Promoter Name M/s DLF Home Developers Ltd.
Project Name Gardencity Central

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	Particulars	Details		
1.	Name of the project	Gardencity Central		
2.	Name of the promotor	M/s DLF Home Developers Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 84, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s DLF Home Developers Ltd. and others		
7.	Name of the Collaborator	M/s DLF Home Developers Ltd.		
8.	Whether extension of registration applied for whole	Whole		
9.	Status of project	Ongoing		
10.	Online Application ID	RERA-GRG-1706-2024		
11.	Date of completion of project as per REP-II/4(2)(l)(c)	23.08.2025		
12.	QPR Compliance (If applicable)	Submitted		
13.	4(2)(l)(d) Compliance (If applicable)	Submitted		
14.	4(2)(l)(c) compliance	Applied on 23.07.2024		
15.	Details of proceedings pending against the project	N/A		
16.	Status of change of bank accounts	N/A		
17.	License no.	80 of 2021 dated 08.10.2021		Valid up to 07.10.2026
18.	Total licensed area	8.0396 Acres	**Area to be registered**	8.0396 Acres
19.	RERA Registration Number	80 of 2021 dated 16.11.2021		Valid up to 24.08.2024
20.	Fee Details			
	Registration fee	(48166.18 x 1.5 x 20) =Rs. 14,44,985/-		

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	Processing fee for registration		48166.18 x 10 = Rs. 4,81,662/-	
	Extension Fee (Half of Registration fee)		Rs. 7,22,493 /-	
	Processing fee for extension		48166.18 x 10 = Rs. 4,81,662/-	
	Late fee		150 % of extension fee Rs. 10,83,740/-	
	Total fee		Rs. 42,14,542/-	
	DD amount submitted at the time of registration		Rs. 19,53,000/-	
	DD no. and date for registration		519835 dated 13.10.2021	
	Name of the bank issuing		ICICI Bank	
	Total amount paid at the time of registration		Rs. 19,53,000/-	
	DD Amount submitted for extension.		Rs. 26,85,000/-	
	DD no. and date for extension		523754 dated 05.07.2024	
	Name of the bank issuing		ICICI Bank	
	Total amount paid at the time of extension		Rs. 26,85,000/-	
	Total fee paid		Rs. 42,14,542/-	
	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	80 of 2021 dated 08.10.2021	07.10.2026
	ii)	Layout Plan Approval	DRG DTCP 7939 dated 07.10.2026	
	iii)	Standard design approval	ZP-1525/SD/(DK)/2022/5175 dated 21.02.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	LC-4258/Asstt. (MS)/2021/31070 dated 09.12.2021	
	File Status		Date	

22.	**Project received on**	23.07.2024
	First notice sent on	11.09.2024
	First hearing on	12.08.2024
	First hearing on	16.09.2024
23.	**Case History:** An application regarding extension of registration of affordable residential plotted colony under DDJAY namely "Gardencity Central" situated at Sector-84, Gurugram, Haryana being developed by M/s DLF Home Developers Ltd. was submitted on 23.07.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. On scrutiny of the application, it was observed that there were deficiencies in the application which were conveyed to the promoter vide notice dated 11.09.2024 with an opportunity of hearing on 16.09.2024. on 16.09.2024, the matter was adjourned to 21.10.2024. The reply submitted by the promoter has been examined and the status of remaining deficiencies is as below:	
24.	**Status of deficiencies in the application**	1. Correction in online DPI needs to be done. **Status: Submitted. Needs to be revised.** 2. Original registration certificate of the project needs to be returned to the Authority. **Status: Submitted** 3. 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** 4. Non encumbrance certificate duly issued by the revenue officer not below the rank of Tehsildar issued not more than 6 months prior to the date of application needs to be submitted. **Status: Submitted** 5. REP-II needs to be revised as the name of the project is incorrect in the affidavit. **Status: Submitted** 6. Draft application form, allotment letter, BBA and conveyance deed need to be submitted. **Status: Submitted** 7. Brochure and advertisement document needs to be submitted. **Status: Submitted** 8. Cost of land i.e. Rs. 12170 lakhs needs to be clarified according to area applied i.e. 8.0396 acres for registration. Justification/Clarification needs to be

		submitted for difference in cost of land as mentioned in DPI is Rs 12170 lakhs whereas per QPR it is Rs 8904 lakhs. **Status: Not Submitted** 9. Clarification needs to be submitted for EDC & IDC, Administrative Cost, Taxes and Cess not mentioned in DPI for the plotted colony. DPI needs to be revised as financial resources not mentioned in DPI. **Status: Not submitted** 10. Bank Undertaking in needs to be revised as employee ID needs to be mentioned. **Status: Submitted.** 11. Project Report needs to be revised as cost incurred on land does not match with DPI. **Status: Submitted but needs to be revised.** 12. Statement of quarterly expenditure, Statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be submitted. **Status: Not Submitted** 13. CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 14. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Submitted but details of unsold units are missing.**
25.	**Remarks**	1. Correction in online DPI needs to be done. **Status: Submitted. Needs to be revised.** 2. Cost of land i.e. Rs. 12170 lakhs needs to be clarified according to area applied i.e. 8.0396 acres for registration. Justification/Clarification needs to be submitted for difference in cost of land as mentioned in DPI is Rs 12170 lakhs whereas per QPR it is Rs 8904 lakhs. **Status: Not Submitted** 3. Clarification needs to be submitted for EDC & IDC, Administrative Cost, Taxes and Cess not mentioned in DPI for the plotted colony. DPI needs to be revised as financial resources not mentioned in DPI.

HARERA
GURUGRAM

Promoter Name M/s DLF Home Developers Ltd.
Project Name Gardencity Central

		Status: Not submitted 4. Project Report needs to be revised as cost incurred on land does not match with DPI. **Status: Submitted but needs to be revised.** 5. Statement of quarterly expenditure, Statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be submitted. **Status: Not Submitted** 6. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Submitted but details of unsold units are missing.**

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 21.10.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed the facts of the project.
Sh. Saurabh Choraria (AR) and Sh. Anish Dham (AR) are present on behalf of the promoter and state that the infrastructure/ development work has been completed in accordance with the layout plan and application for completion certificate of the project already stands submitted with DTCP on 19.01.2024.
Keeping in view the above, the Authority decides to grant extension of registration of the project.
The certificate of extension shall be issued after rectification of the above- mentioned deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA