Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	**Name of the project**	Alameda Central		
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- 73, 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**	08.09.2027		
10.	**Online application ID**	RERA-GRG-PROJ-1639-2024		
11.	**QPR Compliances (RC 107 of 2022 dated 21.11.2022)**	Submitted		
12.	**4(2)(l)(D) Compliances (RC 107 of 2022)**	Submitted		
13.	**4(2)(l)(C) Compliances**	Registration is valid		
14.	**Status of change of bank account**	N/A		
15.	**Details of proceedings pending against the project**	No		
16.	**RC Conditions Compliances (RC 107 of 2022)**	Road access permission - Submitted		
17.	**License no.**	139 of 2022 dated 09.09.2022 237 of 2023 dated 03.11.2023		Valid up to 08.09.2027 Valid up to 02.11.2028
18.	**Total licensed area**	3.156 acres	**Area to be registered**	3.156 acres
19.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	139 of 2022 dated 09.09.2022 237 of 2023 dated 03.11.2023	08.09.2027 02.11.2028
ii)	**Zoning Plan Approval**	N/A	N/A
iii)	**Revised Layout plan approval**	DRG No: DTCP 9784 dated 06.11.2023	N/A
iv)	**Environmental Clearance**	N/A	N/A
v)	**Architectural Control Sheet**	Not submitted	
vi)	**Service plan and**	Not submitted	

	Registration fee	19159.33 * 1.5 *20 = Rs 5,74,780/-
	Processing fee	19159.33 * 10 = Rs 1,91,593/-
	Late fee	N/A
	Total	Rs 7,66,373/-
21.	**DD amount**	Rs. 7,23,883/- Rs 7,66,400/-
	DD no. and date	521160 dated 09.09.2022 523710 dated 26.06.2024
	Name of the bank issuing	ICICI Bank
	Total fee paid	Rs 14,90,283/-
	Processing fee forefitted	Rs 1,80,970/-
	Total fee considered	Rs 13,09,313/-
	Deficient amount	NIL (excess paid Rs 5,42,940/-)
	The promoter has submitted the application for amendment in the earlier registration granted due to grant of additional license. Therefore, the processing fee submitted at the time of earlier registration is forfeited and balance fee is considered.	
22.	**File Status**	**Date**
	File received on	22.07.2024
	First notice Sent on	09.08.2024
	First hearing on	12.08.2024
	Second hearing on	09.09.2024
23.	**Case History:-** The promoter M/s DLF Home Developers Ltd who is a license holder had applied for the registration (amendment in the earlier registration granted due to grant of additional license) of real estate project namely "Alameda Central" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 75765 dated 22.07.2024 and RPIN-775. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1639-2024. The project area for registration is same as that of the licensed area i.e., 3.156 acres. License no – 139 of 2022 dated 09.09.2022 valid up to 08.09.2027 and 237 of 2023 dated 03.11.2023 valid up to 02.11.2028. **Earlier the promoter obtained the license no. 139 of 2022 dated 09.09.2022 valid up to 08.09.2027 from DTCP for area admeasuring 2.98125 acres and after obtaining necessary approvals the project was registered with the authority vide RC no. 107 of 2022 dated 21.11.2022 valid upto 08.09.2027.** **Now the promoter obtained additional license no. 237 of 2023 dated 03.11.2023 valid up to 02.11.2028 from DTCP for additional area admeasuring 0.175 acres (in addition**	

	demarcated in the earlier licensed area at the place of open space/parking and the open space/parking has been proposed in additional license area in addition to earlier sanction on other locations. The promoter applied for registration complete area (amendment in the earlier registration granted due to grant of additional license) measuring 3.156 acres i.e., earlier and additional as a single registration. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/775 dated 09.08.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024. **On 12.08.2024**, the matter is adjourned and to come up on 09.08.2024. The status of the documents is mentioned below:	
24.	**Present compliance status as on 09.09.2024 of the deficiencies conveyed in the notice dated 09.08.2024.**	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 Separate application for amendment in earlier registration granted vide RC no. 107 of 2022 dated 21.11.2022 needs to be submitted due to revision in earlier area as the additional licensed area cannot be added in that registration. Further this application is to be restricted to additional licensed area only. 4 Consent of 2/3rd allottees needs to be submitted as there is revision in layout plan. 5 Additional license no. 237 of 2023 dated 03.11.2023 has been issued in the name of M/s DLF Home Developers Pvt Ltd but the land is owned by M/s DLF Home Developers Ltd. Correction needs to be done in the license. 6 The additional license no. 237 of 2023 dated 03.11.2023 has been granted after migration of area from existing license no. 88 of 2010 dated 28.10.2010 granted for setting up residential plotted colony. The status of registration of earlier license no. 88 of 2010 needs to be clarified along with status of development works and details of sold/unsold inventory. 7 Approved architectural control sheet (approval letter and plans) for complete area needs to be submitted. 8 Approved Service Plan and Estimates for complete area needs to be submitted. 9 Pert chart needs to be revised. 10 Tree cutting permission for additional licensed area needs to be submitted. 11 Draft brochure/advertisement document of the project needs to be submitted. 12 List of sold inventory with name of allottee, plot no., date of booking, total amount, amount collected etc. and unsold inventory needs to be submitted.

	14 Cost of the land needs to be clarified according to the area applied for the registration. 15 Ca certificate for non-default needs to be revised. 16 Bank undertaking needs to be submitted with the detail of employee code. 17 CA certificate for net worth needs to be submitted. 18 Quarterly statement of expenditure and sources needs to be revised. 19 Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. 20 Cash flow statement needs to be revised.
Remarks	Reply against the above deficiencies received in the branch on 06.09.2024 and the same is under scrutiny.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 09.09.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.09.2024.

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

Sh. Anish Dham (AR), Sh. Ketan Nanda (AR) and Sh. Nitin Gupta (AR) are resent on behalf of the promoter.

The AR to submit the requisite consent of 2/3rd allottees and thereafter a public notice for objections if any be issued.

The matter to come up on 30.09.2024.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA