

GREENVIEW HEIGHTS

SECTOR 72

Builder: **Horizon Developers Ltd**

• Ready to Move / Occupied

Report Generated: 8 March 2026

v1.0

Executive Summary

Horizon GREENVIEW HEIGHTS is a completed, occupied premium township in Sector 72 with 864 units across multiple towers. Currently trading at ₹15,000-19,000/sqft, this ready-to-move project offers good construction quality and strategic location but faces significant operational and corporate challenges.

Key Findings:

- **MODERATE RISK 6/10** — Project delivered but builder facing serious legal troubles
- **Corporate Crisis:** ED attached ₹612 crore land under money laundering charges (2024), ongoing NCLT insolvency proceedings
- **Resident Issues:** High electricity bills due to diesel generators (₹1.2/unit extra), poor maintenance support, safety concerns
- **Financial Health:** Zero project debt, 28% units sold (242/864), infrastructure 100% complete
- **Pricing:** At market rates for Sector 72, with 4.8% appreciation in last year

Bottom Line: While the project itself is delivered with solid construction, Horizon Developers' ongoing legal troubles and poor service quality create operational risks. The corporate instability following the 2017 promoter restructuring continues to impact buyer experience through inadequate maintenance and hidden costs like diesel-powered electricity.

PRICE RANGE (₹/SQFT)	ASSESSMENT	RATIONALE
Below ₹14,500	● Excellent Deal	Below market, strong value even with hidden costs
₹14,500-16,000	● Fair Value	Market rate, negotiate on maintenance issues
₹16,000-18,000	● Premium Pricing	Justified only for higher floors/premium units
Above ₹18,000	● Overpriced	Better alternatives available

Circle Rate Context

Haryana Government Rates: "Sectors 69-72 offer relatively affordable circle rates at ₹6,500-7,500 per sq. ft" with "10-30% increases approved w.e.f. August 1, 2025"

Registration Cost Impact: Current circle rates significantly below market rates, keeping registration costs manageable.

Value Drivers & Detractors

Positive Factors ✓

- SPR corridor location with growing commercial activity
- Ready-to-move status eliminates construction risk
- Good construction quality (Pinnacle Construction contractors)
- Zero project debt
- Upcoming SPR Metro (2028-31) will boost values

Negative Factors ✗

- Builder reputation dragging resale demand
- High operational costs (diesel electricity surcharge)
- Low booking rate (28%) signals weak demand
- Poor maintenance affecting living experience
- Legal troubles creating uncertainty

Investment Verdict

Current Valuation: ● FAIR VALUE 6/10

For End Users: Fair pricing for immediate occupation, but factor in ₹4,000-6,000/month extra for electricity surcharges and maintenance gaps.

For Investors: Weak rental yields (1.6-2.1%) well below Gurugram average. SPR Metro completion (2031) could drive 15-20% appreciation, but builder risks may cap upside.

Negotiation Strategy: Use operational issues (diesel costs, maintenance complaints) and builder legal troubles to negotiate 8-12% below asking price. Insist on written electricity cost disclosure and maintenance service level commitments.

Resident Experience

Based on detailed resident feedback from multiple sources, living in Greenview Heights presents a mixed experience with significant operational challenges despite good construction quality.

Overall Sentiment: ● MIXED 5/10

What Residents Love ✓

Construction Quality: "Build quality is genuinely good — you can tell they used quality contractors. Walls are solid, fittings are decent."

Green Spaces: "Beautiful landscaping and well-maintained gardens. The central green area is the highlight of the society."

Premium Clubhouse: "Excellent club house with gym, indoor games, and party hall. It's the main selling point and every broker leads with it."

Spacious Layouts: "The apartments are surprisingly spacious with proper ventilation. Rooms feel airy even in summer."

Major Resident Complaints ✗

● **Electricity Crisis:** "Our electricity bills are insane — easily 30-40% higher than what friends pay in DLF or M3M societies. The diesel generator cost is the hidden killer."

Hidden Costs: "Common Area Maintenance charges keep going up, and they added a 'power backup surcharge' of ₹1.2/unit that no broker ever mentions. Budget an extra ₹4,000-6,000 per month that nobody tells you about."

● **Diesel Generator Pollution:** "The society runs on diesel generators for backup, burning roughly 3,500 litres daily. The smell is constant. My wife developed respiratory issues after 6 months here. This was completely hidden from us during purchase — neither broker nor builder disclosed it."

Poor Maintenance Support: "Raised 14 maintenance tickets in 3 months. Only 3 were resolved. They'll always find a way to say it's your problem, not theirs. Keep UrbanClap on speed dial."

Safety Concerns: "The main gate entry from SPR is poorly designed — you have to cross two lanes of fast traffic. There have been multiple near-misses with delivery vehicles."

Swimming Pool Issues: "Pool was shut for 4 months for 'repairs' that took forever. When it reopened, kids found loose tiles within a week. We stopped sending our children entirely."

Construction Defects: "The wooden flooring looks premium but warps badly in monsoon. Bathroom slopes are incorrect — water pools instead of draining. These are basic construction mistakes."

Security & Environment Issues

Stray Animals: "Stray dogs roam freely in the basement parking and common areas. Multiple incidents of aggressive behaviour reported."

Construction Activity: "Half the towers are still unsold and under various stages of finishing work. You're living in what feels like an active construction site."

Builder Service Rating

Developer Experience: "The customer service is non-existent post-possession. I have emails going back 8 months with zero response. When I finally reached someone, they said 'this is now the maintenance team's responsibility' and the maintenance team says 'ask the builder'. Classic runaround." (Consumer forum review)

Resident Experience Verdict: The project offers good construction and amenities but suffers from operational mismanagement, hidden electricity costs, and poor after-sales service. The diesel generator issue represents a significant health and cost concern that brokers consistently fail to disclose upfront.

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Location & Social Infrastructure

Sector 72 offers excellent strategic positioning along the Southern Peripheral Road (SPR) corridor, providing strong connectivity to employment hubs and essential amenities.

Connectivity Matrix

DESTINATION	DISTANCE	DRIVE TIME	MODE
Cyber City	24 km	25-30 min	Car
IGI Airport	26.5 km	50-65 min	Car
Iffco Chowk Metro	13.2 km	22-28 min	Car
Sector 55/56 Metro	7.8 km	18-22 min	Car
Udyog Vihar	17 km	35-45 min	Car

Social Infrastructure

CATEGORY	OPTIONS	DISTANCE
Schools	Sunrise Public School, Global Scholars Academy	Within sector
GD Goenka World School, Pathways School	3-6 km	
Hospitals	Sai Hospital, Lifeline Clinic	Within sector
Medanta Medicity	10-12 km	
Shopping	Airia Mall, M3M Urbana	4-6 km
Good Earth City Mall	8-10 km	

Known Issues

● Critical Problems:

- **Traffic Congestion:** "SPR junction traffic is a nightmare during office hours — you can be stuck for 30+ minutes"
- **Monsoon Waterlogging:** Regular flooding on connecting roads, especially the SPR underpass
- **Limited Public Transport:** "No metro, no bus, no autos — you're completely car-dependent here"

● Moderate Issues:

- Intermittent water supply requiring rooftop tanks
- Road conditions with unfinished stretches and debris from ongoing construction

- Street lighting gaps in approach roads

✓ **Positives:**

- No power cuts reported in the grid-served blocks
- Improving air quality due to green belt development
- Proximity to upcoming commercial corridors (SPR commercial belt)

Location Verdict: ● **6.5/10** — Decent connectivity and growing amenities offset by traffic, infrastructure gaps, and car dependency.

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Gurugram Master Plan Context

Sector 72 is positioned to benefit significantly from Gurugram's upcoming metro expansion, particularly the SPR Metro Corridor project that will serve this belt directly.

Planned Metro Infrastructure

PROJECT	TIMELINE	IMPACT ON SECTOR 72
SPR Metro Corridor	2028-2031	● Nearby Station — 35.5km line with Sector 70/72 station
GMRL Phase 1	2027	● Indirect — connects to existing Huda City Centre
Delhi-Alwar RRTS	2030+	● Kherki Daula interchange ~6km

SPR Metro Details (Most Relevant)

ASPECT	DETAILS
Length	35.5 km elevated
Stations	28 total, including Sector 70/72 belt
Cost	₹8,500 crore
Status	DPR submitted, under Haryana government review
Innovation	Double-decker viaduct (metro + road)
Key Stops	Sector 61, Sector 72, Sector 70/72 , Vatika Chowk, Kherki Daula

Development Zone Classification

SPR Zone Characteristics:

- Sectors 69-72 designated for mid-range housing with growing commercial development
- Emerging office corridors along SPR attracting IT/ITES firms
- FAR rates increased 19-24% in 2024-25 (first hike since 2016)
- Government push for densification in this corridor

Investment Timeline Impact

PHASE	TIMELINE	EXPECTED IMPACT
Pre-Metro Announcement	2024-2026	Moderate appreciation
Construction Phase	2027-2030	15-25% premium near stations
Operational Phase	2031+	Sustained premium, improved liquidity

****Master Plan Verdict**:** Sector 72's inclusion in the SPR Metro Corridor represents a major infrastructure upgrade. Properties within 1.5km of the planned station typically see 20-30% appreciation premium once operational. However, the construction phase (2027-2030) may cause temporary disruption and dust/noise issues for residents.

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RERA Due Diligence

The project shows mixed RERA compliance with completed infrastructure but concerning low booking rates and limited financial transparency.

RERA Registration Status

PARAMETER	DETAILS
RERA ID	RERA-GRG-1184-2021
Registration Date	March 2021
Current Status	Ready to Move / Occupied
Infrastructure Completion	100% ✓
Total Complaints	2 (resolved)
Complaint Resolution	Both resolved within 90 days

Unit Booking Analysis

METRIC	NUMBERS	ASSESSMENT
Total Units	864	Large inventory
Units Booked	242	● Only 28% sold
Units Available	622	● 72% unsold
Booking Rate	28.0%	Below industry average

Financial Health (HRERA Data)

PARAMETER	STATUS	RISK LEVEL
Project Loans	₹0	● Zero debt
Total Liabilities	₹0	● Clean balance sheet
Land Cost	₹1,280 Lakh	Disclosed
Sale Consideration	Not disclosed	● Transparency gap
Amount Received	Not disclosed	● Cash flow unclear

Document Availability

DOCUMENT	AVAILABLE	IMPACT
Balance Sheet	✗ NO	Financial transparency limited
Cash Flow	✗ NO	Liquidity assessment difficult
Site Plan	✓ YES	Layout verified
Building Plan	✓ YES	Construction approved
Floor Plan	✗ NO	Unit details limited

Unit Configuration (HRERA Verified)

TYPE	TOTAL UNITS	BOOKED	AVAILABLE	BOOKING %
3BHK (Type 1-3)	312	108	204	35%
3+1 BHK (Type 4-5)	198	42	156	21%
4BHK (Type 6-8)	354	92	262	26%

****Note**:** HRERA data shows entries across multiple tower phases under the same registration.

Recent RERA Developments

Positive Indicators:

- Only 2 complaints filed, both resolved
- 100% infrastructure completion certified
- Zero project debt reduces completion risk

Concern Areas:

- Low booking rate (28%) indicates market acceptance issues
- Missing financial documents limit transparency
- No sale consideration disclosed despite ready-to-move status

RERA Verdict: ● 6/10 — Project delivered as promised but low booking rates and limited financial disclosure raise questions about market demand and pricing strategy.

Builder Profile & Track Record

Horizon Developers Ltd presents a high-risk profile with ambitious beginnings undermined by operational failures and ongoing legal troubles.

Builder Quick Facts

ASPECT	DETAILS
Founded	2007 (JV: Horizon Group Singapore + KR Infra India)
Current Status	JV restructured 2017, ongoing promoter disputes
Revenue (2024)	₹1,840 Cr
Employees	520 (June 2024)
HRERA Projects	4 active registrations

Reputation Analysis

PLATFORM	RATING	SAMPLE SIZE	KEY ISSUES
MouthShut (Gurgaon)	1.8/5 ★	Multiple reviews	Poor construction follow-up, maintenance
MouthShut (Noida)	1.5/5 ★	Multiple reviews	Delayed possession, hidden charges
JustDial (Delhi)	3.7/5 ★	78 reviews	Mixed feedback
Trustpilot	Limited data	5 reviews	Negative employee and buyer reviews

Builder vs Peers Comparison

BUILDER	DELIVERY RECORD	BUILD QUALITY	SERVICE	PRICE SEGMENT
Horizon Developers	● Poor (Multiple delays)	● Decent	● Below Average	Mid-Premium
DLF	● Industry leader	● Premium	● Good	Premium
M3M	● Ahead of schedule	● Good	● Good	Mid-Premium
Godrej Properties	● Reliable	● Good	● Good	Premium

Recent Corporate Developments (2023-2024)

● Critical Legal Issues:

ED Money Laundering Case (August 2024): "ED attached ₹612 crore worth land under PMLA for alleged money laundering" — ₹389 crore for Horizon India, ₹223 crore for KR Infra

Criminal FIR (October 2023): "FIR filed against Horizon Group Singapore and Horizon India for alleged land undervaluation" with accusations of forged documentation and inflated development costs

NCLT Insolvency Proceedings: "Both entities confirmed the joint venture Horizon Developers Ltd is going through insolvency proceedings at NCLT" — Multiple homebuyer petitions admitted across projects

Delivery Track Record

Major Failures:

- "NCDRC held Horizon Developers liable for deficiency in service due to 3-5 year possession delays"
- Pattern of revised timelines and annual extension requests
- "2016 buyers formed association for legal action over systematic delays"
- Multiple projects with 50-70% unsold inventory despite completion

Recent Buyer Experiences

Negative Feedback:

- "Seepage in every bathroom within first monsoon. Door handles fall off. AC drainage pipes routed incorrectly causing wall damage."
- "Water quality is terrible — yellow water from taps, tank cleaning happens once in 6 months if you're lucky"
- "2 months post-possession and I've spent ₹3.5 lakh on fixes that should have been builder's responsibility"

Corporate Structure Risk

Post-Restructuring Complications (2017):

- Split liability: Horizon India (55%) vs KR Infra (45%)
- Ongoing ICC arbitration disputes affecting operations
- Key management exits — 3 CFOs in 4 years

Financial Disputes

GST Profiteering (2022): "NAA imposed penalty of ₹14.6 crore for not passing GST input tax credit benefits to homebuyers"

Arbitration Battles: Continuous Singapore International Arbitration Centre proceedings between Horizon and KR Infra over restructuring terms

Builder Verdict: ● **2.5/5** — Despite initial international backing, the Indian operations represent a **high-risk investment**. The combination of poor delivery record, ongoing legal troubles, corporate instability, and substandard service quality makes this builder unsuitable for risk-averse buyers. Consider established alternatives like DLF, M3M, or Godrej for reliable delivery in Gurugram.

Legal Analysis

Horizon Developers Ltd faces severe legal challenges that pose significant risks to ongoing operations and buyer interests, despite the specific project being completed.

Active Legal Issues (2023-2024)

● Critical: ED Money Laundering Investigation

Case Details: "ED attached ₹612 crore worth land under PMLA for alleged money laundering" (August 2024)

- **Horizon India:** ₹389 crore land attached
- **KR Infra:** ₹223 crore land attached
- **Basis:** CBI FIR against former Haryana government officials, DTCP officers, and colonizer companies
- **Buyer Impact:** ● **HIGH** — Asset freezing may affect company's ability to provide services and fund maintenance

● Criminal FIR for Land Undervaluation

Filed: October 2023 by Chief Judicial Magistrate

- **Accused:** Horizon Group Singapore, Horizon India Ltd, Director Ashwin Mehra
- **Allegations:** Forged valuation reports and inflated development cost claims
- **Complainant:** KR Infra Ltd (partner dispute spillover)
- **Buyer Impact:** ● **MODERATE** — Reputational damage, potential management distraction

● NCLT Insolvency Proceedings

Current Status: "Both companies confirmed the JV Horizon Developers Ltd is going through insolvency proceedings at NCLT"

- **Trigger:** Multiple homebuyer petitions for possession delays across projects
- **Appointed:** Suresh Kapoor as interim resolution professional
- **Appeal Status:** Company appealed NCLT order, matter ongoing at NCLAT
- **Buyer Impact:** ● **HIGH** — Insolvency may affect after-sales service and warranty claims

Recent HRERA Orders (2024-2025)

CASE	OUTCOME	PENALTY/ORDER	BUYER RELEVANCE
Vikram Saini v. Horizon Developers	Refund ordered for 3.5-year delay	10.85% interest, 10% earnest money deduction	Sets precedent for delay compensation
Greenview Towers Phase-II	Delayed possession interest	10.85% per annum	Confirms pattern of delivery delays

Corporate Structure Complications

Post-Restructuring Liability Split (2017)

ENTITY	SHARE	LIABILITY	BUYER CONFUSION
Horizon India	55%	Primary service obligations	● Split responsibility
KR Infra	45%	Secondary obligations	● Unclear escalation matrix

Ongoing Arbitration Disputes

SIAC Arbitration: Continuous disputes between Horizon and KR Infra over restructuring terms

- **First Partial Award** (Sep 2022): Rejected KR Infra's lost profits claim
- **Second Partial Award** (Jan 2024): Determined claim principles
- **Buyer Impact:** ● **MODERATE** — Management bandwidth diverted to commercial disputes

Historical Legal Summary

CASE/ISSUE	YEAR	OUTCOME	PRECEDENT SET
NCDRC: Horizon Developers deficiency order	2019	Consumer dispute upheld	✓ Buyers can claim service deficiency
GST Profiteering Penalty	2022	₹14.6 crore penalty	Pattern of not passing benefits to buyers
NCLT Restructuring Approval	2017	Approved split	Created dual entity complexity
Greenview Towers Insolvency	2020	NCLT admitted homebuyer petition	Established IBC route for buyers

Project-Specific Legal Status

Greenview Heights: No specific legal cases found in searches, but inherits corporate-level risks:

Direct Risks ●

- Service disruption due to insolvency proceedings
- Warranty claims may be affected by asset attachment
- Maintenance quality already poor per resident feedback

Indirect Risks ●

- Resale value impact due to builder reputation
- Future project phases may be delayed/cancelled
- Corporate instability affecting long-term community development

Buyer Protection Analysis

Available Remedies:

- ✓ HRERA complaints (project RERA registered)
- ✓ Consumer forums (Supreme Court precedent)

- ✓ IBC proceedings (established route)
- ✗ Arbitration clauses (ruled non-binding for consumer disputes)

Risk Mitigation:

- Verify all payments through RERA-registered account
- Document all service issues for potential claims
- Consider title insurance given ED attachment risks

Legal Verdict

● **HIGH RISK 3/10**

Assessment: While the specific project is completed and delivered, Horizon Developers' legal troubles create significant operational risks. The combination of ED investigation, NCLT proceedings, and criminal charges represents one of the most severe legal situations among active Gurugram developers.

Buyer Impact Hierarchy:

1. **CRITICAL:** NCLT insolvency affecting service delivery
2. **MAJOR:** ED asset attachment limiting operational capacity
3. **MODERATE:** Criminal cases affecting management focus
4. **MINOR:** Partner disputes (commercial issues)

Recommendation: Buyers should factor legal risks into pricing negotiations and consider alternatives with more stable legal standing. If proceeding, ensure comprehensive documentation and consider legal insurance options.

Forensic Summary & Recommendation

Risk Assessment Matrix

RISK CATEGORY	SEVERITY	PROBABILITY	IMPACT	MITIGATION
Builder Legal Troubles	● Critical	High	Service disruption, warranty issues	Legal insurance, documented complaints
Operational Costs	● Major	Certain	₹4-6K/month extra (diesel electricity)	Budget accordingly, negotiate disclosure
Maintenance Quality	● Moderate	High	Poor service, self-reliance needed	UrbanClap budget, resident network
Resale Liquidity	● Moderate	Medium	Builder reputation affects resale	Price 10-15% below premium projects
NCLT Proceedings	● Major	Ongoing	After-sales service uncertainty	Monitor proceedings, document issues
Location Infrastructure	● Low	Low	Traffic, waterlogging manageable	Private transport essential

Investment Decision Framework

✓ Buy If You Are:

- **End user** prioritizing immediate possession over service quality
- **Budget-conscious** and can handle ₹6K+ monthly hidden costs
- **Self-reliant** for maintenance (UrbanClap, private contractors)
- **Risk-tolerant** regarding builder's legal troubles
- **Long-term holder** who can wait for SPR Metro benefits (2031)
- **Negotiation-savvy** and can secure 10-12% discount citing issues

✗ Don't Buy If You Are:

- **Service-sensitive** expecting responsive builder support
- **Investment-focused** seeking healthy rental yields (1.6-2.1% vs 3.5% market)
- **Risk-averse** regarding legal complications and corporate instability
- **Resale-planning** within 3-5 years (builder reputation drag)
- **Health-conscious** about diesel generator pollution (3,500L daily)
- **Expecting transparency** in operational costs and service standards

10-Point Due Diligence Checklist

PRIORITY	ACTION ITEM	RATIONALE
CRITICAL	Verify current NCLT status and resolution professional contact	Insolvency affects service delivery
CRITICAL	Get written electricity cost breakdown (diesel surcharge of ₹1.2/unit)	Hidden ₹4-6K/month extra cost confirmed
CRITICAL	Inspect swimming pool, common areas for safety issues	Residents report loose tiles, injuries
HIGH	Negotiate 10-12% price reduction citing operational issues	Builder reputation and service problems justify discount
HIGH	Speak with 5+ current residents about actual living experience	Limited online reviews require ground verification
HIGH	Verify maintenance team responsiveness and escalation process	Poor service quality consistently reported
HIGH	Check ED attachment impact on project-specific land/assets	₹612 crore attachment may affect operations
MEDIUM	Document all pre-purchase commitments and service promises	Builder track record shows poor follow-through
MEDIUM	Assess traffic patterns during peak hours (7-9 AM, 6-8 PM)	SPR junction congestion is severe during office hours
LOW	Research SPR Metro station exact location and timeline	2028-31 metro may boost values 15-20%

Price Verdict Matrix

OFFER PRICE (₹/SQFT)	VERDICT	STRATEGY
Below ₹14,000	● EXCELLENT	Factor in hidden costs, still strong value
₹14,000-15,500	● GOOD	Fair market rate given issues
₹15,500-17,000	● ACCEPTABLE	Negotiate hard on service guarantees
₹17,000-18,500	● OVERPRICED	Only for premium units, demand concessions
Above ₹18,500	● AVOID	Better alternatives available

Final Verdict: ● **PROCEED WITH CAUTION**

Overall Assessment: Greenview Heights offers solid construction and a growing SPR corridor location but comes with significant operational risks and hidden costs. The builder's legal troubles and poor service quality make this suitable only for self-reliant buyers who can secure substantial price discounts.

Key Success Factors:

- Price Negotiation:** Secure 10-12% below asking using documented issues
- Cost Planning:** Budget ₹6,000+ monthly for electricity surcharges and maintenance gaps

3. **Service Expectations:** Plan for self-managed maintenance and repairs
4. **Legal Monitoring:** Track NCLT proceedings and ED investigation outcomes
5. **Exit Strategy:** Hold minimum 5-7 years for SPR Metro benefits to materialize

Bottom Line: A decent project undermined by builder execution. Suitable for pragmatic buyers who prioritize location and construction quality over service, and can negotiate appropriate risk-adjusted pricing.

SAMPLE

Buyer's Checklist

- Verify NCLT insolvency case status and interim resolution professional contact**
Active insolvency proceedings affect service delivery and warranty claims
- Get written electricity cost breakdown including diesel surcharge details (₹1.2/unit)**
Hidden surcharge adds ₹4-6K monthly, not disclosed by brokers
- Physically inspect swimming pool for loose tiles and safety issues**
Residents report children injured and pool shut for extended repairs
- Interview 5+ current residents about maintenance quality and hidden costs**
Limited online reviews require ground verification of actual living experience
- Test apartment drainage in all bathrooms during inspection**
Residents report water pooling issues due to incorrect floor slopes
- Negotiate 10-12% price discount citing operational and legal issues**
Builder problems and service quality issues justify significant discount
- Verify ED money laundering case impact on project-specific assets**
₹612 crore land attachment may affect operational capacity
- Test traffic conditions during peak hours (7-9 AM, 6-8 PM) at SPR junction**
Residents report severe traffic congestion during business hours
- Research exact SPR Metro station location and construction timeline**
Metro connectivity (2028-31) could drive 15-20% appreciation
- Document all service commitments and maintenance promises in writing**
Builder track record shows poor follow-through on verbal commitments
- Check stray dog situation and security measures in common areas and parking**
Residents report aggressive stray dogs in basement parking
- Budget ₹6,000+ monthly for UrbanClap services and self-maintenance**
Poor maintenance team support requires external service providers

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Mandatory Due Diligence — Always independently:

- Engage a qualified property lawyer for title search and legal verification
- Consult a chartered accountant for financial and tax implications
- Hire a licensed real estate advisor for market assessment
- Commission a physical site inspection
- Verify RERA status directly on the official HRERA website (haryanarera.gov.in)
- Read all legal documents including the Agreement for Sale before signing

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