

Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	The Dahlias	
2.	Name of the promoter	M/s DLF Ltd.	
3.	Nature of the project	Group Housing Project	
4.	Location of the project	Sector-54, Gurugram	
5.	Legal capacity to act as a promoter	Not Clarified	
6.	Name of license holder	M/s Aravali Cultivation Ltd., M/s Vishram Agro Farms Ltd., M/s Pracheen Krishi Udyog Ltd. & others	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole	
9.	Completion date as mentioned in REP-II	31.12.2031.	
10.	Online application ID	RERA-GRG-PROJ-1690-2024	
11.	QPR Compliances	N/A	
12.	4(2)(I)(D) Compliances	N/A	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	No	
16.	RC Conditions Compliances	N/A	
17.	License no.	131 of 1995 dated 29.12.1995.	28.12.2024
		129 of 1995 dated 29.12.1995.	28.12.2024
		2 of 2002 dated 25.01.2002	24.01.2025
		4 of 2002 dated 25.01.2002	24.01.2025
		6 of 2002 dated 25.01.2002	24.01.2025
		38 of 1996 dated 16.01.1996	15.04.2029
		52 of 1996 dated 16.01.1996	15.04.2029
		53 of 1996 dated 16.01.1996	15.04.2029



		57 of 1996 dated 16.01.1996	15.04.2029	
18.	Total licensed area	16.489 acres	Area to be registered	16.489 acres
19.	Statutory approvals either applied for or obtained prior to registration			
	S. No.	Particulars	Date of approval	Validity up to
	i)	License Approval	131 of 1995 dated 29.12.1995.	28.12.2024
			129 of 1995 dated 29.12.1995.	28.12.2024
			2 of 2002 dated 25.01.2002	24.01.2025
			4 of 2002 dated 25.01.2002	24.01.2025
			6 of 2002 dated 25.01.2002	24.01.2025
			38 of 1996 dated 16.01.1996	15.04.2029
			52 of 1996 dated 16.01.1996	15.04.2029
			53 of 1996 dated 16.01.1996	15.04.2029
		57 of 1996 dated 16.01.1996	15.04.2029	
	ii)	Zoning Plan Approval	DTCP 7600 dated 23.11.2020	
	iii)	Building plan Approval	ZP-1558/JD(RA)/2022/32503 dated 27.10.2022	26.10.2027
		Revised building plan approval	Not Submitted.	
	iv)	Environmental Clearance	EC22B039HR111216 dated 17.08.2022 (Granted for 7.574 acres)	16.08.2032
	v)	Fire Scheme approval	Not Submitted	
	vi)	Service plan and estimate approval	Not Submitted	
20.	Fee details			
	Registration fee	Fees cannot be calculated.		
	Processing fee	Fees cannot be calculated.		
	Late fee	Fees cannot be calculated.		
	Total	Fees cannot be calculated.		
	Note: The fee could not be calculated since the promoter has not submitted the copy of approved building plans. Only the approval letter (BR III) has been submitted by the promoter.			

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The Dahlias

M/s DLF Ltd.

21.	DD amount	Rs. 1,17,64,500/-
	DD no. and date	523932 dated 30.07.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	-
22.	File Status	Date
	File received on	09.08.2024
	First notice Sent on	30.08.2024
	First hearing on	16.09.2024
23.	Case History: - The promoter M/s DLF Ltd. has applied for the registration of real estate project namely "The Dahlias" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 77099 dated 09.08.2024 and RPIN-780. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1690-2024. The project area for registration is 16.489 acres. The application for registration was scrutinized and 1st deficiency notice was issued on 30.08.2024 to the promoter. The promoter has submitted the reply dated 11.09.2024 which is under scrutiny. An opportunity of being heard is scheduled on 16.09.2024. The status of the documents is mentioned below:	
24.	Present compliance status as on 16.09.2024 of the deficiencies as observed in the scrutiny	<ol style="list-style-type: none">1 Online corrections in REP-1 (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status - Submitted but needs to be revised.2 Corrections in online DPI need to be done. Status - Submitted but needs to be revised.3 The project pertains to license nos. 131, 129 of 1995; 02, 04, 06 of 2002 and 38, 52, 53, 57 of 1996 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status - The promoter stated that Licenses nos. 131, 129 of 1995; 02, 04, 06 of 2002 and 38, 52, 53, 57 of 1996 have been issued by Directorate, Town and Country Planning, Haryana ("DTCP") for the development of a colony admeasuring 476.6015 acre acres in Sectors 42, 43, 53 and 54, Gurugram

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



("Licensed Land") which is being developed in a phased manner and the proposed phase being 16.489 acres ("Project") for which RERA registration has been applied for.

Promoter further stated that, on 27.10.2022, DTCP approved the building plans for an area measuring 7.57 acres only vide Memo No. ZP-1558/JD(RA)/2022/32503 and in this regard, they have submitted an undertaking stating that the company hereby declares and affirms that no advertisement, marketing, booking, sale, or offer for sale has been made, nor have any third party rights being created in respect of the proposed area till date.

- 4 The various licenses pertaining to the project land are granted by the DTCP in favour of M/s Aravali Cultivation Ltd., M/s Vishram Agro Farms Ltd., M/s Pracheen Krishi Udyog Ltd., M/s Madhur Cultivations Ltd., M/s DLF Universal Ltd., M/s Sunrise Land & Housing Co. Ltd., M/s Moonlight Builders & Promoters Ltd. and M/s Vikalpa Agro Industries Ltd. However, the renewal of all these licenses is issued in favour of DLF Ltd. and DLF Utilities Ltd. Further, the application for registration of the project u/s 4 of the Act of 2016 is submitted to the Authority by DLF Ltd. This needs to be clarified.

Status - Promoter stated that licensee companies (Vipul Vaibhav Agro Developers Ltd. , Satyaveer Estate Pvt. Ltd. Manavsthali Estate Pvt.Ltd. , Hansalaya Builders Developers Ltd., Madhur Cultivations Ltd. , Kum Kum Cultivations Ltd., Dream Land Agro Industries Ltd. , Prashant KrishiUdyog Pvt. Ltd. , Oscar Farming Co. Pvt. Ltd. , Swastha Builders Pvt.Ltd , Suvidha Agro Products , Vidhur Cultivations Ltd. , Aravali Cultivations Ltd. , Vishram Agro Farms Ltd., Vaishali Cultivations Pvt. Ltd. , Renkon Estates & Farms Ltd. , Queensdale Cultivations Pvt. Ltd. , Manak Estate Pvt. Ltd. , Pracheen KrishiUdyog Pvt. Ltd. , Menaka Agro Farming Co Pvt. Ltd. , Vikalpa Agro Industries Pvt. Ltd. , Nav Sansar Agro Industries Pvt. Ltd., Surbhi Farming Co Pvt. Ltd. , Sunrise Land & Housing Co Ltd., Moonlight Builders & Developers



Ltd.) merged into M/s Nilgiri Cultivations pvt. Ltd. on 17.11.2000 and after that it is known as DLF Utilities Ltd. (by certificate for change of name on 23.10.2008) Finally, the real estate business of DLF Utilities Ltd. got demerged and merged into DLF Ltd. vide order dated 23.02.2022 in CP(CAA) No 14/Chd/Hry/2020 passed by NCLT

- 5 The building plan approval letter (BR III) is provided by the promoter; however, a complete set of approved building plans need to be provided so that the fee may be calculated and other details provided by the promoter in application form REP-I and DPI may be verified. The promoter shall be liable to pay deficit fee/ late fee, if any.
Status - Not Submitted.
- 6 Environmental clearance is submitted for 7.574 acres. Environmental clearance for entire project area applied for registration (16.4890 Acres) needs to be submitted.
Status - Submitted.
- 7 Fire scheme approval needs to be submitted.
Status - Not Submitted.
- 8 Approved service plans and estimates need to be submitted.
Status - Not Submitted.
- 9 Demarcation plan needs to be submitted.
Status - Not Submitted.
- 10 Airport height clearance needs to be submitted.
Status - Submitted.
- 11 Forest NOC needs to be submitted.
Status - Submitted.
- 12 Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.
Status - Submitted but need to be revised.
- 13 Draft advertisement document needs to be submitted.
Status - Not Submitted and promoter stated that at present they are not planning to issue/release any advertisements in the general public pertaining to the proposed project. However, they assure/undertake that



	<p>they will submit the same in the Authority when they will issue/release any advertisement.</p> <p>14 REP II needs to be revised as Occupancy Date is missing. Status - Submitted.</p> <p>15 Cost of land needs to be clarified according to the area applied for the registration. Status - Not Submitted.</p> <p>16 Project Report needs to be revised. Status - Not Submitted.</p> <p>17 Challan Copy of paid IDC, EDC needs to be submitted. Status - Not Submitted.</p> <p>18 Original Bank Undertaking needs to be submitted. Status - Submitted.</p> <p>19 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status - Submitted but needs to be revised.</p> <p>20 DPI needs to be revised for the financial resources. Status - Not Submitted.</p> <p>21 CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status - Not Submitted.</p> <p>22 CA certificate for details in REP-1, CA Certificate for non-default in repayment of debt and statutory liabilities and CA Certificate for Net Worth needs to be submitted. Status - Not Submitted.</p> <p>23 Statement of quarterly expenditure, statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be submitted. Status - Not Submitted.</p> <p>24 Complete GST Certificate needs to be submitted and project proponent needs to be revised. Status - Submitted.</p>
Remarks	<p>1. Online corrections in REP-1 (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. The project pertains to license nos. 131, 129 of 1995; 02, 04, 06 of 2002 and 38, 52, 53, 57 of 1996 and therefore, is an ongoing project. You are, therefore, required to</p>

explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site.

4. The various licenses pertaining to the project land are granted by the DTCP in favour of M/s Aravali Cultivation Ltd., M/s Vishram Agro Farms Ltd., M/s Pracheen Krishi Udyog Ltd., M/s Madhur Cultivations Ltd., M/s DLF Universal Ltd., M/s Sunrise Land & Housing Co. Ltd., M/s Moonlight Builders & Promoters Ltd. and M/s Vikalpa Agro Industries Ltd. However, the renewal of all these licenses is issued in favour of DLF Ltd. and DLF Utilities Ltd. Further, the application for registration of the project u/s 4 of the Act of 2016 is submitted to the Authority by DLF Ltd. This needs to be clarified.
5. The building plan approval letter (BR III) is provided by the promoter; however, a complete set of approved building plans need to be provided so that the fee may be calculated and other details provided by the promoter in application form REP-I and DPI may be verified. The promoter shall be liable to pay deficit fee/ late fee, if any.
6. Fire scheme approval needs to be submitted.
7. Approved service plans and estimates need to be submitted.
8. Demarcation plan needs to be submitted.
9. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.
10. Cost of land needs to be clarified according to the area applied for the registration.
11. Project Report needs to be revised.
12. Challan Copy of paid IDC, EDC needs to be submitted.
13. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.
14. DPI needs to be revised for the financial resources.
15. CA Certificate for expenditure incurred and to be incurred needs to be submitted.



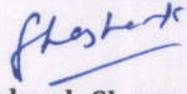
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The Dablias
M/s DLF Ltd.

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16. CA certificate for details in REP-1, CA Certificate for non-default in repayment of debt and statutory liabilities and CA Certificate for Net Worth needs to be submitted.
17. Statement of quarterly expenditure, statement of quarterly source of funds and Quarterly Net Cash Flow statement needs to be submitted.

(Ashish Dubey)
Chartered Accountant


(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing

Monday and 16.09.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Shashank Sharma, Associate Engineer Executive and Ms. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

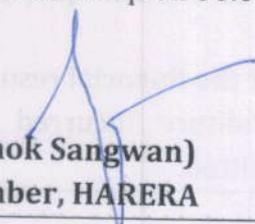
Sh. Anish Dham (AR) and Sh. Alok Kumar (AR), Sh. Nimit Porwal (AR) are present on behalf of the promoter.

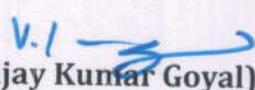
The AR present on behalf of the promoter states that initially building plans were approved by DTCP vide memo no ZP-1558/JD(RA)/2022/32503 dated 27.10.2022 which is part of Zone-10 as per the old, approved layout plan and no advertisement, marketing, booking, sale or offer for sale has been made in respect of the proposed project and the affidavit for the same has been submitted in the Authority.

Further, phasing plan of the land admeasuring 542.8515 acres has been approved by the DTCP vide memo no ZP-1558/JD(RA)/2024/28702 dated 12.09.2024 and the project under the consideration of the Authority is marked as R16 in approved phasing plan. Also, the building plan approved earlier has been revised by DTCP and its final approval will be submitted to the Authority. The AR further clarifies that said revisions in building plans is prior to any kind of sale, booking, marketing, advertisement and hence no consent of allottees is required. Further, the EC for the said project has also been revised and approved vide memo no. SEAC/HR/2024/067 dated 14.09.2024.

Keeping in view of the above, Authority directs the promoter to submit the revised approved building plans and rectify the other remaining deficiencies as mentioned above.

The matter to come up on 30.09.2024.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA