

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

City Centre 92
RERA-GRG-PROJ-1767-2024

Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	City Centre 92	
2.	Name of the promoter	M/s Shishta Buildwell LLP	
3.	Nature of the project	Commercial	
4.	Location of the project	Sector- 92, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Diya Realtech Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	OC: 30.09.2032 CC: 31.12.2032	
10.	Online application ID	RERA-GRG-PROJ-1767-2024	
11.	License no.	268 of 2023 dated 27.12.2023	valid upto 26.12.2028
12.	Total licensed area	3.46875 acres	Area to be registered 3.46875 acres (14037.42 sqm)
13.	QPR Compliances	Not applicable	
14.	4(2)(I)(D) Compliances	Not applicable	
15.	4(2)(I)(C) Compliances	Not applicable	
16.	Status of change of bank account (if applicable)	Not applicable	
17.	Details of proceedings pending against the project	Not applicable	
18.	RC Conditions Compliances	Not applicable	
19.	Number of units	343 Commercial units (Shops, Kiosks & multiplex)	
20.	Total Project cost	Rs 220.12 Cr	
21.	Project expenditure so far	Rs 56.59 Cr	
22.	Estimated expenditure for completion so far	Rs 163.54 Cr	
23.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	268 of 2023 dated 27.12.2023 valid upto 26.12.2028
	ii)	Demarcation cum Zoning Plan Approval	DRG No. DTCP 9907 dated 28.12.2023 Not applicable
	iii)	Building plan Approval	Memo no. ZP-1993/JD(RA)/2025/6880 dated 24.02.2025 23.02.2030

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	iv)	Environmental Clearance	Not submitted (Applied on 03.06.2024)	
	v)	Fire scheme approval	Not submitted (Applied on 10.03.2025)	
	vi)	Airport height clearance	AAI/RHQ/AR/ATM/NOC/2024/337 /1278-81 dated 10.05.2024	08.05.2032
	vii)	Service plan and estimate approval	Not submitted (Applied on 10.03.2025)	
	viii)	Electrical load availability connection	Memo no. Ch-48/ Drg. -PLC dated 26.02.2024	
24.	Fee details			
	Registration fee		Commercial: 24565.485 * 1.75* 20= Rs 8,59,792/-	
	Processing fee		24565.485 * 10= Rs 2,45,655/-	
	Late fee		Not applicable	
	Total		Rs 11,05,447/-	
25.	DD amount		Rs 2,45,700/- Rs 8,59,800/-	
	DD no. and date		870246 dated 28.02.2025 870247 dated 28.02.2025	
	Name of the bank issuing		Karnataka Bank Ltd.	
	Deficient amount		No deficit fee	
26.	File Status		Date	
	File received on		03.03.2025	
	First notice Sent on		20.03.2025	
	1st hearing on		24.03.2025	
	2nd hearing on		07.04.2025	
	3rd hearing on		16.04.2025	
	4th hearing on		21.04.2025	
23.	Case History:-			
	<p>The Promoter M/s Shishta Buildwell LLP who is a collaborator applied for the registration of real estate commercial project namely "City Centre 92" located at Sector-92, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87716 dated 03.03.2025 and RPIN-880. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1767-2024. The project area for registration is 3.46875 acres (14037.42 sqm) vide License no -268 of 2023 dated 27.12.2023 valid upto 26.12.2028.</p> <p>The application for registration of commercial project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/880 dated 03.03.2025 was issued to the promoter with an opportunity of being heard on 24.03.2025.</p> <p>On 24.03.2025, The matter is adjourned and to come up on 07.04.2025.</p> <p>On 07.04.2025, The matter is adjourned and to come up on 16.04.2025 at 03:00 PM.</p>			

<p>On 16.04.2025, The matter is adjourned and to come up on 21.04.2025.</p> <p>The status of the documents is mentioned below:</p>		
24.	<p>Present compliance status as on 21.04.2025 of deficient documents conveyed vide last hearing dated 16.04.2025</p>	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted, but corrections needs to be done. Online DPI needs to be corrected. Status: Submitted, but corrections needs to be done. Aks- shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted Environment clearance needs to be submitted. Status: Applied on 12.06.2024 Approved Service Plans & Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Applied on 10.03.2025 Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. Status: Submitted A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be submitted. Status: Submitted Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted. Status: Not submitted The layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted Fire scheme approval needs to be submitted. Status: Applied on 10.03.2025 Draft allottees documents i.e. application form & conveyance deed needs to be submitted. Status: Not submitted Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be submitted as per prescribed format. Status: Not submitted Draft brochure and advertisement document needs to be submitted. Status: Brochure needs to be revised and advertisement submitted.

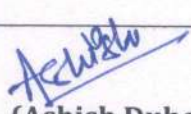
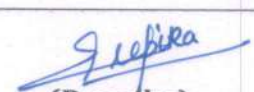

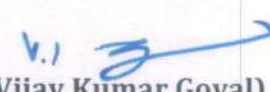
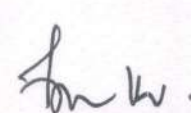
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	<p>14. Cost of land amounts to Rs 2574.11 lakhs needs to be clarified according to area i.e. 3.4688 acres applied for registration. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but affidavit outlining the area-sharing model needs to be revised.</p> <p>15. Details of any other cost and details of financial resources mentioned in DPI amounts to Rs 2289 lakhs from other sources and Rs 8700 lakhs from Others needs to be submitted. Status: Submitted but details of any other cost needs to be submitted.</p> <p>16. COI needs to be submitted. Status: Submitted</p> <p>17. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 06.07.2023. Promoter affidavit for no loan on the project needs to be submitted. Status: Submitted but Original NEC dated 27.03.2025 needs to be submitted.</p> <p>18. CA certificate for expenditure incurred & to be incurred needs to be revised. CA certificate for REP-I (A-H) needs to be submitted. Status: Submitted</p> <p>19. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted. Status: Submitted</p>
Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment clearance needs to be submitted.</p> <p>4. Approved Service Plans & Estimates needs to be submitted, if applied than copy of the same needs to be submitted.</p> <p>5. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted.</p> <p>6. Fire scheme approval needs to be submitted.</p> <p>7. Draft allottees documents i.e. application form & conveyance deed needs to be submitted.</p> <p>8. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be submitted as per prescribed format.</p> <p>9. Draft brochure and advertisement document needs to be submitted.</p>



		<p>10. Cost of land amounts to Rs 2574.11 lakhs needs to be clarified according to area i.e. 3.4688 acres applied for registration. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>11. Details of any other cost and details of financial resources mentioned in DPI amounts to Rs 2289 lakhs from other sources and Rs 8700 lakhs from Others needs to be submitted.</p> <p>12. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 06.07.2023. Promoter affidavit for no loan on the project needs to be submitted.</p>
<p> (Ashish Dubey) Chartered Accountant</p>		<p> (Deepika) Planning Executive</p>
Day and Date of hearing		Monday and 21.04.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 21.04.2025</p> <p>Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Abhishek Gupta (AR), Sh. Vijay Sharma (AR) are present on behalf of the promoter.</p> <p>The AR states that no sale has been affected in the above project by either of the promoters and an affidavit with respect to the same, will be submitted by both the promoters along with Board Resolution of land-owning company. A prominent public notice in three newspapers (one Hindi and two English) of wide circulation be issued in this regard. The AR of the licensee/land owning company to also attend the next date of hearing.</p> <p>The matter to come up on 12.05.2025.</p>		
<p> (Ashok Sangwan) Member, HARERA</p>		<p> (Vijay Kumar Goyal) Member, HARERA</p>
<p> (Arun Kumar) Chairman, HARERA</p>		

