

**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
	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	ZP-1888/JD(RA)/2023/41582 dated 08.12.2023

	vi) Service plan and estimate approval	LC-2659/JE(SB)/2024/4160 dated 02.02.2024
20.	<b>Fee details</b>	
	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.	<b>File Status</b>	<b>Date</b>
	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
	Third hearing on	01.01.2024
	Fourth hearing on	15.01.2024
	Fifth hearing on	05.02.2024 (Adjourned)
	Sixth hearing on	07.02.2024
23.	<p><b>Case History:-</b></p> <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 deficiencies conveyed to the promoter.</p> <p><b>On 01.01.2024</b>, 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.</p> <p>The promoter has submitted the reply on 03.01.2024 which has been scrutinized and the deficiencies conveyed to the promoter.</p> <p><b>On 15.01.2024</b>, Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the project. None is present on behalf of the promoter. An e-mail request has been received from the applicant promoter for adjournment. The request is allowed. In the meanwhile the promoter to submit the corrected bank undertaking along with approved service plans and estimates. The matter to come up on 05.02.2024.</p> <p><b>On 05.02.2024</b>, The matter is adjourned to 07.02.2024.</p> <p>The promoter has submitted the reply on 01.02.2024 &amp; 05.02.2024 which has been scrutinized and the status of the documents is mentioned below:</p>	
<b>24.</b>	<p><b>Present compliance status as on 07.02.2024 of the deficiencies conveyed in the hearing dated 15.01.2024.</b></p>	<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 Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Submitted. Approved vide memo no. LC-2659/JE(SB)/2024/4160 dated 02.02.2024.</b></li> <li>4 Bank undertaking needs to be submitted with the detail of authorised signatory with employee code and designation. <b>Status: Submitted.</b></li> </ol>

<b>Remarks</b>	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.
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**Recommendations:**

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H and DPI. The authority may consider for grant of registration of project.

*on leave*  
 (Ashish)

**Chartered Accountant**

*Sumeet*

(Sumeet)

**Engineering Officer**

**Day and Date of hearing**

Wednesday and 07.02.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 07.02.2024.

Sh. Sumeet, Engineering Officer 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.

Approved as proposed.

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

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

*v.i-g*  
 (Vijay Kumar Goyal)  
 Member, HARERA

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