Project – The Select Premia
RERA-GRG-2288-2026

Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	The Select Premia
2.	Name of the promoter	M/s Adore Propmart LLP
3.	Brief of the promoter	**M/s Adore Propmart LLP** is an active real estate development firm incorporated on **16 March, 2021** and classified under Construction and Real Estate Development. The company is managed by its two key promoters and partners, Jetaish Kumar Gupta amd Kaptan Singh. It operates with a total obligation of contribution (contributed/paid-up capital) of Rs. 10,00,00,000/- (Rs. 10.00/- Crore. Registered under AAW-3361 at House No. A-43, First Floor, Front Side Shera Mohalla, Garhi, Near East of Kailash, New Delhi
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector- 77, Gurugram
6.	Legal capacity to act as a promoter	Collaborator (Now, License Holder vide memo no. LC-5131-II/JE(RK)/2026/35334 dated 01.10.2026.)
7.	Name of license holder	Sh. Ram Avtar S/o Dharmo, Sh. Satendra S/o Ramphal and others
8.	Status of project	Ongoing
	Whether registration applied for whole	Whole
	Phase no.	N/A
9.	Completion date as mentioned in REP-II	OC – 18.11.2028 CC – 28.02.2029
10.	Online application ID	RERA-GRG-PROJ-2288-2026
11.	QPR Compliances	RC 51 of 2024 dated 13.05.2024 – Submitted upto June 2026
12.	4(2)(l)(D) Compliances	RC 51 of 2024 dated 13.05.2024 – 2024-2025 Not Submitted
13.	4(2)(l)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	NIL
16.	RC Conditions Compliances (RC 95 of 2025)	Environment Clearance within 3 months – Submitted.
17.	Number of Towers	7 Residential + 1 EWS + 1 Commercial
18.	Number of Floors	Tower 1 - S + 26 Tower 2 – S + 26 Tower 3 – S + 26

		Tower 4 – S + 26 Tower 5 – S + 26 Tower 6 – S + 31 Tower 7 – S + 31 EWS - G + 8		
19.	**Carpet Area Range**	1008.04 sq ft to 1632.99 sq ft		
20.	**Number of units**	768 Residential + 136 EWS + 16 Commercial		
21.	**Sold Units**	424 Residential out of 768 Residential		
22.	**Unsold units**	344 Residential + 16 Commercial		
23.	**Total Project cost**	Rs 1365.80/- Crores		
24.	**Project Expenditure So far**	Rs 416.06/- Crores		
25.	**Estimates expenditure for completion so far**	Rs 949.74/- Crores		
26.	**Total Sale Consideration**	Rs 1686/- Crores		
27.	**Total amount received from sale proceeds**	Rs 265.40/- Crores		
28.	**Total Amount to be Received**	Rs 1420.60/- Crores		
29.	**Construction Cost of Tower**	Rs 3000 per sq ft		
30.	**Closing balance in RERA A/c as on 30.06.2026**	Rs 0.49/- crores		
31.	**License no.**	264 of 2023 dated 19.12.2023		Valid till 18.12.2028
32.	**Total area**	9.2453 acres	**Area to be registered**	9.2453 acres

33. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity upto
i)	**License Approval**	264 of 2023 dated 19.12.2023	Valid till 18.12.2028
ii)	**Zoning Plan Approval**	Drg. No. DGTCP 9883 dated 19.12.2023	N/A
iii)	**Building plan Approval**	ZP-1938/PA(DK)/2024/8558 dated 11.03.2024	10.03.2029
	Revised Building plan Approval	ZP-1938-II/PA(DK)/2026/16169 dated 08.05.2026	07.05.2031
iv)	**Environment Clearance**	EC24B3812HR5896851N dated 14.11.2024	13.11.2034
	Revised Environment Clearance	EC26B3813HR5151451N dated 21.05.2026	20.05.2036

	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/201/751-54 dated 21.03.2024	19.03.2032
		Revised Airport height clearance	AAI/RHQ/NR/ATM/NOC/201/2846-49 dated 17.07.2025	16.07.2033
	vi)	Fire scheme approval	FS/2024/641 dated 08.05.2024	-
		Revised Fire scheme approval	Applied on 12.05.2026.	
	vii)	Service plan and estimate approval	LC-5131/Asstt (RK)/2024/14894 dated 20.05.2024	
		Revised Service plan and estimate approval	Applied on 14.05.2026	
34.	**Fee details**			
	a)	Registration fee (at the time of registration)	Resi- 66,410.458 * 1.78 * 10 =Rs. 11,82,106/- Comm- 187.072 * 1.78 * 20 = Rs 6,660/- Total – 11,88,766/-	
	b)	Processing fee (at the time of registration)	66,597.53 x 10 =Rs. 6,65,975/-	
	c)	Late fee (at the time of registration)	N/A	
	d)	Registration fee (at the time of amendment of registration)	Resi- 1,16,311.837 * 3.12 * 10 =Rs. 36,28,929/- Comm- 443.360 * 3.12 * 20 = Rs 27,666/- Total –36,56,595/-	
	e)	Processing fee (at the time of amendment of registration)	1,16,755.196 * 10 = Rs 11,67,552/-	
	f)	Late fee (at the time of amendment of registration)	N/A	
	g)	**Total (b+c+d+e+f)**	**Rs 54,90,122/-**	
	DD Details			
	(a)	**DD/RTGS amount**	Rs. 11,90,000/- Rs. 6,64,741/- Rs 1,50,000/- Rs 34,85,381/-	
	(b)	**DD/RTGS no. and date**	026588 dated 14.03.2024 026705 dated 12.04.2024 M3328863 dated 07.07.2026	

			558453 dated 03.09.2026
	(c)	**Name of the bank issuing**	IDBI Bank
	(d)	**Total amount paid**	**Rs 54,90,122/-**
	(e)	**Deficient amount**	**NIL**
35.	**File Status**		**Date**
	File received on		06.07.2026
	First notice Sent on		28.07.2026
	First hearing on		03.08.2026
	Second hearing on		17.08.2026
	Third hearing on		14.09.2026
	Fourth hearing on		12.10.2026

36. Case History:

The Promoter M/s Adore Propmart LLP who is a collaborator had applied for the registration of real estate Group Housing Colony namely "The Select Premia" located at Sector-77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1560-2024. Accordingly, the authority registered the project vide RC no. 51 of 2024 dated 13.05.2024 valid till 28.02.2029.

Now, the Promoter M/s Adore Propmart LLP who is Collaborator has applied for the amendment of registration of real estate Group Housing Colony registered vide RC no. 51 of 2024 dated 13.05.2024 for project namely "**The Select Premia**" located at Sector-77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 113862 dated 06.07.2026 and RPIN-1078. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2288-2026.

At the time of registration some area was shown as future development. Now, the promoter has obtained the revised building plans of that area.

Now, the promoter has applied for the amendment in the registration certificate after obtaining the revised building plans which were approved by DTCP, Haryana vide no. ZP-1938-II/PA(DK)/2026/16169 dated 08.05.2026.

Further, the promoter has submitted the copy of Sale deeds executed between the landowners and the promoter with respect to the licensed land. Now, the promoter has applied as a license holder. However, the transfer of license in favour of the promoter has not been submitted.

The promoter has submitted the list of sold inventory alongwith the consent of two-third existing allottees. As per the list, there are total **424 sold units** out of which there are **395 unique allottees**. The promoter has submitted written consent of **286 unique allottees out of total 395 unique allottees** regarding the revision in building plans.

The application for amendment of registration was scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1078 dated 28.07.2026 with an opportunity of hearing on 03.08.2026.

The changes/ modifications as per the revised building plans are listed below:

Project	**Tower-1 to 7, 1 EWS and Commercial**

	Previous Sanctioned	Revised Sanctioned
Plot Area	9.2453 acres	9.2453 acres
FAR	66,597.53 Sqm	1,16,755.196 Sqm
Ground Coverage	3632.639 Sqm	6998.680 Sqm
Floor Configuration	Tower 1 - S + 26 Tower 2 – S + 26 Tower 3 – S + 26 Tower 4 – S + 26 Tower 5 – S + 18 Tower 6 – Not Sanctioned Tower 7 – Not Sanctioned EWS - G + 5	Tower 1 - S + 26 Tower 2 – S + 26 Tower 3 – S + 26 Tower 4 – S + 26 Tower 5 – S + 26 Tower 6 – S + 31 Tower 7 – S + 31 EWS - G + 8
Number of Units	Residential – 488 EWS- 96 Commercial - 1	Residential – 768 EWS- 136 Commercial - 16
Number of Car Parking	1829	1620
Count of Units	Tower -1 – 104	Tower -1 – 104
	Tower -2 – 104	Tower -2 – 104
	Tower -3 – 104	Tower -3 – 104
	Tower -4 – 104	Tower -4 – 104
	Tower -5 – 72	Tower -5 – 104
	Tower -6 – 0	Tower -6 – 124
	Tower -7 – 0	Tower -7 – 124
	EWS - 96	EWS -136

The promoter has submitted a reply on 23.07.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 17.07.2026 for objection till 30.07.2026 has been submitted. No objections have been received w.r.t the above public notice till date.

On 03.08.2026, the matter is adjourned and fixed for 17.08.2026.

The site visit has been conducted on 12.08.2026 and found that the site has access through 12 m service road alongwith the 60m sectoral road. Further, the construction work at site is in progress.

On 17.08.2026, the matter is adjourned and fixed for 14.09.2026.

The promoter has submitted two replies dated 02.09.2026 and 07.09.2026 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 14.09.2026, the matter was adjourned and fixed for 12.10.2026.

The promoter has submitted a reply dated 05.10.2026 which was scrutinized and the status of documents is mentioned below:

37.	**Present compliance status as on 12.10.2026 of the**	1. Deficit Fee - Rs 34,85,381/- needs to be submitted. **Status: Submitted vide DD no. 558453 dated 03.09.2026 amounting to Rs 34,85,381/-.**

	deficiencies conveyed through notice dated 28.07.2026.	2. 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: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Transfer of license needs to be submitted. **Status: Submitted. Approval order vide memo no. LC-5131-II/JE(RK)/2026/35334 dated 01.10.2026.** 5. The promoter shall submit a duly notarized affidavit from the Partner 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: Submitted.** 6. The promoter shall submit a duly notarized affidavit from the Partner affirming that the details of consent submitted at the time of application for amendment of registration are true and correct in nature. **Status: Submitted.** 7. Comparison sheet regarding the revision in the building plans duly marked on the plans needs to be submitted. **Status: Submitted.** 8. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 12.05.2026. Applied copy attached. 9. Revised Service plan and estimates need to be submitted. Status: Applied on 14.05.2026. 10. Pert Chart needs to be submitted. **Status: Submitted.** 11. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Aks- shajra submitted alongwith the report from Tehsildar, Manesar that the entry of mutation for the Shikohpur village cannot be entered due to technical problem in the new portal.** 12. Latest Land Title search report needs to be submitted. **Status: Submitted.** 13. Superimposed demarcation plan on the approved layout plan needs to be submitted. **Status: Submitted.** 14. Five copies of executed Application form need to be submitted. **Status: Submitted.** 15. Five copies of executed Allotment Letter need to be submitted.

		Status: Submitted. 16. Five copies of executed Builder Buyer Agreement need to be submitted. **Status: Submitted.** 17. Five copies of executed Conveyance deed need to be submitted. **Status: The promoter stated that they have not execute any conveyance deed.** 18. Re-validated Mining permission needs to be submitted. **Status: The promoter has submitted an affidavit stating that the promoter shall submit the Mining permission within 6 months from the approval of the Authority.** 19. Draft Brochure needs to be revised. **Status: Submitted.** 20. NOC from lender needs to be submitted. **Status: Submitted.** 21. Final Approval of change in free account needs to be submitted. **Status: Applied on 01.09.2026. However, promoter submitted a Bank NOC regarding no transaction and never operational of the previous Free Account which is mentioned in the registration certificate.** 22. CA Certificate for financial details of inventory (Sold/ Unsold) needs to be revised. **Status: Submitted.** 23. Affidavit regarding no registered agent needs to be submitted. **Status: Submitted.** 24. Project report needs to be submitted. **Status: Submitted.** 25. Others in financial resources needs to be submitted. **Status: Submitted.** 26. Affidavit regarding 10 % auto deduct for EDC needs to be submitted. **Status: Submitted.** 27. Copy of paid challan of EDC/ IDC needs to be submitted. **Status: Submitted.** 28. Background of the promoter needs to be submitted. **Status: Submitted.** 29. Miscellaneous cost needs to be clarified. **Status: Submitted.** 30. Latest data from MCA site of promoter company needs to be submitted. **Status: Submitted.** 31. Latest CA Certificate for net worth of the promoter needs to be submitted. **Status: Submitted.**

38.	**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. 2. Online DPI needs to be corrected. 3. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 12.05.2026. Applied copy attached. 4. Revised Service plan and estimates need to be submitted. Status: Applied on 14.05.2026. 5. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Aks- shajra submitted alongwith the report from Tehsildar, Manesar that the entry of mutation for the Shikohpur village cannot be entered due to technical problem in the new portal.** 6. Re-validated Mining permission needs to be submitted. **Status: The promoter has submitted an affidavit stating that the promoter shall submit the Mining permission within 6 months from the approval of the Authority.** 7. Final Approval of change in free account needs to be submitted. **Status: Applied on 01.09.2026. However, promoter submitted a Bank NOC regarding no transaction and never operational of the previous Free Account which is mentioned in the registration certificate**

Recommendations:

The application submitted by the promoter for the amendment of 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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Revised Fire Scheme Approval, Revised Service plan and Estimates and the documents mentioned above.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above.

Asha
Asha
Chartered Accountant

12/10/26
Ashish Kush
Planning Executive

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

PROCEEDINGS OF THE DAY

Proceedings dated: 12.10.2026

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

Sh. Jetaish Gupta (Partner) is present on behalf of the promoter.

The Authorized Representative of the promoter submits that an application dated 06.07.2026 has been submitted before the Authority seeking amendment of the existing Registration Certificate No. 15 of 2024 dated 13.05.2024, which is valid up to 28.02.2029 (as per the declared timeline for completion of the project under Section 4(2)(l)(C) of the Act, 2016). Presently, Revised Fire Scheme Approval, Revised service plans and estimates and Re-validated Mining permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

i. Revised Fire Scheme Approval and Revised Service Plans and Estimates within 6 months from the date of grant of addendum Certificate; and
ii. Re-validated Mining Permission within 6 months from the date of grant of addendum Certificate.

Further, he undertakes to submit two Demand Drafts/Bank Guarantees 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 approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of Revised Fire Scheme Approval and Revised Service Plans and Estimates within 6 months from the date of grant of Addendum Certificate.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the Revalidated Mining permission within 6 months from the date of grant of addendum Certificate and the promoter shall submit an affidavit by partner of the firm stating that the Mutation and Jamabandi duly certified by revenue officer shall be duly submitted after resolving the technical issue of the new portal of the revenue department. The conditions to the said effect shall be incorporated in the Addendum Certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 38.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned at S. No 38 including correction in A-H form, Online DPI, Final Approval of change in free account and submission of two BG's/DD's of Rs. 25 lakhs each for submission of Revised Fire Scheme approval and Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA