

Hearing brief for registration of project u/s 4

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. 2. M/s Aaliyah Real Estate Developers Pvt. Ltd. 3. M/s Arnon Builders & Developers Pvt. Ltd. 4. Beyla Builders & Developers Pvt. Ltd. 5. Afaaf Builder & Developers Pvt. Ltd. 6. Karena Estates Developers Pvt. Ltd. 7. Alfonoso Builders & Developers Pvt. Ltd. 8. Zanobi Builder & Developers Pvt. Ltd. 9. Sh. Ajit Singh s/o Sh. Preetam	
7.	Name of the collaborator	M/s DLF Home Developers Limited	
8.	Status of project	Ongoing	
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 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 19.12.2025
	ii)	Zoning Plan Approval	DGTCP-3630 dated 21.12.2012
	iii)	Building plan Approval	ZP-1524/AD(RA)/2022/11631 Dated 28.04.2022 27.04.2027
	iv)	Environmental Clearance	EC22B039HR137715 dated 11.06.2022 10.06.2032
	v)	Airport height clearance	PALM/NORTH/B/121321/640972 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		



	Registration Fee	Resi - 1,77,158.204 sqm *1.75*10= Rs. 31,00,268.57/- Comm- 507.617 sqm * 1.75* 20 = Rs 17,766.595/- Total - Rs 31,18,035.165/-
	Processing Fee	1,77,665.821 sqm *10= Rs. 17,76,658.21/-
	Late Fee	31,18,035 * 4 = Rs 1,24,72,140/-
	Total Fee	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 1,24,88,833.375/-
17.	File Status	Date
	File received on	29.08.2022
	Deficiency conveyed on	07.09.2022
	First hearing on	19.09.2022
	Second hearing on	10.10.2022 (adjourned)
	Third hearing on	17.10.2022
	Fourth hearing on	14.11.2022
18.	Status of documents	<ol style="list-style-type: none">1. Deficit Fee - Rs 1,24,88,833/- Status: Not Submitted.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. Status: Not Submitted.3. Online DPI needs to be corrected. Status: Not Submitted.4. Approval NOCs from the various agencies for connecting external services like roads needs to be submitted. Status: Not Submitted.5. Fire Scheme Approval - applied and copy of approval needs to be submitted Status: Applied on 27.07.2022, receipt attached.6. Service Plan Estimates - applied and copy of approval needs to be submitted Status: Applied on 17.06.2022.7. NOC for Forest Land diversion needs to be submitted. Status: Not submitted.8. NOC for Powerline shifting needs to be submitted. Status: Not submitted.9. Non-default certificate has not been provided. Status: Not Submitted.10. Affidavit by the promoter, keeping in view the provisions of section 4(2)(I)(D) of the Real Estate (Regulation & Development) Act, 2016, needs to be submitted.



		<p>Status: Not Submitted.</p> <p>11. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.</p> <p>Status: Not Submitted.</p> <p>12. CA Certificate for financial & inventory details needs to be submitted.</p> <p>Status: Not Submitted.</p>
19.	Deficit documents	<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 & 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 & 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.

**HARERA****GURUGRAM**

Project - GH 63


RERA-GRG-1138-2022

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. On 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.

As per the directions of the Authority the representation of the Authority was sent to the A.G Haryana for the legal opinion. The legal opinion is yet to be received in the Authority. Accordingly, the matter may be adjourned to 28.11.2022.


Asha
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

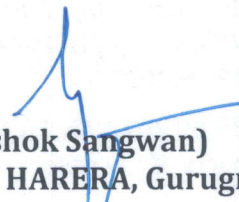
Proceedings dated: 14.11.2022.

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


Sh. Anish Dham (AVP) and Sh. Siddharth Gandhi are present on behalf of the promoter.

The legal opinion is yet to be received in the Authority. Accordingly, the matter is adjourned to 28.11.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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