



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Central 67

RERA-GRG-PROJ-1458-2023

Hearing brief for project registration u/s 4


S.No.	Particulars	Details	
1.	Name of the project	Central 67	
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-67, 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	31.12.2027	
10.	Online application ID	RERA-GRG-PROJ-1458-2023	
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.	234 of 2023 dated 03.11.2023	Valid up to 02.11.2028
18.	Total licensed area	8.6987 acres	Area to be registered 8.6987 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	234 of 2023 dated 03.11.2023 02.11.2028
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9777 dated 03.11.2023 N/A
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural	Not provided


	Control Sheet	
	vi) Service plan and estimate approval	Not provided
20.	Fee details	
	Registration fee	51751.3402 * 1.5 * 20 =Rs 15,52,540/-
	Processing fee	51751.3402 * 10 = Rs 5,17,513 /-
	Late fee	N/A
	Total	Rs 20,70,053/-
21.	DD amount	Rs 15,90,000/-
	DD no. and date	522673 dated 26.10.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 4,80,053/-
22.	File Status	Date
	File received on	07.11.2023
	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 67" located at Sector-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61443 dated 07.11.2023 and RPIN-669. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1458-2023. The project area for registration is same as that of the licensed area i.e., 8.6987 acres. License no - 234 of 2023 dated 03.11.2023 valid up to 02.11.2028.</p> <p>The license no. 234 of 2023 dated 03.11.2023 has been issued by DTCP subject to that the promoter shall abide with the final outcome of CBI enquiry regarding khasra no. 132//15/1 & 16/2 of village Badshahpur in respect of section 4 dated 02.06.2009.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/669 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p> <p>The status of the documents is mentioned below:</p>	
24.	Present compliance status as on 20.11.2023 of the deficiencies conveyed in the notice dated 16.11.2023.	<ol style="list-style-type: none"> 1 Deficit fee Rs 4,80,053/- needs to be submitted. 2 Affidavit regarding no advertisement, marketing, booking, sale (as per section 3 of the RERA, 2016) in the project for which license no. 13 of 2010 dated 03.02.2010 was granted which stands migrated to



		<p>license no. 234 of 2023 needs to be submitted.</p> <ol style="list-style-type: none">3 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.4 Online DPI needs to be corrected.5 Approved architectural control sheet needs to be submitted.6 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted.7 Copy of LC-IV and LC-IV(D) needs to be submitted.8 Electrical load availability needs to be submitted.9 Natural Conservation zone NOC/Undertaking for non-applicability needs to be submitted.10 Tree cutting permission has been expired, the same needs to be revalidated/clarified.11 The promoter submitted undertaking that there is no requirement of power line shifting. However, there is HT line passing through project area. It needs to be clarified.12 Road access permission needs to be submitted.13 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted.14 Draft Allotment letter needs to be revised.15 Draft brochure/advertisement document of the project needs to be submitted.16 Cost of the land needs to be clarified according to the area applied for the registration.17 Project report needs to be revised.18 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation.19 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.20 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be Submitted.21 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted.
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	22 CA certificate for REP 1 needs to be submitted.
	23 Quarterly statement of expenditure needs to be submitted.
	24 ROC statement needs to be provided.
Remarks	All above documents needs to be submitted.


 (Asha)
 Chartered Accountant


 (Sumeet)
 Engineering Officer

Day and Date of hearing	Monday and 20.11.2023
Proceeding recorded by	Ram Niwas

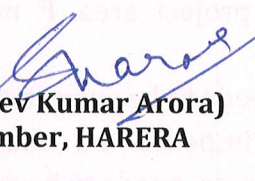
PROCEEDINGS OF THE DAY

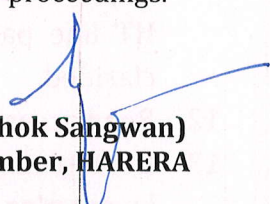
Proceedings dated: 20.11.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

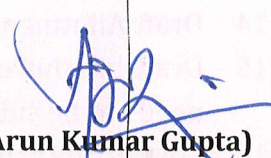
Sh. Anish Dham and Sh. Siddharth Gandhi (AR) are present on behalf of the promoter and states that the reply has already been submitted in the authority on 17.11.2023 which is yet to be scrutinized. Further, the AR states that standard design approval is yet to be got approved from the DTCP which will be submitted within two weeks in the registry of the Authority.

The matter to come up on 04.12.2023 for further proceedings.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar Gupta)
 Chairman, HARERA