34.	**Sold units**	Residential: 708 units Commerical: 18 Shops
35.	**Unsold units**	Residential: Nil

		Commerical: 81 Shops		
36.	**Total sale consideration from sold units**	Submitted but CA certificate needs to be revised as data on total units is mismatched.		
37.	**Total amount received from sold inventory**	Submitted but CA certificate needs to be revised as data on total units is mismatched.		
38.	**Amount to be received from existing allottee.**	Submitted but CA certificate needs to be revised as data on total units is mismatched.		
39.	**As per QPR closing balance in RERA A/c as on 15.07.2026**	Rs 14.31/- Lakhs		
40.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	235 of 2023 dated 02.11.2023 269 of 2023 dated 28.12.2023	valid up to 01.11.2028 Valid up to 28.12.2028
	ii)	**Zoning plan approval**	Drg. No. DTCP 10211 dated 08.05.2024	-
		Revised zoning plan approval	Memo no. ZP-1949/JD(RA)/2024/14070 dated 09.05.2024	-
		Revised zoning plan approval with TDR	Memo no. ZP-1949-Vol-II/JD(RA)/2025/14070 dated 16.10.2025	-
	iii)	**Phasing plan approved in approval of building plan**	Memo no. ZP-1949/JD(RA)/2024/14070 dated 09.05.2024	-
	iv)	**Building plan approval**	Memo no. ZP-1949/JD(RA)/2024/20570 dated 09.07.2024	08.07.2029
		Revised Building plan approval	Memo no. ZP-1949 Vol-II/JD(G)/2026/11690 dated 09.04.2026	08.04.2031
	v)	**Environment Clearance**	SEAC/HR/2024/046 dated 18.07.2024	17.07.2034
		Environment Clearance approval for expansion	SEAC/HR/2024/173 dated 05.08.2026	04.08.2031
	vi)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2024/182/674-77 dated 19.03.2024 Corrected AAI-AAI/RHQ/NR/ATM/NOC/2026/1378/5301-04 dated 23.09.2026	17.03.2032 22.09.2034
	vii)	**Fire scheme approval**	Memo no. FS/2024/1626 dated 13.12.2024	-

	viii)	**Approval of Service plan & estimates**	Memo no. LC-5009 + 5009 B/JE(DS)/2026/33788 dated 21.09.2026
	ix)	**Approval of Electrification plan**	Memo no. Ch-10/CE-OP/DELHI/GGN-II/EP-134 dated 13.11.2024
41.	**Fee Details**		
	Note: The promoter has submitted the application for amendment of registration due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further registration fees have been recalculated for amendment registration of the project based on recent FAR of the project.		
	Processing fee		54163.8 * 10 = Rs. 5,41,638/-
	Late fees		N/A
	Total Fees		**Rs. 5,41,638/-**
	Fee details at the time of amendment		
	Registration fee as per the revised building plans dated 09.04.2026 (B)		Residential- 49271.282 x 2.8913 x 10 = Rs. 14,24,581/- Commercial- 9725.475 x 3.12 x 20 = Rs. 6,06,870/- Total: Rs 20,31,451/-
	Processing fee as per the revised building plans dated 09.04.2026 (C)		58996.76 x 10= Rs 5,89,968/-
	Total fees (B+C)		Rs 26,21,419/-
	Total fees(A+B+C)		Rs.31,63,057/-
42.	**DD/ RTGS Details**		
	DD/ RTGS amount at the time of registration (file returned)		Rs. 5,30,000/- Rs. 2,50,000/-
	DD/ RTGS no. and date		500220 dated 02.05.2024 500221 dated 02.05.2024
	Note: As per proceeding dated 24.06.2024 the file was returned as there was no approved building plans in the earlier application dated 13.05.2024. Therefore, the fees have been adjusted accordingly.		
	DD/ RTGS amount at the time of registration		Rs. 2,50,000/- Rs. 1,50,000/- Rs. 6,46,606/-
	DD/ RTGS no. and date		500252 dated 10.07.2024 500253 dated 10.07.2024 500277 dated 23.08.2024
	DD/ RTGS amount at the time of amendment		Rs 1,00,000/- Rs 12,26,451/- Rs 10,000/-
	DD/ RTGS no. and date		260819282828270 dated 19.08.2026 500544 dated 29.09.2026 508697 dated 18.08.2026
	Total fee paid (Registration (file		Rs 31,63,057/-

	returned) + Registration + Amendment)	
	Deficit fee needs to be paid	Nil
43.	**File Status**	**Date**
	File received on	19.08.2026
	First notice Sent on	16.09.2026
	1st hearing on	14.09.2026 (Adjourned)
	2nd hearing on	21.09.2026 (Adjourned)
	3rd hearing on	05.10.2026 (Adjourned)
	4th hearing on	05.10.2026
44.	**Case History:** The Promoter, M/s 4S Developers Pvt. Ltd. being the license holder/collaborator, applied for amendment in the registration of the real estate Affordable Group Housing Colony namely "Aster Avenue 36", located at Sector-36, Sohna, Gurugram, Haryana, on 19.08.2026 vide RPIN-1097. The Temp. I.D. of REP-I (Part A-H) is RERA-GRG-PROJ-2293-2025. The project area proposed for amendment in registration is 7.207 acres. The Department of Town & Country Planning, Haryana granted Licence No. 235 of 2023 dated 02.11.2023 in favour of M/s 4S Developers Pvt. Ltd. for setting up an Affordable Group Housing Colony over an area measuring 8.309 acres in Sector-36, Sohna, Gurugram. Thereafter, Licence No. 269 of 2023 dated 28.12.2023 was granted by the Department of Town & Country Planning, Haryana in favour of Sh. Ashutosh Verma S/o Sh. Baleshwar Verma, Sh. Mahesh Kumar S/o Sh. Hari Chand and M/s 4S Developers Pvt. Ltd., in collaboration with M/s 4S Developers Pvt. Ltd., for setting up an Affordable Group Housing Colony over an additional area measuring 1.37 acres (in addition to Licence No. 253 of 2023) in Sector-36, Sohna, thereby making the total project area 9.6840 acres. The Promoter obtained the revised demarcation-cum-zoning plan and phasing plan of the project vide DTCP Memo No. ZP-1949/JD(RA)/2024/14070 dated 09.05.2024. As per the phasing plan approved on 09.05.2024, the entire project comprises two phases, namely Phase I measuring 7.207 acres and Phase II measuring 2.477 acres. Further, the Promoter obtained approval of the building plans vide Memo No. ZP-1949/JD(RA)/2024/20570 dated 09.07.2024 from DTCP, Haryana. Thereafter, the aforesaid project namely "Aster Avenue 36" was registered with the Authority vide Registration Certificate No. 104 of 2024 dated 10.10.2024. Subsequently, the Promoter obtained the revised demarcation-cum-zoning plan incorporating TDR for the project vide DTCP Memo No. ZP-1949-Vol-II/JD(RA)/2025/40156 dated 16.10.2025, and revised building plans for Phase I and Phase II of the project vide DTCP Memo No. ZP-1949 Vol-II/JD(G)/2026/11690 dated 09.04.2026. Further, the Authority registered Phase II of the project, namely "Aster Avenue 36 Phase 2", measuring 2.477 acres, vide Registration No. 33 of 2026 dated 01.06.2026. Now, the Promoter has approached the Authority for amendment in Registration Certificate No. 104 of 2024, pursuant to the revision of the building plans as mentioned

above. The Promoter further states, in its application dated 19.08.2026, that certain changes have been proposed in the configuration of the Commercial-1 and Commercial-2 buildings pursuant to the revised approved building plans.

The proposed changes are as follows:

Particulars	Existing Configuration	Proposed/Revised Configuration	Status
Commercial-1	39 shops	63 shops	The Promoter has disclosed that **18 shops have already been sold.**
Commercial-2	60 shops	38 shops + 108 service apartments	The Promoter has stated that **no third-party rights, sale, or transfer have been created** in Commercial-2.

As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition to the sanctioned plan of the project requires the written consent of at least two-thirds of the allottees. **As per the details submitted by the Promoter, all 708 residential units have been sold to 708 allottees. In respect of the commercial units, 18 out of 99 units have been sold, involving 16 unique allottees. The Promoter has further submitted the written consent of 514 residential units and 6 commercial units (unique allottees), which constitutes more than two-thirds of the total number of unique allottees in the project, for the revision of the approved building plans.**

A public notice dated 28.08.2026 inviting objections till 14.09.2026 with respect to consideration of present application was published in The Tribune (English), The Indian Express (English) and Dainik Bhaskar (Hindi).

As per directions of the authority, the concerned PE and CA conducted a site visit on 08.10.2026. The current status of the site is as follows:
The project site is located in Sector 36, Sohna, Gurugram. the site of the project was visited and it is noted that the site is accessible through 12 m wide service road of 60 m wide Sohna- Gurugram road and 30m Sector road.

The project comprises 4 residential towers, 2 commercial blocks, creche and community building. It is further noted that the construction of superstructure of 4 residential towers and commercial 1 falling in this phase is in progress. Whereas, commercial 2 has not yet started.

On the date of inspection, approximately 200-220 labourers were engaged at the project site.

On 14.09.2026, the matter was adjourned and to come up on 21.09.2026.

On 21.09.2026, the matter was adjourned and to come up on 05.10.2026.

On 05.10.2026, the matter was adjourned and to come up on 12.10.2026.

	The promoter has submitted a reply on 30.09.2026 & which was scrutinized and the status of the documents is mentioned below:	
45.	**Present compliance status as on 12.10.2026 of deficient documents conveyed in deficiency notice dated 16.09.2026.**	1. Deficit fee of Rs 12,36,451/- needs to be submitted. **Status: Submitted** 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. **Status: Not submitted** 3. Online DPI needs to be corrected. **Status: Not submitted** 4. 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 revised and re-submitted. **Status: Submitted. However, the promoter has disclosed pending litigation before the District and Sessions Courts, Permanent Lok Adalat, DCDRC, Punjab & Haryana High Court, and HARERA.** 5. It is noted that, in the application submitted for amendment, the project land is held under a collaboration arrangement. Although the Collaboration Agreement defines the existing sharing pattern, the present amendment involves an increase in the FAR area, which consequently results in a change in the sharing ratio. Accordingly, the revised sharing model is required to be submitted. Further, the respective units falling within the share of the Landowner and the Promoter shall be clearly demarcated in the revised plans. In this regard, a joint affidavit duly executed, stamped and signed by the Managing Director of the Promoter Company and the Landowner confirming the revised sharing arrangement and demarcation of the respective units, shall also be submitted. **Status: Submitted, but needs to be revised after stamped and signed by the Managing Director of the Promoter Company and the Landowner confirming the revised sharing arrangement and demarcation of the respective units.**

		6. 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. **Status: An affidavit from the MD has been submitted stating that there are no changes except in the commercial blocks. However, the affidavit needs to be revised, as there have been changes in the approvals due to the revision, along with changes in the financial details. Hence, the same needs to be revised accordingly.** 7. Revisions in the building plans of the project in tabular form and duly marked on the site plan need to be submitted. **Status: Submitted** 8. Updated Booking list of units sold to the allottees as on date of the application applied for amendment which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. **Status: Submitted** 9. List of the unsold units as on date of the application for amendment in registration which includes unit no and unit area needs to be provided. **Status: Submitted, but needs to be revised. Since all the residential units have already been sold, and 18 commercial units out of 99. Accordingly, the number of unsold commercial units should be 81. However, the promoter has provided data for only 45 unsold units.** 10. The promoter has submitted the consent of allottees under Section 14(2)(ii) of the Act, 2016. However, 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: Submitted**

		11. Copy of revised fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Submitted** 12. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Approval submitted, but plans and estimated needs to be submitted.** 13. Revised Electrification plan/ Electricity load availability connection needs to be submitted. **Status: Submitted** 14. Airport height clearance for land falling under rect. 9//16 min and rect. 10//1/2/1 (0-8) needs to be submitted. **Status: Submitted** 15. The road access permission granted by NHAI vide letter dated 13.12.2023 was provisional in nature. Accordingly, the promoter is directed to submit the current status of the road access permission and the status of the final road access approval **Status: For the extension of approval from NHAI, the promoter applied to the concerned department on 02.09.2026.** 16. Revised project report needs to be submitted. **Status: Submitted** 17. Mining permission needs to be submitted. **Status: In reply, the Promoter has submitted that no fresh mining permission is required at this stage, as the requirement for which the said permission was obtained at the commencement stage has already been complied with by the Promoter.** 18. Copy of five sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted. **Status: Submitted, but minor changes have been identified.** 19. The revised brochure and advertisement incorporating the details of the proposed amendment need to be submitted. **Status: Submitted, but needs to be revised.**

		20. The promoter shall submit the present status of development/construction at the project site as on date. **Status: Submitted** 21. Details of any other cost amounts to Rs 500 lakhs and details of financial resources, loan from banks/financial institution amounts to Rs 13350 lakhs & Rs 900 lakhs from equity 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. Charge form needs to be submitted. Original NOC from lender dated 13.05.2026 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. Original NOC from lender dated 13.05.2026 needs to be submitted** 23. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter dated 13.05.2026, CA Certificate of financial & inventory details. **Status: Submitted, but CA Certificate of financial & inventory details needs to be revised.** 24. Independent Auditors Report for the financial year 2022-23, 2023-24 and 2024-25. Statement of quarterly fund flow and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 25. Schedule and Challan of EDC paid for the project needs to be submitted. **Status: Submitted** 26. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. **Status: Submitted**
46.	**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. 2. Online DPI needs to be corrected. 3. It is noted that, in the application submitted for amendment, the project land is held under a collaboration arrangement. Although the Collaboration Agreement defines the existing sharing pattern, the

		present amendment involves an increase in the FAR area, which consequently results in a change in the sharing ratio. Accordingly, the revised sharing model is required to be submitted. Further, the respective units falling within the share of the Landowner and the Promoter shall be clearly demarcated in the revised plans. In this regard, a joint affidavit duly executed, stamped and signed by the Managing Director of the Promoter Company and the Landowner confirming the revised sharing arrangement and demarcation of the respective units, shall also be submitted. **Status: Submitted, but needs to be revised after stamped and signed by the Managing Director of the Promoter Company and the Landowner confirming the revised sharing arrangement and demarcation of the respective units** 4. 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. **Status: An affidavit from the MD has been submitted stating that there are no changes except in the commercial blocks. However, the affidavit needs to be revised, as there have been changes in the approvals due to the revision, along with changes in the financial details. Hence, the same needs to be revised accordingly.** 5. List of the unsold units as on date of the application for amendment in registration which includes unit no and unit area needs to be provided. **Status: Submitted, but needs to be revised. Since all the residential units have already been sold, and 18 commercial units out of 99. Accordingly, the number of unsold commercial units should be 81. However, the promoter has provided data for only 45 unsold units.** 6. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted.

		Status: Approval submitted, but plans and estimated needs to be submitted. 7. The revised brochure and advertisement incorporating the details of the proposed amendment need to be submitted. **Status: Submitted, but needs to be revised.** 8. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. Original NOC from lender dated 13.05.2026 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. Original NOC from lender dated 13.05.2026 needs to be submitted** 9. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter dated 13.05.2026, CA Certificate of financial & inventory details. **Status: Submitted, but CA Certificate of financial & inventory details needs to be revised.**

Recommendation: The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 46.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of remaining deficiencies before the issuance of the addendum certificate.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 12.10.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 12.10.2026

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

Sh. Sanju (Director) and Sh. Charan Das (AR) are present on behalf of the promoter.

The Director of the promoter company submits that the project is being developed over an area measuring 9.684 acres in two phases, both of which have already been registered. The promoter has applied for amendment of the registration of Phase-1, registered vide Registration Certificate No. 104 of 2024, pursuant to the revision in the building plans of the said phase. The Director of the promoter submits that Phase-1 comprises Towers A, B, C and D, and Commercial Blocks 1 and 2. It is submitted that the proposed revisions are limited to the commercial blocks,

while the building plans of the remaining towers remain unchanged. The Director further submits that pursuant to the revised plans, the number of shops in Commercial Block 1 has increased from 39 to 63, whereas in Commercial Block 2, the number of shops has been reduced from 60 to 38, with the addition of 108 service apartments. Accordingly, the promoter has submitted the consents of more than two-thirds of the unique allottees for the proposed amendment.

Further, the Director of the promoter company submits that the application for amendment of the registration of Phase-1 was submitted before the Authority on 19.08.2026 in compliance with the directions issued by the Authority vide order dated 18.05.2026.

In view of the above, the Director of the promoter company requests the Authority to approve the amendment of registration of the project , submitting that all requisite approvals are in place and that the remaining minor deficiencies/documents shall be submitted before the issuance of addendum certificate under section 4 of the Act, 2016.

The Authority observes that the present application pertains to the proposed amendments in the building plans of the commercial blocks, involving a change in the number of shops and the provision of service apartments, as detailed above.

Accordingly, the amendment of registration of the project is approved as proposed. The Addendum Certificate shall be issued subject to the submission of the remaining deficiencies/documents mentioned above at Sr. No. 46, including the requisite corrections in Forms A to H and the online DPI.

(Arun Kumar)
Chairman, HARERA