

HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

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

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S.No.	Parti	culars	Details				
1.		e of the project	Central 74				
2.		e of the promoter	M/s DLF Home I	Developers Ltd.	sept sitelli		
3.	Natu	re of the project	Commercial Plotted Colony (SCO)				
4.	Locat	tion of the project	Sector-74 A, Gur	ugram			
5.	Legal	capacity to act as a	License Holder	38 8,07,580	Ammoron GC 22.		
	prom						
6.	Name	e of license holder	M/s DLF Home Developers Ltd.				
7.		s of project	New				
8.	Whet appli	her registration ed for whole/phase	Whole Project				
9.	Comp	oletion date as ioned in REP-II	06.09.2028				
10.	Onlin	e application ID	RERA-GRG-PROJ-1451-2023				
11.	QPR appli	Compliances (if icable)	N/A				
12.	4(2)	(l)(D) Compliances	N/A				
13.	(if applicable) 4(2)(l)(C) Compliances N/A (if applicable)			rya garrand baset			
14.	Status of change of bank account (if applicable)				23. Case Hastorys		
15.	Details of proceedings pending against the project (if applicable)		AVA Central to the Real season of the Real season o				
16.	RC Conditions Compliances (if applicable)		N/A SECTION OF THE PROPERTY OF				
17.	Licen	se 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				
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	-	Control Sheet			
	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		
	Second hearing on		04.12.2023		
	Thire	d hearing on	01.01.2024		
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23. Case History:-

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.

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.

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.

The promoter has submitted the reply on 29.11.2023 which has been scrutinized and the deficiencies conveyed to the promoter.

On 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.

The promoter has submitted the reply on 22.12.2023 which has been scrutinized and the status of the documents is mentioned below:



24 Progent compliance		सत्यमेव जयते उपरिचित्रार्थे
24. Present compliance	1	The annexures in the online application are not
status as on 01.01.2024	iestoro	uploaded as well as the correction needs to be done in
of the deficiencies	and the No	the online (A-H) application.
conveyed in the hearing	And a proper and a	Status: Submitted but needs to be corrected
dated 04.12.2023.	2	Online DPI needs to be corrected.
as attaching their astrony agriculture and addition	nar Sme	Status: Submitted but needs to be corrected
sur anno sodordora usta C	3	Approved architectural control sheet needs to be
count name is some, escal to m	1 3050	submitted.
		Status: Submitted. Memo no. ZP-
zo, fisjorg ritiw tem od ot rises	RECTIN	1888/JD(RA)/2023/41582 dated 08.12.2023.
resoluces needs to be course ted	4	
of expenditure needs to	inem 4	Approved Service Plan and Estimates needs to be
noidh batha eo se an t-iùire a se		submitted, if applied than copy of the same needs to be
		submitted.
-0.00 a/		Status: Not submitted
Tenenum 23	5	Road access permission needs to be submitted.
Hardneering Officer		Status: Not submitted
0.02020	6	Draft Allotment letter needs to be revised.
		Status: Submitted.
	7	Draft brochure/advertisement document of the project
	YAGB	needs to be submitted.
		Status: Not submitted.
	8	Project report needs to be provided.
refed about the facts of the project.	1 tristin	Status: Submitted
natural and to Herital and Luciana sound	9	Bank undertaking needs to be submitted with the detail
additional and to transport to an activity and		of authorised signatory with employee code and
na za de nalvisa beroniga sinbulan	- ansmir	designation.
permission etc. Request is allerved.	to have	Status: Needs to be revised. Bank account name is same,
		그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그
	10	needs to be separate.
	10	Financial resources need to be met with project cost
The second secon		accordingly financial resources needs to be corrected.
(VI) av Klimar Goval)	(Status: Not submitted
AWERAM redución	11	Undertaking regarding auto credit of 10% of receipts
		from separate RERA account maintained under section
		4(2)(1)(D) needs to be submitted.
		Status: Submitted
	12	CA certificate for REP 1 needs to be submitted.
	2.5	Status: Submitted
	13	Quarterly statement of expenditure needs to be
		submitted.
		Status: Not submitted
	14	ROC statement needs to be provided.
	11	Status: Submitted
Remarks	1	
Kemai Ka	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.
	2	Online DPI needs to be corrected.
	3	Approved Service Plan and Estimates needs to be





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	submitted, if applied than copy of the same needs to be submitted.
ar and a set of specifical solitars and a	4 Road access permission needs to be submitted.
Bestermored 62 of the	5 Draft brochure/advertisement document of the project needs to be submitted.
ad es bland Juneta lighteda le	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.
42 100 22.2023	7 Financial resources need to be met with project cost accordingly financial resources needs to be corrected.
sa or leasar smar, sail to sole in i	8 Quarterly statement of expenditure needs to be submitted.
Ash	La company of the contract of
(Asha)	(Sumeet)
Chartered Accountant	Engineering Officer
Day and Date of hearing	Monday and 01.01.2024
Proceeding recorded by	Ram Niwas
SEARCH 23-1-30-0-651-52-34-2-353-37-13-31-24-24-0-7-47-37-3-1-5-3	PROCEEDINGS OF THE DAY

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