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)**	Submitted		
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	
	First hearing on	22.04.2024
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.	
24.	**Status of deficiencies in the application**	1. REP-V form needs to be revised. 2. Correction in online DPI needs to be done. 3. Original registration certificate of the project needs to be returned to the Authority. 4. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. 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. 6. Layout plan, demarcation plan and zoning plan need to be resubmitted on A1 sheets (laminated). 7. Complete set of service plans need to be submitted. 8. PERT chart depicting the schedule of completion of remaining development works need to be submitted. 9. Draft payment plan needs to be revised. 10. Executed allotment letter and builder buyer agreement need to be submitted. 11. Complete GST Certificate needs to be submitted. 12. All documents need to be signed and stamped. 13. Bank Undertaking needs to be revise as liability clause is not mentioned by the bank. 14. No lien certificate for fixed deposit created out of RERA Bank Account needs to be submitted. 15. CA certificate needs to be submitted for equity

		infusion in the project. 16. No dues certificate from CA needs to be revised. 17. DPI needs to be revised as land cost is different from both CA certificate UDIN No. 24090181BKEOXO8073 & UDIN No. 22090181ABEAFM9909. 18. Project report needs to be revise as project cost different from DPI. 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. 20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. 21. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 22. Cost of the land needs to be clarified according to the area applied for the registration. 23. Latest date Non-Encumbrance Certificate needs to be submitted. 24. Creation of Charge (CHG) Form needs to be submitted. 25. CA Certificate for expenditure incurred & to be incurred needs to be submitted. 26. CA certificate for Net worth of promoter needs to be submitted. 27. Original copy of Financial and inventory details certified by CA needs to be submitted. 28. Independent Auditor Report along with financial statement for the FY 2022-23 & FY 2021-22 needs to be submitted. 29. Statement of quarterly expenditure needs to be submitted. 30. Statement of quarterly source of funds needs to be submitted. 31. Quarterly Net Cash Flow statement needs to be submitted.

		32. QPR for April 2022 to June 2022 needs to be submitted.
25.	**Remarks**	Notice not dispatched.

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 22.04.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA