

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY,
GURUGRAM

Name of the Complainant	M/s Glorii Education Technology Pvt. Ltd.
Name of the Respondent/ Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.
Name of project	The Riviera at AIPL Lake City
Location of project	Sector 103, Gurugram, Haryana
Date of order	30.03.2026

ORDER**A. Background Details of the case**

1. The Department of Town & Country Planning, Haryana (hereinafter referred to as DTCP, Haryana) granted license no. 62 of 2025 dated 01.05.2025 under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Haryana Rules, 1976 made thereunder for setting up of a group housing colony over an area measuring 5.1375 acres in revenue estate of village Daultabad and tikampur Sector-103, Gurugram, Haryana to M/s Babbler Projects Pvt. Ltd. and M/s AIPL Bharat Infrastructure Pvt. Ltd. in Collaboration with M/s AIPL Bharat Infrastructure Pvt. Ltd (hereinafter referred to as 'the Promoter-Company').
2. In pursuance to the above license, the promoter company i.e., M/s AIPL Bharat Infrastructure Pvt. Ltd., made an application for registration of the real estate project namely '**The Riviera at AIPL Lake City**' situated ay Sector 103, Gurugram, Haryana (hereinafter referred to as 'the Project') under Section 4 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the Act, 2016') on 03.11.2025 to the Authority and after due consideration, the project was conditionally registered with the Haryana Real Estate Regulatory Authority, Gurugram (henceforth referred to as 'the Authority') on 01.12.2025 with the following details:

S.No.	Particulars	Details
1.	Name of project	The Riviera at AIPL Lake City
2.	Name of promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.
3.	Area of project	5.1375 acres
4.	Nature of project	Group Housing Colony
5.	Location of project	Sector-103, Gurugram
6.	Registration no.	RC/REP/HARERA/GGM/1019/751/2025/122
7.	Date of registration	08.12.2025



Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

8.	Expiry of registration	30.06.2033
9.	Number of towers	Residential-2 + EWS - 1
10.	Number of units	Residential - 344 + EWS- 61 + Commercial - 7

3. It is pertinent to mention here that during the hearing of the registration application, certain representations were filed by M/s Glorii Education Technology Pvt. Ltd. (hereinafter referred to as 'the Complainant') stating that the complainant was co-sharer in the land under partition which is challenged in Hon'ble High Court vide CWP No. 21373 of 2025 and till the partition proceedings are not finalized, the registration of the project may not be granted. While rejecting the contention made by the Complainant in the representations, the Authority granted the conditional registration to the Project vide a reasoned order dated 01.12.2025.
4. Being aggrieved by the order dated 01.12.2025 passed by the Authority, the Complainant herein approached Hon'ble Haryana Real Estate Appellate Tribunal, Chandigarh, (hereinafter referred to as 'Hon'ble Appellate Tribunal') by filing an appeal bearing no. 1577-2025 and the said appeal was disposed of on 13.03.2026. The relevant paras of the order dated 13.03.2026 is reproduced hereinbelow for ready reference:

"6. It is evident that in the instant case, order has been passed by the Chairman sitting singly thus, requirement of Sections 29 and 34 of the Act are not met. The meeting has to be held as per the quorum provided in the Act.

7. The Act guards against formulation of any regulation delegating the powers envisaged by Section 85 of the Act to ensure that proper quorum is in place when administrative decisions are taken by the Authority. (See- M/s Shwas Builders and Developers Pvt. Ltd. v. Premchand Surendran, 2024 Supreme (Ker.) 1682)

8. In view of the above, it is evident that the order passed by the Authority is unsustainable in law and matter has to be remitted to the same Authority for decision afresh.

*9. 9. Needless to observe that this Tribunal has power under Section 44(6) of the Act to examine the legality, propriety or correctness of orders of the Authority even on its own motion. Having examined the same, we find the order unsustainable. Same is, thus, set aside. **The matter is thus remitted to the Authority to take decision afresh at the earliest. As the matter pertains to erection of a new project, it shall do so expeditiously, in any case, not later than 10 days of uploading of the order.***

10. As noticed above, in terms of order of High court dated 19.12.2025 in CWP 21373 of 2025, the respondents No. 2 and 3 are directed to keep

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

proportionate saleable carpet area frozen qua the disputed land till the partition proceedings attain finality."

5. That the promoter submitted an application on 16.03.2026 apprising the order dated 13.03.2026 passed by the Hon'ble HREAT in Appeal No. 1577 of 2025 as quoted above and requesting the Authority to pass an order with respect to the grant of registration to the subject project in terms of the order dated 13.03.2026 passed by the Hon'ble Appellate Tribunal.
6. Also, a representation was filed by M/s Glorii Education Technology Pvt. Ltd. on 19.03.2026 also reiterating the order passed by the Hon'ble Appellate Tribunal and Hon'ble high Court and seeking prayer to decline the grant of Registration Certificate afresh in respect of the project "Riviera at AIPL Lake City" in view of the pending title/partition disputes and the alleged non-compliance by the promoter with the provisions of Section 4(2)(d) and Section 4(2)(l) of the Real Estate (Regulation and Development) Act, 2016. In the alternative, the complainant has requested that the application for registration may be kept in abeyance until the final adjudication of the partition proceedings pending before the Hon'ble High Court and the proceedings before the Additional Chief Secretary, Town and Country Planning, Haryana and others.
7. Accordingly, a notice dated 20.03.2026 was issued to both the parties to appear before the Authority on 21.03.2026 at 11:00AM for hearing in compliance with the directions passed by the Hon'ble Appellate Tribunal. The promoter and complainant have been duly informed about the scheduled hearing through email as well as telephonically.

B. Brief facts of the complaint filed by M/s Glorii Education Technology Pvt. Ltd. i.e., the Complainant

8. That Licence No. 62 dated 01.05.2025 has been granted to Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited for the development of a residential Group Housing Colony over land comprised in Rect. No. 40, Killa No. 16/2/2(2-18), 16/1/2(0-19), Rect no. 41, Killa no. 20/2(3-18) situated in the revenue estate of Village Daultabad and Tehsil Kadipur, Gurugram, amongst other land. However, the complainant/petitioner company is the co-owner in possession of the land in Khewat no. 107, Rect. No. 40, Killa Nos. 16/1 (2-0), 16/2 (6-0) Marla, and Rect. No. 41, Killa No. 20 (8-0) total measuring 16 Kanals 0 Marla in the revenue estate of village Daultabad and Tehsil Kadipur, Gurugram.
9. Out of the aforesaid undivided land, the complainant is owner in possession of land measuring 8 Kanals 5 Marlas whereas M/s Desert Moon Realtors Pvt. Ltd. (the erstwhile owner of the Licensed land) is the co-owner of the remaining 31/64th share, i.e., 7 Kanals 15 Marlas. Upon learning about the illegal partition proceedings, the complainant had immediately taken appropriate legal recourse by filing a Revision Petition bearing ER No.115/2025 before the Learned Commissioner,

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

Gurugram, challenging the partition order dated 20.12.2024. Besides the Revision Petition, the Complainant had submitted the captioned application before this Ld. Authority.

10. It has been further informed in the aforesaid complaint that the Revision Petition was dismissed in a cursory and pedantic manner by the Commissioner, Gurugram division vide his order dated 13.07.2025. The said partition order was assailed before the Hon'ble Punjab and Haryana High Court in CWP No. 21373 of 2025 titled as Glorii Education Technology Private Limited vs. Commissioner, Gurugram Division, Gurugram and others. The said writ petition was heard by the Hon'ble High Court on 31.07.2025 and the Hon'ble High Court, after hearing both sides, as Babler Projects Pvt. Ltd. was present being on a caveat, has been pleased to issue notice of motion in the said writ and has also directed that 'status quo' as existing on the said date would be maintained by the parties.
11. In light of the above legal situation, the complainant has prayed that the Hon'ble Authority may be pleased to decline the grant of Registration Certificate afresh in respect of the project "Riviera at AIPL Lake City" in view of the pending title/partition disputes and the alleged non-compliance by the promoter with the provisions of Section 4(2)(d) and Section 4(2)(l) of the Real Estate (Regulation and Development) Act, 2016. In the alternative, the complainant has requested that the application for registration may be kept in abeyance until the final adjudication of the partition proceedings pending before the Hon'ble High Court and the proceedings before the Additional Chief Secretary, Town and Country Planning, Haryana.

C. Proceedings of the Authority dated 21.03.2026

12. During the proceedings dated 21.03.2026, Sh. Venket Rao (Advocate), Sh. Gunjan Kumar (AR), Sh. Anup Agarwal (AR), Ms. Sonam Sharma (AR) and Ms. Julie Jha (AR) appeared on behalf of the promoter, whereas Sh. Manish Jha (Advocate), Ms. Shreya Goel (AR), Ms. Divya Singla (AR) and Sh. Abhimanyu Kumar (AR) appeared on behalf of the complainant. Arguments were heard at length, and both parties requested permission to file written submissions. The Authority directed both the parties to file their detailed written submissions by 25.03.2026. Accordingly, the order was reserved, and the matter was listed for 30.03.2026 for pronouncement of orders.

D. Written Submission by the Complainant

13. Pursuant to the directions of the Authority, the complainant M/s Glorii Education Technology Pvt. Ltd. has filed detailed written submissions on 25.03.2026, reiterating the following contentions:

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

- i. The complainant has submitted that the Hon'ble HREAT has set aside the earlier order dated 01.12.2025 and remanded the matter to the Authority for fresh consideration of the registration application in light of the existing legal issues and facts.
- ii. It has been contended that a portion of the project land is subject to partition proceedings, which are presently under challenge before the Hon'ble Punjab & Haryana High Court in CWP No. 21373 of 2025, wherein the Hon'ble High Court has directed the parties to maintain status quo with respect to the disputed land. According to the complainant, the grant of registration during the pendency of such proceedings would be premature and may lead to multiplicity of litigation.
- iii. The complainant has further submitted that the project licence No. 62 of 2025 dated 01.05.2025, which forms the basis of the project, has also been challenged before the Director of Town and Country Planning. It has been stated that the DTCP, Haryana vide speaking order dated 19.02.2026, acknowledged the subsisting land dispute and directed that the proportionate saleable area qua the disputed land shall remain frozen till partition proceedings attain finality.
- iv. It is further contended that in view of the pending litigation and title disputes, the promoter does not possess clear and marketable title to the project land, which is a mandatory requirement under Sections 4(2)(1)(A) and 4(2)(1)(B) of the Real Estate (Regulation and Development) Act, 2016. Accordingly, the complainant submits that the promoter is unable to make the statutory declaration regarding clear title and absence of encumbrances.
- v. The complainant has also argued that permitting the promoter to advertise, market, or sell units in the project may lead to creation of third-party rights, which could further complicate the ongoing litigation. It has been submitted that the Hon'ble HREAT had earlier directed maintenance of status quo to avoid such complications.
- vi. Further, the complainant has alleged that the promoters have violated the conditions of the Registration Certificate, particularly Clause (G)(i), by failing to disclose the pending litigation before the Hon'ble High Court and HREAT in their advertisements and promotional materials, which is stated to be in violation of Sections 11(2), 11(4), and 12 of the RERA Act, 2016.

E. Written Submission by the Promoter

14. On 25.03.2026, the promoter i.e. M/s AIPL Bharat Infrastructure Pvt. Ltd. has also filed written submissions pursuant to the hearing held on 21.03.2026 reiterating the following contentions:

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

- i. In the submission the promoter retreated that the project was initially granted registration by the Authority vide Registration Certificate No. 122 of 2025 dated 08.01.2025 for a licensed land area of 5.1375 acres, comprising 2 residential towers, 1 EWS tower, and 7 commercial units, with a total of 344 residential units, 7 commercial units and 61 EWS units.
- ii. Subsequently, M/s Glorii Education Technology Pvt. Ltd. filed Appeal No. 1577 of 2025 before the Hon'ble Haryana Real Estate Appellate Tribunal (HREAT), challenging the grant of registration on the ground that 0.98 acres of the project land is subject to pending partition proceedings, which are also under challenge before the Hon'ble Punjab and Haryana High Court in CWP No. 21373 of 2025. The Hon'ble Appellate Tribunal, vide order dated 13.03.2026, remitted the matter to the Authority for fresh consideration and directed the promoter to keep the proportionate saleable carpet area qua the disputed land frozen until the partition proceedings attain finality.
- iii. The promoter has submitted that the status quo order passed by the Hon'ble High Court is limited only to the land under partition and does not restrain the authorities from granting approvals or registrations for the project. Further, it is stated that the said status quo order continued only up to 23.01.2026, and thereafter no such restriction has been imposed. The promoter has also submitted that the Department of Town and Country Planning had granted License No. 62 of 2025 dated 01.05.2025 after due diligence and verification of clear title and possession of the project land. Additionally, the DTCP, Haryana vide speaking order dated 19.02.2026, upheld the validity of the license after hearing both parties.
- iv. The promoter further contended that there is no bar under the HDRUA Act, 1975 or the RERA Act, 2016 prohibiting the grant of registration merely because litigation concerning the land is pending. It was submitted that the RERA Act emphasizes transparency through disclosure of pending litigations and encumbrances, rather than restricting registration.
- v. It was also argued that the promoter possesses a contiguous land parcel exceeding 5 acres, and therefore the concern raised by the complainant regarding the minimum land requirement for a group housing license is unfounded. The promoter has further alleged that the complainant owns only approximately 1 acre of land, which is surrounded by the promoter's land and other public land, and that the objections have been raised with the intention of creating hurdles in the development of the project.
- vi. In compliance with the directions of the Hon'ble Appellate Tribunal, the promoter has undertaken to exclude the proportionate saleable carpet area of 1,05,386 sq. ft., corresponding to the disputed land of 0.98 acres, from the registration of the project. An undertaking along with the details of the units

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

forming part of the said area has already been submitted to the Authority vide Dak Receipt ID 108890 dated 24.03.2026.

- vii. Further, the promoter has submitted that the allegation regarding non-compliance of the conditions of Registration Certificate No. 122 of 2025 is not sustainable, as the Hon'ble Appellate Tribunal has already set aside the earlier registration and remitted the matter to the Authority for fresh consideration. Therefore, the promoter contends that the show cause notice issued for alleged violation of registration conditions is liable to be withdrawn.
- viii. Accordingly, the promoter has requested the Authority to grant registration of the project after excluding the proportionate saleable carpet area of 1,05,386 sq. ft. relating to the disputed land, and to pass any other order deemed appropriate in the facts and circumstances of the case.

F. Findings of the Authority

15. The Authority has carefully considered the record of the case, the pleadings of the parties, the written submissions filed by the complainant and the promoter, as well as the orders passed by the Hon'ble Punjab and Haryana High Court and the Hon'ble Haryana Real Estate Appellate Tribunal, Chandigarh.
 - i. At the outset, it is observed that the Department of Town and Country Planning, Haryana, had granted License No. 62 of 2025 dated 01.05.2025 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 for development of a Group Housing Colony over an area measuring 5.1375 acres in Sector-103, Gurugram in favour of M/s Babler Projects Pvt. Ltd. and M/s AIPL Bharat Infrastructure Pvt. Ltd.
 - ii. Based on the aforesaid license granted by DTCP, Haryana and the approved building plans, the promoter had applied for registration of the project under Section 4 of the Act, 2016, and the Authority had granted conditional registration to the project vide order dated 01.12.2025. Subsequently, Registration Certificate No. RC/REP/HARERA/GGM/1019/751/2025/122 dated 08.12.2025 for the project namely "Riviera at AIPL Lake City" has been issued by the Authority. At the time of registration, the promoter had also submitted the requisite title documents with respect to the project land along with a Non-Encumbrance Certificate, declaring that the project land was free from encumbrances.
 - iii. In the meanwhile, M/s Glorii Education Technology Pvt. Ltd. filed a civil writ petition bearing no. 37959 of 2025 titled as M/s Glorii Education Technology Pvt. Ltd. Vs. State of Haryana and Ors. and the said writ petition was disposed

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

of vide order dated 12.01.2026 with a direction to the State of Haryana to decide the application/complaint dated 09.06.2025 filed by M/s Glorii Education Technology Pvt. Ltd. within a period of six weeks from the date of receipt of the said order. It is pertinent to mention here that said application/complaint dated 09.06.2025 was subsequently examined by the competent authority i.e. the Director, Town and Country Planning, Haryana, in compliance with the directions of the Hon'ble Punjab and Haryana High Court. The DTCP, Haryana vide speaking order dated 19.02.2026 upheld the validity of the license and observed that the same had been granted after due diligence and verification of title in accordance with the provisions of the HDRUA Act, 1975. However, it was directed that the proportionate saleable area qua the disputed land shall remain frozen till the partition proceedings attain finality.

- iv. The Authority also notes that the issue regarding the partition proceedings pertaining to a portion of the project land was raised by the M/s Glorii Education Technology Pvt. Ltd. i.e., complainant before the Revisional Authority/Commissioner, Gurugram Division, which had dismissed the challenge vide order dated 13.07.2025. Thereafter, the complainant herein approached the Hon'ble Punjab and Haryana High Court in CWP No. 21373 of 2025, wherein the Hon'ble High Court had directed the parties to maintain status quo with respect to the land under partition.
- v. With respect to the aforesaid status quo order passed in CWP no. 21373 of 2025, it continued only till the next date of hearing i.e., 18.03.2026 as is recorded in order dated 13.03.2026. The case was again listed for hearing before the Hon'ble High Court on 18.03.2026, however, it does not mention any status quo. As on date, there is no such order. In fact, both the counsel for the parties were specifically asked whether there is any stay order or any other order which puts an embargo on the Authority to proceed further in respect of the registration application under consideration. However, the answer is in negative. Thus, in absence of the same, there is no hitch in proceeding further.
- vi. Simultaneously, being aggrieved by the order dated 01.12.2025 passed by the Authority, an appeal bearing no. 1577 of 2025 was filed by M/s Glorii Education Technology Pvt. Ltd. before the Hon'ble Appellate Tribunal and the same was disposed of vide order dated 13.03.2026 whereby the order dated 01.12.2025 was set aside and the matter was remitted back to this Authority for fresh consideration. Further, it was directed that the proportionate

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

saleable carpet area qua the disputed land shall remain frozen till the partition proceedings attain finality.

vii. It is pertinent to mention here that in compliance with the directions of the Hon'ble Appellant Tribunal, both the parties were heard at length and the written submissions as well as the documents placed on record have been considered by the Authority. Before deliberating further, it is important to refer to the relevant provisions of the Act, 2016. It is pertinent to mention here that while applying for registration of a real estate project, a promoter is required to file an application under section 4 of the Act along with the requisite documents as mentioned in section 4 of the Act read with rule 3 of the Rules, 2017. In terms of Section 4(2)(1)(A) and (B) of the Act, a promoter seeking project registration must submit a declaration supported by affidavit confirming:

(A) the legal title to the land on which the development is proposed along with legally valid documents with authentication of such title, if such land is owned by another person;

(B) that the land is free from all encumbrances, or alternatively, complete details of all encumbrances or claims of any kind—including any rights, title, interest, or name of any party in or over the land along with details

viii. Further, Rule 3(1)(e) of the Rules, 2017 further obligates promoters to disclose "details of encumbrances on the land on which development of project is proposed; including details of any rights, title, interest, dues, litigation and name of any party in or over such land. Non encumbrance certificate issued by the concerned revenue authority not below the rank of Tehsildar' Also, Rule 14(1)(e)(ii)(D) of the Rules, 2017 mandates that these very disclosures be published on the Authority's website for public scrutiny.

ix. These statutory provisions clearly establish that complete disclosure of litigation or claims affecting the project land is not only permissible but mandatory, and the Authority must ensure truthful, complete, and transparent disclosures by promoters before granting registration. Sections 34 and 37 further require the Authority to secure compliance by promoters and to issue such directions as may be necessary for the proper discharge of its regulatory functions. Given the statutory scheme as discussed above, the Authority is not empowered to adjudicate or interfere in such complaints/litigation. However, the pendency of litigation affecting rights in the project land is a *material fact* that the promoter is statutorily bound to



Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

disclose, and the Authority is duty-bound to ensure that such disclosure is made available to the public at large.

- x. It is pertinent to mention here that the DTCP, Haryana vide speaking order dated 19.02.2026 upheld the validity of the license and observed that the same had been granted after due diligence and verification of title in accordance with the provisions of the HDRUA Act, 1975. The said license was granted after due scrutiny of the title documents and verification of ownership and possession of the licensed land. Further, Zoning Plan as well as the Building Plans were subsequently approved on 17.10.2025 and 03.11.2025, respectively. All the pre-requisite statutory approvals are in place. Thus, there is no embargo on the Authority to proceed further with the consideration of the present application for registration. The Authority, however, is required to ensure that while granting registration, adequate safeguards are put in place to protect the interests of all stakeholders, particularly in light of the pending litigation and the directions issued by the Hon'ble Appellate Tribunal and DTCP, Haryana.
- xi. Accordingly, keeping in view the nature of the ongoing litigation and in discharge of its obligations under Sections 34 and 37 of the Act, the Authority directs that a specific condition shall be incorporated in the Registration Certificate to the following effect:
- "The promoter shall make full, complete, and prominent disclosure of the litigation pending before the Hon'ble High Court in CWP No. 21373 of 2025, or any other proceedings affecting rights in the project land, in all brochures, advertisements, marketing or promotional materials, and on the promoter's website with respect to the project. The promoter shall also ensure that the said disclosure forms an integral part of every agreement for sale executed with allottees."
- xii. In view of the above judicial directions, the Authority is of the considered view that while the license granted by DTCP, Haryana and the approvals forming the basis of the project continue to remain valid, the specific direction issued by the Hon'ble Appellate Tribunal as well as DTCP, Haryana regarding freezing of the proportionate saleable carpet area qua the disputed land is required to be strictly complied with. This shall also form the condition of the registration.
- xiii. The Authority is of the considered view that such freezing of the proportionate saleable area adequately safeguards the interests of the complainant as well

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

as prospective allottees. Therefore, in addition to the disclosure requirement, it is necessary to impose a specific restriction that the promoter shall not advertise, market, book, sell, or offer for sale any unit forming part of the proportionate saleable area corresponding to the disputed land, which has been kept frozen in compliance with the directions of the Hon'ble Appellate Tribunal and DTCP, Haryana. Further, the promoter shall ensure that the layout plans, tower-wise details, and unit inventory submitted to the Authority and uploaded on the Authority's website clearly demarcate the excluded/frozen area, so as to avoid any ambiguity or misrepresentation to the public at large. This approach is also in consonance with the directions issued by the Hon'ble Appellate Tribunal and the DTCP, Haryana.

- xiv. Further, the Authority observes that the promoter has placed on record the title documents along with the Non-Encumbrance Certificate at the time of grant of license as well as at the time of filing the application under Section 4 of the Act, 2016. The validity of the license and title documents has already been examined and upheld by the DTCP, Haryana vide its speaking order dated 19.02.2026. The Authority, being a regulatory body, is not vested with jurisdiction to adjudicate complex questions of title, which are sub judice before the competent courts. However, any pending dispute or claim affecting the land is required to be duly disclosed in terms of the provisions of the Act and the Rules framed thereunder. The Authority also finds merit in the submission of the promoter that there is no statutory bar under the Act, 2016 or the rules framed thereunder, prohibiting grant of registration of a project merely on account of pendency of litigation, provided that full and complete disclosures are made and appropriate safeguards are incorporated to protect the interests of all stakeholders.
- xv. In view of the foregoing discussion, and in compliance with the directions issued by the Hon'ble Appellate Tribunal, the application for registration of the project namely "The Riviera at AIPL Lake City" is hereby allowed, subject to incorporation of the conditions as enumerated above, including the condition regarding freezing/exclusion of proportionate saleable carpet area corresponding to the disputed land and mandatory disclosure of pending litigation in all project-related communications and documents. Further, the Promoter is also directed to submit the revised required documents as per the provisions of the Act, 2016.

Project	The Riviera at AIPL Lake City
Promoter	M/s AIPL Bharat Infrastructure Pvt. Ltd.

xvi. In view of the aforesaid facts, the complaint of the M/s Glorii Education Technology Pvt. Ltd. is hereby decided in view of the foregoing reasons quoted above.

16. Disposed of accordingly



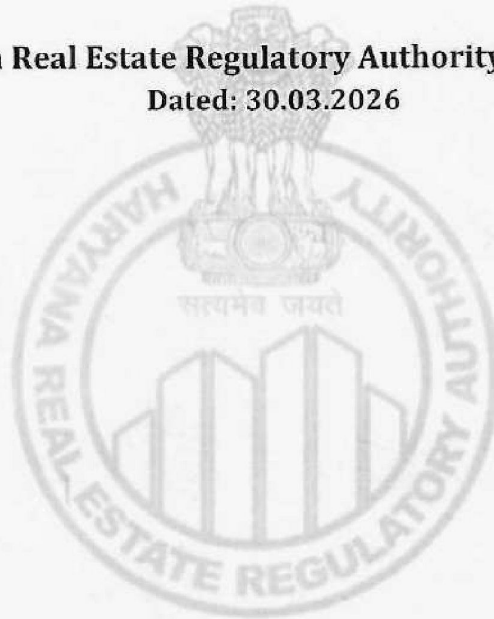
P.S. Saini
Member



Arun Kumar
Chairman

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 30.03.2026



HARERA
GURUGRAM