



**Project hearing brief**

| S.No. | Particulars  | Details   |   |
|-------|--|---|---|
| 1.    | Name of the project  | GH 63   |   |
| 2.    | Name of the promoter   | M/s DLF Home Developers Limited   |   |
| 3.    | Nature of the project  | Group Housing colony  |   |
| 4.    | Location of the project  | Revenue estates of village Maidawas, Sector 63. Gurugram  |   |
| 5.    | Legal capacity to act as a promoter                                      | Collaborator  |   |
| 6.    | Name of the license holder   | 1. M/s Arlie Builders & Developers Pvt. Ltd.<br>2. M/s Aaliyah Real Estate Developers Pvt. Ltd.<br>3. M/s Arnon Builders & Developers Pvt. Ltd.<br>4. Beyla Builders & Developers Pvt. Ltd.<br>5. Afaaf Builder & Developers Pvt. Ltd.<br>6. Karena Estates Developers Pvt. Ltd.<br>7. Alfonso Builders & Developers Pvt. Ltd.<br>8. Zanobi Builder & Developers Pvt. Ltd.<br>9. Sh. Ajit Singh s/o Sh. Preetam |   |
| 7.    | Name of the collaborator   | M/s DLF Home Developers Limited   |   |
| 8.    | Status of project  | NEW   |   |
| 9.    | Whether registration applied for whole/ phase                            | Whole   |   |
|       | Phase no.  | N/A   |   |
| 10.   | Online application ID  | RERA-GRG-1138-2022  |   |
| 11.   | License no.  | 123 of 2012 dated 20.12.2012  | Valid till 19.12.2025                                       |
| 12.   | Total licensed area  | 25.087 Acres  | Area to be Registered<br>25.087 Acres                       |
| 13.   | Projected completion date  | 31.08.2029  |   |
| 14.   | Statutory approvals either applied for or obtained prior to registration |   |   |
|       | S.No   | Particulars   | Validity up to  |
|       | i)   | License Approval  | 123 of 2012 dated 20.12.2012<br>19.12.2025                  |
|       | ii)  | Zoning Plan Approval  | DGTCP-3630 dated 21.12.2012                                 |
|       | iii)   | Building Approval plan  | ZP-1524/AD(RA)/2022/11631<br>Dated 28.04.2022<br>27.04.2027 |
|       | iv)  | Environmental Clearance   | EC22B039HR137715 dated<br>11.06.2022<br>10.06.2032          |
|       | v)   | Airport height clearance  | PALM/NORTH/B/121321/640972<br>20.12.2029                    |
|       | vi)  | Fire scheme approval  | Applied on 27.07.2022                                       |
|       | vii)   | Service plan and estimate approval  | Applied on 17.06.2022                                       |
| 15.   | Fee Details  |   |   |

|     |                               |   |
|-----|-------------------------------|---|
|     | <b>Registration Fee</b>       | Resi - 1,77,158.204 sqm *1.75*10= Rs. 31,00,268.57/-<br>Comm- 507.617 sqm * 1.75* 20 = Rs 17,766.595/-<br>Total - Rs 31,18,035.165/-  |
|     | <b>Processing Fee</b>         | 1,77,665.821 sqm *10= Rs. 17,76,658.21/-  |
|     | <b>Late Fee</b>               | 31,18,035 * 4 = Rs 1,24,72,140/-  |
|     | <b>Total Fee</b>              | Rs 1,73,66,833.375/-  |
| 16. | DD amount                     | Rs 48,78,000/-  |
|     | DD no. and date               | 521069 dated 09.08.2022   |
|     | Name of the bank issuing      | ICICI Bank, Gurugram  |
|     | Deficient amount              | Rs 1,24,88,833/-  |
| 17. | <b>File Status</b>            | <b>Date</b>   |
|     | <b>File received on</b>       | 29.08.2022  |
|     | <b>Deficiency conveyed on</b> | 07.09.2022  |
|     | <b>First hearing on</b>       | 19.09.2022  |
|     | <b>Second hearing on</b>      | 10.10.2022 (adjourned)  |
|     | <b>Third hearing on</b>       | 17.10.2022  |
| 18. | <b>Status of documents</b>    | <ol style="list-style-type: none"> <li>1. Deficit Fee - Rs 1,24,88,833/-<br/>Status: Not Submitted.</li> <li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.<br/>Status: Not Submitted.</li> <li>3. Online DPI needs to be corrected.<br/>Status: Not Submitted.</li> <li>4. Approval NOCs from the various agencies for connecting external services like roads, storm water drainage needs to be submitted.<br/><b>Status: Storm water drainage submitted. vide memo no GMDA/Drainage/2021/1605 dated 25.08.2022.</b></li> <li>5. Mining Permission needs to be submitted.<br/><b>Status: Submitted. Approved vide memo no. 1472 dated 31.08.2022.</b></li> <li>6. Fire Scheme Approval - applied and copy of approval needs to be submitted<br/>Status: Applied on 27.07.2022, receipt attached.</li> <li>7. Service Plan Estimates - applied and copy of approval needs to be submitted<br/>Status: Applied on 17.06.2022.</li> <li>8. NOC for Forest Land diversion needs to be submitted.<br/>Status: Not submitted.</li> <li>9. NOC for Powerline shifting needs to be submitted.<br/>Status: Not submitted.</li> <li>10. Information to the revenue department regarding the entry of license and collaboration agreement needs to be submitted.</li> </ol> |

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (मिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



|     |                          |  |
|-----|--------------------------|--|
|     |                          | <p><b>Status: Submitted.</b></p> <p>11. Cost of land needs to be clarified according to the area applied for the registration.</p> <p><b>Status: Submitted.</b></p> <p>12. Non-default certificate has not been provided.<br/>Status: Not Submitted.</p> <p>13. Affidavit by the promoter, keeping in view the provisions of section 4(2)(l)(D) of the Real Estate (Regulation &amp; Development) Act, 2016, needs to be submitted.<br/>Status: Not Submitted.</p> <p>14. Director report for the financial year 2018-19, 2019-20 and 2020-21 needs to be submitted.<br/><b>Status: Submitted.</b></p> <p>15. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.<br/>Status: Not Submitted.</p> <p>16. CA Certificate for financial &amp; inventory details needs to be submitted.<br/>Status: Not Submitted.</p> <p>17. Cost of EDC/IDC needs to be clarified.<br/><b>Status: Clarified.</b></p>   |
| 19. | <b>Deficit documents</b> | <p>1. Deficit Fee - Rs 1,24,88,833/-.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted.</p> <p>5. Fire Scheme Approval - applied and copy of approval needs to be submitted</p> <p>6. Service Plan Estimates - applied and copy of approval needs to be submitted</p> <p>7. NOC for Forest Land diversion needs to be submitted.</p> <p>8. NOC for Powerline shifting needs to be submitted.</p> <p>9. Non-default certificate has not been provided.</p> <p>10. Affidavit by the promoter, keeping in view the provisions of section 4(2)(l)(D) of the Real Estate (Regulation &amp; Development) Act, 2016, needs to be submitted.</p> <p>11. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.</p> <p>12. CA Certificate for financial &amp; inventory details needs to be submitted.</p> |

**Case History:**

The Promoter M/s DLF Home Developers Limited who is a collaborator applied for the registration of real estate group housing colony namely "GH 63" located at Sector-63, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 18015/40143 dated 29.08.2022 and RPIN-498. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1138-2022. The project area for registration is same as that of the licensed area i.e., 25.087 acres vide License no -123 of 2012 dated 20.12.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/498 dated 07.09.2022 was issued to the promoter with an opportunity of being heard on 19.09.2022.



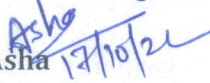
On 19.09.2022, Sh. J.S. Sindhu, Executive Engineer (Monitoring) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

Sh. Anish Dham (AVP) and Sh. Sidharth Gandhi (AVP) are present on behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. However, the AR has submitted a copy of circular issued by interim HRERA bearing Memo No. 1049, dated 15.09.2017 vide which a clarification has been issued to M/s NAREDCO Haryana that a promoter may register his license (unlaunched) projects any time in future before advertising, marketing or sale of the real estate project and seeks a liberty to file representation in this regard. The applicant promoter may submit the representation within 2 weeks and same shall be got examined by the Authority by taking a legal opinion from Addl. AG, Haryana. The matter to come up on 10.10.2022.

The promoter submitted the reply on 16.09.2022 which was scrutinized and the remaining deficiencies were mentioned above.

The promoter also submitted a reply on 07.10.2022 in which they have submitted a legal representation regarding the deficit fee.

On 10.10.2022, The hearing was adjourned due to paucity of time. The matter to come up on 17.10.2022.

  
Asha  
Chartered Accountant

  
Ashish Kush  
Planning Executive

|                         |                       |
|-------------------------|-----------------------|
| Day and Date of hearing | Monday and 17.10.2022 |
| Proceeding recorded by  | Ram Niwas             |

#### PROCEEDINGS OF THE DAY

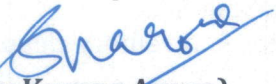
Proceedings dated: 17.10.2022.


Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


Sh. Anish Dham (AVP), Sh. Sidharth Gandhi (AVP) and Sh. Nishith Jain (Sr. Manager) are present on behalf of the promoter.


Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. During the hearing dated 19.09.2022 it was submitted that copy of circular issued by interim HRERA bearing Memo No. 1049, dated 15.09.2017 vide which a clarification has been issued to M/s NAREDCO Haryana that a promoter may register his license (unlaunched) projects any time in future before advertising, marketing or sale of the real estate project and seeks a liberty to file representation in this regard. The promoter has submitted the detailed representation in this regard which be sent to the A.G. Haryana for taking legal opinion.

The matter to come up on 14.11.2022.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

  
(Dr. K.K. Khandelwal)  
Chairman, HARERA, Gurugram