



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Central 74

RERA-GRG-PROJ-1451-2023

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Central 74	
2.	Name of the promoter	M/s DLF Home Developers Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector-74 A, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s DLF Home Developers Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	06.09.2028	
10.	Online application ID	RERA-GRG-PROJ-1451-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	179 of 2023 dated 08.09.2023	Valid up to 07.09.2028
18.	Total licensed area	3.325 acres	Area to be registered 3.325 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	179 of 2023 dated 08.09.2023
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9575 dated 08.09.2023
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	Applied dated 27.09.2023

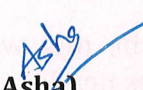
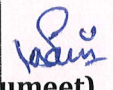
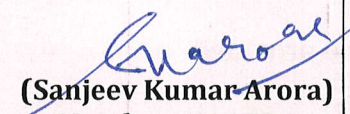
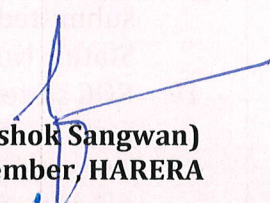

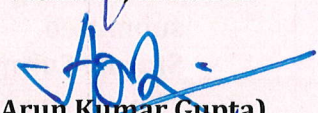


	vi) Service plan and estimate approval	Applied dated 28.11.2023
20.	Fee details	
	Registration fee	20183.69 * 1.5 * 20 =Rs 6,05,511/-
	Processing fee	20183.69 * 10 = Rs 2,01,837 /-
	Late fee	N/A
	Total	Rs 8,07,348/-
21.	DD amount	Rs 8,07,500/-
	DD no. and date	522589 dated 06.10.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	02.11.2023
	First notice Sent on	16.11.2023
	First hearing on	20.11.2023
23.	Case History:-	
	<p>The promoter M/s DLF Home Developers Ltd. who is a license holder had applied for the registration of real estate project namely "Central 74" located at Sector-74 A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61175 dated 02.11.2023 and RPIN-668. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1451-2023. The project area for registration is same as that of the licensed area i.e., 3.325 acres. License no - 179 of 2023 dated 08.09.2023 valid up to 07.09.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/668 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p> <p>On 20.11.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR) is present on behalf of the promoter and states that the reply to the deficiencies will be submitted in next 2-3 days in the registry of the Authority. Matter to come up on 04.12.2023 for further proceedings.</p> <p>The promoter has submitted the reply on 29.11.2023 which has been scrutinized and the status of the documents is mentioned below:</p>	
24.	Present compliance status as on 04.12.2023 of the deficiencies conveyed in the hearing dated 20.11.2023.	<ol style="list-style-type: none">1 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: Submitted but needs to be corrected2 Online DPI needs to be corrected. Status: Submitted but needs to be corrected3 Approved architectural control sheet needs to be submitted. Status: Not submitted4 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted5 Electrical load availability needs to be submitted.



		<p>Status: Submitted. Memo no. Ch 65/Drg-PLC dated 15.11.2023.</p> <p>6 Tree cutting permission needs to be submitted. Status: Submitted. Ref no. P3V-XT8-XYHX dated 07.11.2023.</p> <p>7 Road access permission needs to be submitted. Status: Not submitted</p> <p>8 Draft Allotment letter needs to be revised. Status: Needs to be revised.</p> <p>9 Draft brochure/advertisement document of the project needs to be submitted. Status: Not submitted.</p> <p>10 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>11 Project report needs to be provided. Status: Needs to be revised</p> <p>12 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation. Status: Not submitted</p> <p>13 Cash flow statement needs to be revised. Status: Submitted</p> <p>14 Financial resources need to be met with project cost accordingly financial resources needs to be corrected. Status: Not submitted</p> <p>15 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Not submitted</p> <p>16 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted. Status: Submitted</p> <p>17 CA certificate for REP 1 needs to be submitted. Status: Not submitted</p> <p>18 Quarterly statement of expenditure needs to be submitted. Status: Not submitted</p> <p>19 ROC statement needs to be provided. Status: Not submitted</p> <p>20 Undertaking regarding no loan on project needs to be submitted. Status: Submitted</p>
Remarks		<p>1 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>



		<ol style="list-style-type: none">2 Online DPI needs to be corrected.3 Approved architectural control sheet needs to be submitted.4 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted.5 Road access permission needs to be submitted.6 Draft Allotment letter needs to be revised.7 Draft brochure/advertisement document of the project needs to be submitted.8 Project report needs to be provided.9 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation.10 Financial resources need to be met with project cost accordingly financial resources needs to be corrected.11 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.12 CA certificate for REP 1 needs to be submitted.13 Quarterly statement of expenditure needs to be submitted.14 ROC statement needs to be provided.	
 (Asha) Chartered Accountant			 (Sumeet) Engineering Officer
Day and Date of hearing		Monday and 04.12.2023	
Proceeding recorded by		Ram Niwas	
PROCEEDINGS OF THE DAY			
Proceedings dated: 04.12.2023. Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR) and Sh. Ketan Nanda (AR) are present on behalf of the promoter. The AR of the promoter requests for two weeks' time for submission of deficit documents. Request is allowed. The matter to come up on 01.01.2024.			
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA	
	 (Arun Kumar Gupta) Chairman, HARERA		