



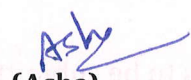

**Hearing brief for project registration u/s 4**

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	07.09.2028
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9575 dated 08.09.2023	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural	ZP-1888/JD(RA)/2023/41582 dated 08.12.2023	

	<b>Control Sheet</b>	
	<b>vi) Service plan and estimate approval</b>	Applied dated 28.11.2023
<b>20.</b>	<b>Fee details</b>	
	<b>Registration fee</b>	20183.69 * 1.5 * 20 =Rs 6,05,511/-
	<b>Processing fee</b>	20183.69 * 10 = Rs 2,01,837 /-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 8,07,348/-
<b>21.</b>	<b>DD amount</b>	Rs 8,07,500/-
	<b>DD no. and date</b>	522589 dated 06.10.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
<b>22.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	02.11.2023
	<b>First notice Sent on</b>	16.11.2023
	<b>First hearing on</b>	20.11.2023
	<b>Second hearing on</b>	04.12.2023
	<b>Third hearing on</b>	01.01.2024
<b>23.</b>	<b>Case History:-</b>	
	<p>The promoter M/s DLF Home Developers Ltd. who is a license holder had applied for the registration of real estate project namely "<b>Central 74</b>" 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><b>On 20.11.2023</b>, 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 deficiencies conveyed to the promoter.</p> <p><b>On 04.12.2023</b>, 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.</p> <p>The promoter has submitted the reply on 22.12.2023 which has been scrutinized and the status of the documents is mentioned below:</p>	

24.	<b>Present compliance status as on 01.01.2024 of the deficiencies conveyed in the hearing dated 04.12.2023.</b>	<ol style="list-style-type: none"> <li>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 corrected</li> <li>2 Online DPI needs to be corrected. Status: Submitted but needs to be corrected</li> <li>3 Approved architectural control sheet needs to be submitted. <b>Status: Submitted. Memo no. ZP-1888/JD(RA)/2023/41582 dated 08.12.2023.</b></li> <li>4 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted</li> <li>5 Road access permission needs to be submitted. Status: Not submitted</li> <li>6 Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li> <li>7 Draft brochure/advertisement document of the project needs to be submitted. Status: Not submitted.</li> <li>8 Project report needs to be provided. <b>Status: Submitted</b></li> <li>9 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation. Status: Needs to be revised. Bank account name is same, needs to be separate.</li> <li>10 Financial resources need to be met with project cost accordingly financial resources needs to be corrected. Status: Not submitted</li> <li>11 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted</b></li> <li>12 CA certificate for REP 1 needs to be submitted. <b>Status: Submitted</b></li> <li>13 Quarterly statement of expenditure needs to be submitted. Status: Not submitted</li> <li>14 ROC statement needs to be provided. <b>Status: Submitted</b></li> </ol>
	<b>Remarks</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2 Online DPI needs to be corrected.</li> <li>3 Approved Service Plan and Estimates needs to be</li> </ol>

		<p>submitted, if applied than copy of the same needs to be submitted.</p> <p>4 Road access permission needs to be submitted.</p> <p>5 Draft brochure/advertisement document of the project needs to be submitted.</p> <p>6 Bank undertaking needs to be revised with the detail of authorised signatory with employee code and designation - Bank account name is same, needs to be separate.</p> <p>7 Financial resources need to be met with project cost accordingly financial resources needs to be corrected.</p> <p>8 Quarterly statement of expenditure needs to be submitted.</p>
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 <b>(Asha)</b> <b>Chartered Accountant</b>	 <b>(Sumeet)</b> <b>Engineering Officer</b>
<b>Day and Date of hearing</b>	Monday and 01.01.2024
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

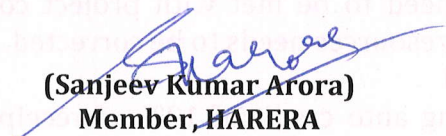
Proceedings dated: 01.01.2024.

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


Sh. Anish Dham (AR), Sh. Kabir Kapoor (AR) and Sh. Nitin Gupta (AR) are present on behalf of the promoter.


The AR seeks ten days' time for submission of the deficit documents including approved service plans and estimates, correct bank undertaking and other approvals like road cut permission etc. Request is allowed.

The matter to come on 15.01.2024.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**