

**Project - The Aureva**
**Promoter - M/s DLF Home Developers Ltd.**
**Hearing brief for registration of Project u/s 4**

| S.No | Particulars                                  | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                       |
|------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| 1.   | Name of the project                          | The Aureva                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                       |
| 2.   | Name of the promoter                         | M/s DLF Home Developers Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                       |
| 3.   | Brief of promoter                            | M/s DLF Home Developers Limited is a real estate development company and a flagship subsidiary of the DLF Group. Incorporated on 29 December 1995, the company is engaged in the development of residential, commercial, and integrated township projects across India. The company is headquartered in Gurugram, Haryana. As per the latest available records, the company's authorised share capital is ₹14,307.24 crore. The Board of Directors includes Aakash Ohri, Devinder Singh, Vishal Damani, Vineet Kanwar, Mahender Singh, Badal Bagri, Ajai Singh, Aditya Singh, Amarjit Singh Minocha, and Neelu Goel. |                       |                       |
| 4.   | Nature of the project                        | Retirement Housing Project under Retirement Housing Policy dated 04.11.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                       |                       |
| 5.   | Location of the project                      | Sector 63, Gurugram                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |
| 6.   | Legal capacity to act as a promoter          | Collaborator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                       |
| 7.   | Name of the license holder                   | Vamil Builders & Developers Pvt. Ltd., Hoshi Builders & Developers Pvt. Ltd., Akina Builders & Developers Pvt. Ltd., Atherol Builders & Developers Pvt. Ltd., Arlie Builders & Developers Pvt. Ltd.<br><b>Now have been merged with DLF Ltd. pursuant to the order dated 14.01.2026 passed by Hon’ble NCLT. Updation of same in DTCP record pending.</b>                                                                                                                                                                                                                                                             |                       |                       |
| 8.   | Name of collaborator                         | M/s DLF Home Developers Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                       |
| 9.   | Status of project                            | New                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |
| 10.  | Whether registration applied for Whole/Phase | Whole                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |                       |
| 11.  | Online application ID                        | RERA-GRG-PROJ-2265-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                       |
| 12.  | License no.                                  | 209 of 2025 dated 16.10.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       | Valid upto 15.10.2030 |
| 13.  | Total licensed area                          | 4.16875 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Area to be registered | 4.16875 Acres         |
| 14.  | Projected completion date as per REP II      | 31.10.2033                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |                       |
| 15.  | QPR Compliances (if applicable)              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |
| 16.  | 4(2)(I)(D) Compliances (if applicable)       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |
| 17.  | 4(2)(I)(C) Compliances (if applicable)       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |
| 18.  | Status of change of bank account             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |                       |

|     |                                                                          |                                         |                                                                                                                                        |               |
|-----|--------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 19. | Details of proceedings pending against the project                       |                                         | N/A                                                                                                                                    |               |
| 20. | RC Conditions (if Complies applicable)                                   |                                         | N/A                                                                                                                                    |               |
| 21. | Total no. of towers                                                      |                                         | 1 Residential tower (S+45 Floors) and other common facilities including commercial.                                                    |               |
| 22. | Total no. of units                                                       |                                         | 172 Residential units and 4 commercial units.                                                                                          |               |
| 23. | Carpet area                                                              |                                         | Residential - 2349 Sq ft (4BHK + Staff dormitory).<br>Commercial - (174 Sq ft to 384 Sq ft)                                            |               |
| 24. | Total project cost                                                       |                                         | Rs 1,656.33 Cr.                                                                                                                        |               |
| 25. | Expenditure incurred                                                     |                                         | Rs 65.13 Cr.                                                                                                                           |               |
| 26. | Expenditure to be incurred                                               |                                         | Rs 1,591.20 Cr.                                                                                                                        |               |
| 27. | Cost of construction                                                     |                                         | Tower 1: Rs 9179.07 per sqft<br>Commercial: Rs 3700 per sqft<br>Club House: Rs 9179.07 per sqft<br>Other structures: Rs 3700 per sqft  |               |
| 28. | Statutory approvals either applied for or obtained prior to registration |                                         |                                                                                                                                        |               |
|     | S.No                                                                     | Particulars                             | Date of approval                                                                                                                       | Validity upto |
|     | i)                                                                       | License Approval                        | 209 of 2025 dated 16.10.2025                                                                                                           | 15.10.2030    |
|     | ii)                                                                      | Zoning plan approval                    | DRG. No. DTCP 12236 dated 29.05.2026                                                                                                   | -             |
|     | iii)                                                                     | Building plan approval                  | ZP-2261/PA(DK)/2026/24897 dated 14.07.2026                                                                                             | 13.07.2031    |
|     | iv)                                                                      | Environmental Clearance                 | Not submitted                                                                                                                          | -             |
|     | v)                                                                       | Airport height clearance                | AAI/RHQ/NR/ATM/NOC/2024/708 /2438-41 dated 20.08.2024                                                                                  | 19.08.2032    |
|     | vi)                                                                      | Fire scheme approval                    | Not submitted                                                                                                                          | -             |
|     | vii)                                                                     | Service plan estimates approval         | Not submitted                                                                                                                          | -             |
|     | viii)                                                                    | Electrical load availability connection | Not submitted                                                                                                                          | -             |
| 29. | Fee Details                                                              |                                         |                                                                                                                                        |               |
|     | Registration Fee                                                         |                                         | Residential:<br>52331.69 * 3.15 * 10 = Rs 16,48,448/-<br>Commercial:<br>809.775 * 3.15 * 20 = Rs 51,016/-<br>Total:<br>Rs. 16,99,464/- |               |
|     | Processing Fee                                                           |                                         | 53141.465 x 10 =Rs. 5,31,415/-                                                                                                         |               |
|     | Late Fee                                                                 |                                         | N/A                                                                                                                                    |               |
|     | Total Fee                                                                |                                         | Rs. 22,30,879/-                                                                                                                        |               |

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| 30. | <b>DD amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Rs. 22,25,000/-<br>Rs. 25,000/-                    |
|     | <b>DD no. and date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 525868 dated 27.05.2026<br>525928 dated 26.06.2026 |
|     | <b>Name of the bank issuing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ICICI Bank                                         |
|     | <b>Deficient amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NIL                                                |
| 31. | <b>File Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Date</b>                                        |
|     | <b>File received on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 16.07.2026                                         |
|     | <b>First notice Sent on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 05.08.2026                                         |
|     | <b>1<sup>st</sup> hearing on</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 10.08.2026                                         |
| 32. | <b>Case History:</b> <p>I. The Promoter M/s DLF Home Developers Ltd. who is a Collaborator applied for the registration of real estate Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 project namely "The Aureva" located at Sector-63, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 114380 dated 16.07.2026 and RPIN-1083. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2265-2026. The project area for registration is 4.16875 acres same as total licensed area i.e.; 4.16875 acres vide License no - 209 of 2025 dated 16.10.2025 valid upto 15.10.2030.</p> <p>II. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1083 dated 05.08.2026 was issued to the promoter with an opportunity of being heard on 10.08.2026.</p> <p>III. The Department of Town &amp; Country Planning, Haryana granted license no. 209 of 2025 dated 16.10.2025 in favour of M/s Vamil Builders &amp; Developers Pvt. Ltd., Hoshi Builders &amp; Developers Pvt. Ltd., Akina Builders &amp; Developers Pvt. Ltd., Atherol Builders &amp; Developers Pvt. Ltd., Arlie Builders &amp; Developers Pvt. Ltd. In collaboration with M/s DLF Home Developers Ltd. for setting up a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.16875 acres in Sector- 63, Gurugram. Further, it is noted that the landowning companies in respect of above-mentioned license have now been merged with DLF Ltd. pursuant to the order dated 14.01.2026 passed by Hon'ble NCLT, and the promoter has submitted the intimation of same to DTCP on 06.07.2026 but the recognition of same in DTCP record is still pending. Further, the license land has been mutated in the name of M/s DLF Limited vide mutation no. 4301 as per revenue record submitted by the promoter.</p> <p>IV. A public notice dated 18.07.2026 with respect to the application dated 16.07.2026 regarding registration of the project submitted by the promoter was issued in The Times of India (English), Hindustan Times (English), and Dainik Tribune (Hindi) newspapers along with publication on official website of the Authority. An opportunity of hearing is also granted on 10.08.2026. No objections received in the Authority against the public notice issued dated 18.07.2026</p> <p>V. The site of project has been visited on 07.08.2026 and it is reported that the project site has access from 24 mt wide road which is partly metaled and operational as on</p> |                                                    |

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|     | <p>date. The 24 mt wide road is further connected to 60 mt wide road having 12 mt wide service road, fully operational and motorable. Further, assurance for water, sewer, storm has also been granted to the promoter for their connection.</p> <p>The promoter has submitted a reply on 07.08.2026 which has been scrutinized and the status of documents is mentioned below</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 33. | <p><b>Present compliance status as on 10.08.2026 of deficient documents conveyed vide notice dated 05.08.2026</b></p>                                                                                                                                                                                                                                                              | <ol style="list-style-type: none"> <li>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.<br/>Status: Needs to be corrected.</li> <li>Corrections in online DPI need to be done.<br/>Status: Needs to be corrected.</li> <li>The details of ongoing litigations in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.<br/><b>Status: Submitted.</b></li> <li>It is noted that the landowning companies in respect of license no. 209 of 2025 have now been merged with DLF Ltd. pursuant to the order dated 14.01.2026 passed by Hon'ble NCLT, recognition of same in DTCP record needs to be submitted.<br/>Status: Applied on 06.07.2026</li> <li>Environmental clearance of the project needs to be submitted.<br/>Status: Not submitted.</li> <li>Approved fire scheme of the project needs to be submitted.<br/>Status: Not submitted.</li> <li>Approved service plans and estimates needs to be submitted.<br/>Status: Not submitted.</li> <li>Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer six months prior to date of application needs to be submitted.<br/><b>Status: Submitted.</b></li> <li>Project report needs to be revised.<br/>Status: Needs to be revised.</li> <li>Approved electrification plan needs to be submitted.<br/>Status: Not submitted.</li> <li>Road access permission needs to be submitted.</li> </ol> |

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|  |  | <p><b>Status: Promoter states that project abuts a 24-meter-wide sector road which is fully motorable up to the project site and further connected to 60-meter-wide sector road.</b></p> <p>12. Natural Conservation Zone NOC, Tree cutting permission, powerline shifting NOC and forest land diversion NOC, if applicable, needs to be submitted.<br/><b>Status: Submitted affidavit for non-applicability</b></p> <p>13. Mining permission needs to be submitted.<br/>Status: Promoter undertakes to provide prior to start of construction.</p> <p>14. PERT chart of the project needs to be revised.<br/>Status: Needs to be revised</p> <p>15. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised.<br/>Status: Needs to be revised</p> <p>16. Draft brochure/advertisement document of the project needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>17. Cost of the land amounts to Rs 12038 lakhs needs to be clarified according to the area applied for the registration is 4.1688 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.<br/>Status: Submitted but needs to be clarified</p> <p>18. Clarification needs to be submitted as administrative cost, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 51347.03 lakhs and details of financial resources from equity amounts to Rs 6513.66 lakhs mentioned in DPI needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>19. Original Bank Undertaking dated 09.06.2026 needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>20. Original CA Certificate of REP-1 (A-H) needs to be submitted and REP-II needs to be revised.<br/><b>Status: Submitted.</b></p> <p>21. Quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted.<br/>Status: Submitted but quarterly net cash flow statement needs to be revised and quarterly source of funds, and quarterly estimated expenditure statement needs to be submitted.</p> |
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|     |                | <p>22. 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)(I)(D) needs to be submitted.<br/> <b>Status: Submitted.</b></p> <p>23. Background and experience of work of the promoter needs to be submitted.<br/> <b>Status: Submitted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 34. | <b>Remarks</b> | <p>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.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. It is noted that the landowning companies in respect of license no. 209 of 2025 have now been merged with DLF Ltd. pursuant to the order dated 14.01.2026 passed by Hon'ble NCLT, recognition of same in DTCP record needs to be submitted.</p> <p>4. Environmental clearance of the project needs to be submitted.</p> <p>5. Approved fire scheme of the project needs to be submitted.</p> <p>6. Approved service plans and estimates needs to be submitted.</p> <p>7. Project report needs to be revised.</p> <p>8. Approved electrification plan needs to be submitted.</p> <p>9. Road access permission needs to be submitted.</p> <p>10. Mining permission needs to be submitted.</p> <p>11. PERT chart of the project needs to be revised.</p> <p>12. Drafts of application form, allotment letter, builder buyer agreement, conveyance deed need to be revised.</p> <p>13. Cost of the land amounts to Rs 12038 lakhs needs to be clarified according to the area applied for the registration is 4.1688 acres. Additionally, an Affidavit outlining the compliance of 4(2)(I)(D) with landowners needs to be submitted.</p> <p>14. Quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted.</p> |

**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

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environment clearance, fire scheme approval, service plan and estimates approval, mining permission and other documents mentioned above at S. No. 34.

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

*Ashish Dubey*

**Ashish Dubey**  
**Chartered Accountant**

*Sumeet*

**Sumeet**  
**Engineering Officer**

**Day and Date of hearing**

Monday and 10.08.2026

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 10.08.2026.

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

Sh. Anish Dham, Sh. Nishith Jain and Ms. Rounak Tiwari (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have obtained license no. 209 of 2025 dated 16.10.2025 in favour of M/s Vamil Builders & Developers Pvt. Ltd., Hoshi Builders & Developers Pvt. Ltd., Akina Builders & Developers Pvt. Ltd., Atherol Builders & Developers Pvt. Ltd., Arlie Builders & Developers Pvt. Ltd. in collaboration with M/s DLF Home Developers Ltd. for setting up a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.16875 acres in Sector- 63, Gurugram. After that the landowning companies in respect of above-mentioned license have been merged with DLF Ltd. pursuant to the order dated 14.01.2026 passed by Hon'ble NCLT, and the promoter has submitted the intimation of same to DTCP on 06.07.2026. The AR of the promoter requests for a weeks' time to submit the approval of DTCP recognizing the merger of landowning companies in DLF Ltd. Further submits that the project site is located on 24 mt wide road and the road is metaled and motorable as on date. So, there is no need for separate access permission and an affidavit to this effect shall be submitted to the Authority.

Further states that the environment clearance, fire scheme approval, service plan and estimates approval, approved electrification plan, 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:

- Environment clearance, fire scheme approval, service plan and estimates approval within 4 months from the date of grant of registration;
- Approved Electrification plan within 4 months from the date of grant of registration; and
- Mining permission before start of construction of project.

Further, he undertakes to submit three 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 above, 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



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as security amount for timely submission of environment clearance, fire scheme approval, service plan and estimates approval within 4 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frames, 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:

1. Approved electrification plan within 4 months from the date of grant of registration;
2. Mining permission before start of construction of project.

With regard to the approval from DTCP recognizing the merger of land-owning companies in DLF Ltd., the promoter is directed to submit the same with the Authority. Further, as far as road access permission is concerned, the promoter is directed to file an affidavit affirming their aforesaid submissions.

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, approval from DTCP recognizing the merger of companies 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. 34.

**(Arun Kumar)**  
**Chairman, HARERA**