



BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	GGM/512/244/2021/80 dated 16.11.2021
Name of promoter	M/s DLF Home Developers Ltd.
Name of project	Gardencity Central
Location of project	Sector-84, Gurugram
Date of decision	25.06.2024

ORDER

1. Whereas an application for registration of the above real estate project under section 4 of the **Real Estate (Regulation and Development) Act, 2016** was submitted to the Authority by M/s DLF Home Developers Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/512/244/2021/80
2.	Date of Registration	16.11.2021
3.	Date of expiry of validity of registration	24.08.2024
4.	Name of promoter	M/s DLF Home Developers Ltd.
5.	Name of project	Gardencity Central
6.	Area of project	8.0396 Acres
7.	Nature of project	Commercial Plotted Colony
8.	Location of project	Sector-84, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Compliance due date	Date of approval obtained on
1.	Approved architectural control sheet within 2 months	15.01.2022	21.02.2022

Project	DLF Gardencity Central
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2.	Approved service plans & estimates	15.01.2022	09.12.2021
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3. At the time of registration of the project, the promoter had submitted the following bank guarantees as a token to submit the above approvals in the Authority within the stipulated time period mentioned in the conditions

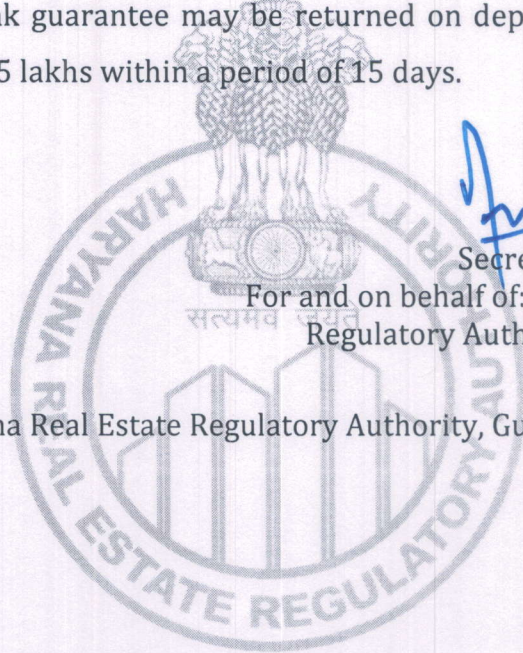
S. No.	Name of the bank	No. And date of refundable security	Amount
1.	ICICI Bank	0007NDLG00205422 dated 15.02.2022	25 lacs

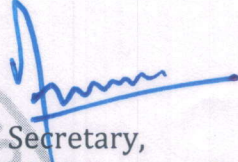
4. The promoter has submitted the approvals of service plans and estimates within the stipulated time period mentioned in the conditions. However, the approved architectural control sheet is obtained with a delay of 37 days.
5. The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
6. A show cause notice dated 14.06.20234 was issued to the promoter as to why the security amount submitted in lieu of the approved architectural control sheet shall not be forfeited with an opportunity of hearing on 25.06.2024.
7. On 25.06.2024, Sh. Anish Dham appeared on behalf of the promoter. The AR of the promoter stated that they had applied for approval of architectural control sheet in the office of Director, Town & Country Planning on 15.11.2021 which was under consideration for final approval. Further, the promoter had applied for extension of time for submission of approved architectural control sheet in the Authority. The promoter further stated that the DTCP was considering/ preparing some guidelines/ SOP regarding approval of Architectural Control Sheet/ Standard Designs in respect of all such commercial plotted colonies and the same was notified on 31.01.2022. Thereafter, the final approval for architectural control sheet was granted by the DTCP on 21.02.2022 and the same was submitted in the Authority.
8. However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of bank guarantee in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that

Project	DLF Gardencity Central
Promoter	M/s DLF Homes Developers Ltd.

these BGs shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions. The Authority decided to grant registration subject to deposit of BG of Rs. 25 lacs which shall be encashed in case approved architectural control sheet is not submitted within two months.

9. Keeping in view the above, the security amount is hereby forfeited. However, the AR of the promoter requests that a demand draft of the same amount may be accepted in lieu of the bank guarantee which may be returned. The same is approved. The bank guarantee may be returned on deposit of the demand draft amounting to Rs. 25 lakhs within a period of 15 days.




Secretary,

For and on behalf of: Haryana Real Estate
Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

HARERA
GURUGRAM

