

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	The Arbour
2.	Name of the promoter	M/s DLF Home Developers Limited
3.	Nature of the project	Group Housing colony
4.	Location of the project	Sector 63. Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of license holder	1. M/s Arlie Builders & Developers Private Limited 2. M/s Beyla Builders & Developers Private Limited 3. M/s Afaaf Builders & Developers Private Limited 4. M/s DLF Home Developers Limited 5. M/s Vamil Builders & Developers Private Limited 6. M/s Hoshi Builders & Developers Private Limited 7. M/s Zanobi Builders & Constructions Private Limited
7.	Name of the collaborator	M/s DLF Home Developers Limited
8.	Status of project	New
9.	Whether registration applied for whole	Whole Project
10.	Completion date as mentioned in REP-II	31.03.2030
11.	Online application ID	RERA-GRG-PROJ-1911-2025
12.	QPR Compliances	RC 15 of 2023 - Submitted upto March 2025
13.	4(2)(I)(D) Compliances	RC 15 of 2023 - Submitted
14.	4(2)(I)(C) Compliances	N/A
15.	Status of change of bank account	N/A
16.	Details of proceedings pending against the project	NIL
17.	RC Conditions Compliances (RC 15 of 2023)	Revised Environment Clearance upto 22.07.2023 - Submitted. Revised Fire Scheme Approval upto 22.07.2023 - Submitted. Revised Service plan and Estimates upto 22.07.2023 - Submitted.
18.	Number of Towers	5 Residential Towers + Commercial + EWS
19.	Number of units	1137 Main Units + 18 Commercial + 201 EWS
20.	Total Project cost	Rs 5536.34/- crores
21.	Project Expenditure So far	Rs 1025.69/- crores
22.	Estimates expenditure for completion so far	Rs 4510.65/- crores

**HARERA****GURUGRAM**

Project - The Arbour

RERA-GRG-1911-2025

23.	License no.	123 of 2012 dated 20.12.2012	Valid till 19.12.2025
24.	Total area	25.087 acres	Area to be registered 25.087 acres
25.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	123 of 2012 dated 20.12.2012
	ii)	Zoning Plan Approval	DGTCP-3630 dated 21.12.2012
		Revised Zoning Plan Approval	DRG No. D.T.C.P 8895 dated 02.01.2023
	iii)	Building plan Approval	ZP-1524/AD(RA)/2022/11631 Dated 28.04.2022
		Revised Building plan Approval	ZP-1524/AD(RA)/2023/2097 dated 20.01.2023
		Revised Building plan Approval	ZP-1524-III/PA(DK)/2024/27962 dated 06.09.2024
	iv)	Environmental Clearance	EC22B039HR137715 dated 11.06.2022
		Revised Environment Clearance approval	EC23B039HR116175 dated 24.04.2023
		Revised Environmental Clearance	EC24B3813HR5766675A dated 29.07.2024
	v)	Airport height clearance	PALM/NORTH/B/121321/640972 dated 21.12.2021
	vi)	Fire scheme approval	FS/2023/119 dated 01.02.2023
		Revised Fire scheme approval	FS/2024/42 dated 26.12.2024
	vii)	Revised Service plan and estimate approval	LC-1994 Vol-III-JE(DS)-2023/6943 dated 09.03.2023
		Revised Service plan and estimate approval	LC-1994-III-JE(RK)-2024/40741 dated 20.12.2024
26.	Fee details		
	(a)	Registration fee	Residential - 3,19,290.863 sqm *3.15*10= Rs. 1,00,57,662/- Commercial- 507.617 sqm * 3.15* 20 = Rs 31,980/- Total - Rs 1,00,89,642/-
	(b)	Processing fee	3,19,798.480 sqm *10= Rs. 31,97,985/-

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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्हत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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(c)	Late fee	N/A (as per legal opinion of A.G. Haryana)
(d)	Total	Rs 1,32,87,627/-
)		
DD Details		
(a)	DD/RTGS amount	Rs 48,78,000/- Rs 83,50,000/- Rs 10,000/- Rs 25,000/- Rs 5000/- Rs 32,00,000/- Rs 17,612/-
(b)	DD/RTGS no. and date	DD no. 521069 dated 09.08.2022 DD no. 521578 dated 06.01.2023 0587069310 dated 23.01.2023 302311100227 dated 23.01.2023 524617 dated 25.03.2025 524640 dated 02.04.2025 Ref no. HDFCN52025041072544057 dated 10.04.2025
(c)	Name of the bank issuing	ICICI Bank, Gurugram
(d)	Processing fee forfeited for first registration application	Rs. 31,97,985/-
(e)	Fee Paid but considered for this application	Rs 1,32,87,627/-
(f)	Deficient amount	NIL
27.	File Status	Date
	File received on	27.03.2025
	Deficiency notice Sent on	09.04.2025
	First hearing on	21.04.2025
27.	Case History: The Promoter M/s DLF Home Developers Limited who is collaborator applied for the amendment of registration of real estate group housing colony registered vide RC no. 15 of 2023 dated 23.01.2023 for project namely "The Arbour" located at Sector-63, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 88926 dated 27.03.2025 and RPIN-886. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1911-2025.	



Earlier the Promoter M/s DLF Home Developers Limited who is a collaborator applied for the registration of real estate group housing colony namely "The Arbour" located at Sector-63, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 18015 dated 29.08.2022 and RPIN-498. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1138-2022. Accordingly, the authority registered the project vide RC no. 15 of 2023 dated 23.01.2023 valid till 30.03.2029.

Now, the building plans has been revised vide no. ZP-1524-III/PA(DK)/2024/27962 dated 06.09.2024 and the promoter has applied for the amendment in the registration certificate.

The application for amendment of registration was scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/868 dated 09.04.2025 with an opportunity of hearing on 21.04.2025.

The promoter has submitted a reply on 04.04.2025 which was scrutinized and found that the promoter has submitted the copy of the Public Notice in three newspapers i.e., Times of India (English), Hindustan Times (English) and Hindustan Times (Hindi) dated 04.04.2025 for objection till 18.04.2025.

The promoter has submitted a reply on 11.04.2025 which was scrutinized and the status of documents is mentioned below:

The promoter has submitted the consent of 790 unique allottees out of 1070 unique allottees out of total 1137 sold units regarding the revision in building plans.

28.	Present compliance status as on 21.04.2025 of the deficiencies conveyed vide notice dated 09.04.2025.	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 17,612/- needs to be submitted. Status: Submitted. Vide Online Ref no. HDFCN52025041072544057 dated 10.04.2025 amounting to Rs 17,612/- 2. 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 needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. List of Consent of two third allottees after incorporating details of unique allottees alongwith their contact details and date of booking needs to be re-submitted. Status: Submitted but the contact details are not incorporated. 5. Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Not Submitted. 6. Details of the area (units) allotted to the land owners needs to be submitted. Status: The promoter stated that the development agreement with landowners is on a revenue sharing arrangement. Hence unit allocation is not applicable. 7. Latest Jamabandi, Mutation and Aks-shajra duly certified
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		<p>by revenue officer six months prior to date of application needs to be certified Status: Submitted.</p> <p>8. Land title search report certified on the latest date needs to be submitted. Status: Submitted.</p> <p>9. Pert chart needs to be revised. Status: Submitted but needs to be revised.</p> <p>10. Draft application form needs to be revised. Status: Submitted.</p> <p>11. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>12. Draft Builder buyer agreement needs to be revised. Status: Submitted but needs to be revised.</p> <p>13. Draft Conveyance deed needs to be revised. Status: Submitted.</p> <p>14. Draft brochure needs to be submitted. Status: Submitted but needs to be revised.</p> <p>15. Cost of land amounts to Rs 31225.35 lakhs needs to be clarified according to area i.e. 25.087 acres applied for registration. Additionally, an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted but supporting sale deed and an affidavit outlining the revenue sharing model along with compliance of Sec 4(2)(I)(D) needs to be submitted.</p> <p>16. Clarification needs to be submitted as license fees, conversion fees, administrative cost, taxes and cess not mentioned in DPI. Details of any other cost mentioned in DPI needs to be submitted. Status: Not Submitted.</p> <p>17. Bank Undertaking dated 20.03.2025 needs to be revised as project name in master A/c, employee id and employee designation is missing. Status: Submitted but bank undertaking dated 11.04.2025 needs to be revised.</p> <p>18. 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 and Charge Form (CHG) needs to be submitted. Status: Submitted but Original NEC dated 28.03.2025 and Original Promoter affidavit for no loan dated 25.03.2025 needs to be submitted</p> <p>19. Project report needs to be revised as costing details do</p>
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		<p>not match with DPI. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but project report needs to be revised and Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted</p> <p>20. Incorporation Certificate of change in name of company from DLF New Gurgaon Home Developers Pvt Ltd to DLF Home Developers Pvt Ltd. Status: Submitted</p> <p>21. REP-II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: Submitted but Original Affidavit of promoter dated 25.03.2025 and REP II needs to be submitted</p> <p>22. Following CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate for financial and inventory details, CA Certificate of expenditure incurred and to be incurred, CA Certificate of net worth of promoter on latest date and CA Certificate of non-default in payment of debt & statutory liabilities. Status: Submitted but CA Certificate of expenditure incurred and CA Certificate of non-default in payment of debt & statutory liabilities needs to be revised. CA Certificate for financial and inventory details needs to be submitted.</p> <p>23. Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted</p>
29.	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. List of Consent of two third allottees after incorporating details of unique allottees alongwith their contact details and date of booking needs to be re-submitted. Status: Submitted but the contact details are not incorporated.</p> <p>4. Comparison sheet regarding the revision in the building plans needs to be submitted.</p> <p>5. Pert chart needs to be revised.</p>

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भू-सापदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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6. Draft Allotment letter needs to be revised.
7. Draft Builder buyer agreement needs to be revised.
8. Draft brochure needs to be submitted.
9. Cost of land amounts to Rs 31225.35 lakhs needs to be clarified according to area i.e. 25.087 acres applied for registration. Additionally, an affidavit outlining the area/revenue sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.
Status: Submitted but supporting sale deed and an affidavit outlining the revenue sharing model along with compliance of Sec 4(2)(I)(D) needs to be submitted.
10. Clarification needs to be submitted as license fees, conversion fees, administrative cost, taxes and cess not mentioned in DPI. Details of any other cost mentioned in DPI needs to be submitted.
11. Bank Undertaking dated 20.03.2025 needs to be revised as project name in master A/c, employee id and employee designation is missing.
Status: Submitted but bank undertaking dated 11.04.2025 needs to be revised.
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 and Charge Form (CHG) needs to be submitted.
Status: Submitted but Original NEC dated 28.03.2025 and Original Promoter affidavit for no loan dated 25.03.2025 needs to be submitted
13. Project report needs to be revised as costing details do not match with DPI. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.
Status: Submitted but project report needs to be revised and Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted
14. REP-II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.
Status: Submitted but Original Affidavit of promoter dated 25.03.2025 and REP II needs to be submitted
15. CA Certificate of expenditure incurred and CA Certificate of non-default in payment of debt & statutory liabilities needs to be revised. CA Certificate for financial and inventory details needs to be submitted.



Recommendations:

The application submitted by the promoter for amendment of registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI and the documents mentioned above.

No objection has been received in the Authority from any allottee in respect of public notice dated 04.04.2025 regarding revision in the building plans.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above.

Ashish Dubey
21/4/25

Ashish Dubey

Chartered Accountant

Ashish Kush
21/4/25

Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 21.04.2025
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Proceeding recorded by	Ram Niwas
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PROCEEDINGS OF THE DAY

Proceedings dated: 21.04.2025

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Siddharth Gandhi (AR) and Sh. Anish Dham (AR) are present on behalf of the promoter.

The AR of the promoter stated that they have applied for the amendment of the registration certificate due to revision in the building plans alongwith the consent of more than two-third existing allottees and requested the Authority to grant the amendment certificate of the registration.

Further, it is noticed that the contact details of all the allottees has not been submitted. The Authority directed the promoter to submit the contact details of random 100 allottees for the purpose of verification of consents by the office.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The addendum Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and verification of consents.

(Signature)
(Ashok Sangwan)
Member, HARERA

(Signature)
(Vijay Kumar Goyal)
Member, HARERA

(Signature)
(Arun Kumar)
Chairman, HARERA