

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	Central 84
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-84, 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	30.06.2030
10.	Online application ID	RERA-GRG-PROJ-1937-2025
11.	QPR Compliances (if applicable)	N/A
12.	4(2)(I)(D) Compliances (if applicable)	N/A
13.	4(2)(I)(C) Compliances (if applicable)	N/A
14.	Status of change of bank account (if applicable)	N/A
15.	Details of proceedings pending against the project (if applicable)	N/A
16.	RC Conditions Compliances (if applicable)	N/A
17.	Total cost of project	Rs
18.	Expenditure incurred till date	Rs
19.	Expenditure to be incurred	Rs
20.	License no.	08 of 2025 dated 14.01.2025 Valid up to 13.01.2030
21.	Total licensed area	6.5438 acres Area to be registered 6.5438 acres
22.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars Date of approval Validity up to
	i)	License Approval 08 of 2025 dated 14.01.2025 13.01.2030
	ii)	Zoning Plan Approval N/A N/A
	iii)	Layout plan Approval Drg. No. DTCP 10779 dated 15.01.2025 N/A



	iv) Environmental Clearance	N/A	N/A
	v) Architectural Control Sheet	Memo no. ZP-2096/PA(DK)/2025/13399 dated 16.04.2025	
	vi) Service plan and estimate approval	Memo no. LC-4763/JE(RK)/2025/15275 dated 25.04.2025	
23.	Fee details		
	Registration fee	39722.36 * 1.5 * 20 =Rs 11,91,671/-	
	Processing fee	39722.36 * 10 = Rs 3,97,224 /-	
	Late fee	N/A	
	Total	Rs 15,88,895/-	
24.	DD amount	Rs 3,97,223/- Rs 15,90,000/-	
	DD no. and date	524661 dated 07.04.2025 524340 dated 26.11.2024 (vide application temp id RERA-GRG-1802-2024 which was returned)	
	Name of the bank issuing	ICICI Bank	
	Fee Paid	Rs 19,87,223/-	
	Fee to be forfeited as the earlier application was returned (Processing Fee)	Rs 3,97,224 /-	
	Total fee paid but considered	Rs 15,89,999/-	
	Deficient amount	Nil	
25.	File Status	Date	
	File received on	21.04.2025	
	First notice Sent on	12.05.2025	
	First hearing on	19.05.2025	
26.	Case History:-	<p>The promoter M/s DLF Home Developers Ltd. who is a license holder had applied for the registration of real estate project namely "Central 84" located at Sector-84, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 90260 dated 21.04.2025 and RPIN-900. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1937-2025. The project area for registration is same as that of the licensed area i.e., 6.5438 acres. License no – 08 of 2025 dated 14.01.2025 valid up to 13.01.2030.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/900 dated 12.05.2025 was issued to the promoter with an opportunity of being heard on 19.05.2025.</p> <p>The promoter has submitted the additional documents on 28.04.2025 and the reply on 15.05.2025 which has been scrutinized and the status of the documents is mentioned below:</p>	
27.	Present compliance status as on 19.05.2025 of the deficiencies conveyed in	<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. Status: Needs to be corrected</p>	



the notice dated
12.05.2025.

- 2 Online DPI needs to be corrected.
Status: Needs to be corrected
- 3 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted.
Status: Submitted. Memo no. LC-4763/JE(RK)/2025/15275 dated 25.04.2025.
- 4 Information to the revenue department regarding the entry of license in the record of ownership/revenue record needs to be submitted.
Status: Submitted
- 5 Electrical load availability assurance for the project needs to be submitted.
Status: Submitted approval of electrification plan with ultimate load for the project.
- 6 NOC/Affidavit for N/A for Natural Conservation zone, Power line shifting and Forest Land Diversion needs to be submitted.
Status: Submitted
- 7 Draft allottees documents i.e., Application Form, Allotment letter and BBA needs to be revised particularly payment plan.
Status: Submitted
- 8 Land cost needs to be clarified according to area apply for registration.
Status: Submitted
- 9 Quarterly statement of expenditure needs to be provided.
Status: Submitted
- 10 CA certificate for non-default certificate needs to be provided.
Status: Submitted
- 11 Affidavit for 10% auto deduct from separate bank account for the EDC needs to be submitted.
Status: Submitted
- 12 Financial resources needs to be met with project cost.
Status: Submitted
- 13 Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided.
Status: Submitted
- 14 In bank undertaking, project name needs to be mentioned in the master account name. Accordingly, correction in bank undertaking needs to be required.
Status: Submitted

		15 Board resolution for operation of bank account needs to be revised and accordingly KYC of authorized person needs to be submitted. Status: Submitted
		16 Cash flow statement needs to be provided. Status: Submitted
		17 Complete details of company from the MCA site needs to be submitted. Status: Submitted
	Remarks	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.

Recommendations:

All the required documents for registration of project under Section 4 of the Act, 2016 have been submitted by the promoter except corrections in Form A-H and DPI. It is recommended that the Authority may consider for grant of registration of the project subject to submission of corrected Form A-H and DPI.


(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 19.05.2025
Proceeding recorded by	Ram Niwas


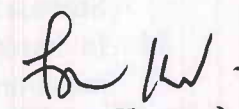
PROCEEDINGS OF THE DAY

Proceedings dated: 19.05.2025.

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

Sh. Rohit Sharma (AR), Sh. Anish Dham (AR) and Sh. Saurabh Chorasias (AR) are present on behalf of the promoter.

Approved as proposed subject to the correction in Form A-H and DPI. The registration certificate shall be issued after submission of corrected Form A-H and DPI.


(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA