Promoter Name	**M/s DLF. Ltd.**
Project Name	**DLF Gardencity Enclave**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6

SNo.	Particulars	Details		
1.	Name of the project	DLF Gardencity Enclave		
2.	Name of the promotor	M/s DLF Ltd.		
3.	Nature of the project	Affordable Plotted Colony under DDJAY		
4.	Location of the project	Sector- 93, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sagardutt Builders & Developers Pvt. Ltd. Akina Builders & Developers Pvt. Ltd. Ophira Builders & Developers Pvt. Ltd. DLF Home Developers Ltd. DLF Utilities Ltd.		
7.	Name of the Collaborator	M/s DLF Ltd.		
8.	Whether extension of registration applied for whole	Whole		
9.	Status of project	Ongoing		
10.	Online Application ID	RERA-GRG-1605-2024		
11.	Date of completion of project as per REP-II/4(2)(l)(c)	28.03.2025		
12.	QPR Compliance (If applicable)	Not submitted for April 2022 to June 2022		
13.	4(2)(l)(d) Compliance (If applicable)	Submitted		
14.	4(2)(l)(c) compliance	Applied on 28.03.2024		
15.	Details of proceedings pending against the project	N/A		
16.	Status of change of bank accounts	N/A		
17.	License no.	94 of 2021 dated 12.11.2021		Valid up to 11.11.2026
18.	Total licensed area	26.97875 Acres	**Area to be registered**	26.97875 Acres
19.	RERA Registration Number	25 of 2022 dated 11.04.2022		29.03.2024
20.	Fee Details			

	Registration fee	(704585.9453 x 10) + (4350.3707 x 20) =Rs. 11,32,867/-		
	Processing fee	108936.316 x 10 = Rs. 10,89,363/-		
	Extension Fee (Half of Registration fee)	Rs. 5,66,434 /-		
	Processing fee for extension	108936.316 x 10 = Rs. 10,89,363/-		
	Late fee	150 % of extension fee Rs. 8,49,651/-		
	Total fee	Rs. 47,27,678/-		
	DD amount submitted at the time of registration	Rs. 21,79,000/-		
	DD no. and date for registration	520337 dated 25.01.2022		
	Name of the bank issuing	ICICI Bank		
	DD Amount submitted for extension.	Rs. 32,70,000/-		
	DD no. and date for extension	523216 dated 27.03.2024		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	Nil		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	94 of 2021 dated 12.11.2021	11.11.2026
	ii)	Layout Plan Approval	21.02.2022	
	iii)	Zoning plan Approval	13.05.2022	
	iv)	Environmental Clearance	28.04.2022	27.04.2032
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	24.01.2022	
	viii)	Electricity load availability connection	22.10.2021	
22.	File Status		Date	
	Project received on		28.03.2024	
	First notice sent on		26.04.2024	
	First hearing on		22.04.2024	

	First reply submitted on	14.04.2024
23.	**Case History:** An application regarding extension of registration of affordable residential plotted colony under DDJAY namely "DLF Gardencity Enclave" situated at Sector-93, Gurugram, Haryana being developed by M/s DLF Ltd. was submitted on 28.03.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no. 94 of 2021 dated 12.11.2021 being issued in favour of Sagardutt Builders & Developers Pvt. Ltd. And other in collaboration with M/s DLF Ltd. which got registered by the authority vide RC no. 25 of 2022 dated 11.04.2022 valid up to 29.03.2024. <u>Proceeding dated 22.04.2024</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Suruchi Pandey (Chartered Accountant) briefed the facts of the project. Sh. Anish Dham (AR) is present on behalf of the promoter. Deficiency notice to be dispatched urgently. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter to come up on 20.05.2024.	
24.	**Status as on 15.05.2024 of the deficiencies observed on 22.04.2024**	1. REP-V form needs to be revised. **Status: Submitted** 2. Correction in online DPI needs to be done. **Status: Cost incurred needs to be revised** 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Submitted** 4. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. **Status: Submitted** 5. Copies of mutation , jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application need to be submitted. **Status: Submitted** 6. Layout plan, demarcation plan and zoning plan need to be resubmitted on A1 sheets (laminated). **Status: Submitted** 7. Complete set of service plans need to be submitted. **Status: Submitted** 8. PERT chart depicting the schedule of completion of remaining development works need to be submitted. **Status: Submitted**

9. Draft payment plan needs to be revised.
   Status: Submitted
10. Executed allotment letter and builder buyer agreement need to be submitted.
    Status: Submitted
11. Complete GST Certificate needs to be submitted.
    Status: Submitted
12. All documents need to be signed and stamped.
    Status: Done
13. Bank Undertaking needs to be revised as liability clause is not mentioned by the bank.
    Status: Submitted
14. No lien certificate for fixed deposit created out of RERA Bank Account needs to be submitted.
    Status: Submitted
15. CA certificate needs to be submitted for equity infusion in the project.
    Status: Submitted
16. No dues certificate from CA needs to be revised.
    Status: Submitted
17. DPI needs to be revised as land cost is different from both CA certificate UDIN No. 24090181BKEOXO8073 & UDIN No. 22090181ABEAFM9909.
    Status: Needs to be done
18. Project report needs to be revise as project cost different from DPI.
    Status: Submitted
19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost is different from DPI.
    Status: Submitted
20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.
    Status: EDC is fully paid, hence, undertaking not required.
21. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.
    Status: Submitted

		22. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted** 23. Latest date Non-Encumbrance Certificate needs to be submitted. **Status: Submitted** 24. Creation of Charge (CHG) Form needs to be submitted. **Status: Submitted** 25. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted** 26. CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 27. Original copy of Financial and inventory details certified by CA needs to be submitted. **Status: Submitted** 28. Independent Auditor Report along with financial statement for the FY 2022-23 & FY 2021-22 needs to be submitted. **Status: Submitted** 29. Statement of quarterly expenditure needs to be submitted. **Status: Not submitted** 30. Statement of quarterly source of funds needs to be submitted. **Status: Not submitted** 31. Quarterly Net Cash Flow statement needs to be submitted. **Status: Not submitted** 32. QPR for April 2022 to June 2022 needs to be submitted. **Status: Not submitted**
25.	**Remarks**	1. Correction in online DPI needs to be done. **Status: Cost incurred needs to be revised** 2. DPI needs to be revised as land cost is different from both CA certificate UDIN No. 24090181BKEOXO8073 & UDIN No. 22090181ABEAFM9909. **Status: Needs to be done**

		3. Quarterly Net Cash Flow statement needs to be submitted. **Status: Not submitted** 4. QPR for April 2022 to June 2022 needs to be submitted. **Status: Not submitted**

Recommendation: The application submitted by the promoter along with the requisite documents is found to be in order except for correction of cost incurred and land cost in the online DPI, cash flow statement and QPR for April- June 2022.

It is recommended that the Authority may grant extension u/s 6 of the Act of 2016 to the promoter subject to the correction of financial discrepancies mentioned above.

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 20.05.2024
Proceeding recorded by	H.R. Mehta

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Suruchi Pandey (Chartered Accountant) briefed the facts of the project.

S/Shri Anish Dham and Saurabh Choraria, Authorized representatives are present on behalf of the promoter.

Approved subject to correction of the financial discrepancies pointed out in the deficiency notice.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I - 3
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA