

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
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
		Date of approval
		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
	iv)	Environmental Clearance
		Not submitted (Applied on 03.06.2024)
	v)	Fire scheme approval
		Not submitted (Applied on 10.03.2025)





	vi)	Airport clearance height	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	
	1 <sup>st</sup> hearing on		24.03.2025	
	2 <sup>nd</sup> hearing on		07.04.2025	
	3 <sup>rd</sup> hearing on		16.04.2025	
	4 <sup>th</sup> hearing on		21.04.2025	
	5 <sup>th</sup> hearing on		12.05.2025	
23.	<b>Case History: -</b> 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. The application for registration of commercial project was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/880 dated 033.03.2025 was issued to the promoter with an opportunity of being heard on 24.03.2025. <b>On 24.03.2025,</b> The matter is adjourned and to come up on 07.04.2025. <b>On 07.04.2025,</b> The matter is adjourned and to come up on 16.04.2025 at 03:00 PM. <b>On 16.04.2025,</b> The matter is adjourned and to come up on 21.04.2025. <b>On 24.04.2025,</b> the promoter submitted a reply in which no sale affidavit was provided. As per the affidavit, the promoter undertook that the project has not been advertised, marketed, booked, sold, or offered for sale, nor has any person been invited to purchase, in any manner, any apartment, unit, or building in the real estate project.			





On 21.04.2025, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Abhishek Gupta (AR), Sh. Vijay Sharma (AR) are present on behalf of the promoter. 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. The matter to come up on 12.05.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 25.04.2025 namely Rashtriya Sahara, The Financial Express and The Statesman. Whereas, till date no objection has been received.

The status of the documents is mentioned below:

<b>24. Present compliance status as on 12.05.2025 of deficient documents conveyed vide last hearing dated 21.04.2025</b>	<ol style="list-style-type: none"><li>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. <b>Status: Submitted, but corrections needs to be done.</b></li><li>2. Online DPI needs to be corrected. <b>Status: Submitted, but corrections needs to be done.</b></li><li>3. Aks- shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li><li>4. Environment clearance needs to be submitted. <b>Status: Applied on 12.06.2024</b></li><li>5. Approved Service Plans &amp; Estimates needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Applied on 10.03.2025</b></li><li>6. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li><li>7. 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. <b>Status: Submitted</b></li><li>8. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted. <b>Status: Not submitted</b></li><li>9. The layout plan superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted</b></li><li>10. Fire scheme approval needs to be submitted. <b>Status: Applied on 10.03.2025</b></li><li>11. Draft allottees documents i.e. application form &amp; conveyance deed needs to be submitted. <b>Status: Submitted</b></li></ol>
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	<p>12. Draft allottees documents i.e. allotment letter &amp; builder buyer agreement needs to be submitted as per prescribed format. <b>Status: Submitted</b></p> <p>13. Draft brochure and advertisement document needs to be submitted. <b>Status: Brochure needs to be revised and advertisement submitted.</b></p> <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. <b>Status: Submitted</b></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. <b>Status: Submitted</b></p> <p>16. COI needs to be submitted. <b>Status: Submitted</b></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. <b>Status: Submitted but Original NEC with stamp of tehsildar dated 27.03.2025 needs to be submitted.</b></p> <p>18. CA certificate for expenditure incurred &amp; to be incurred needs to be revised. CA certificate for REP-I (A-H) needs to be submitted. <b>Status: Submitted</b></p> <p>19. Challan of license fees, conversion fees, IDC, and EDC paid for the project needs to be submitted. <b>Status: Submitted</b></p>
<b>Remarks</b>	<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 &amp; 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. 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>





**HARERA**  
**GURUGRAM**

City Centre 92

RERA-GRG-PROJ-1767-2024

**Recommendation:** All the required documents for registration under section 4 of the Act, 2016 have been submitted except Environmental Clearance, fire scheme approval, approved service plans and estimates and corrections in form A-H and DPI along with other deficiencies. The Authority may consider for grant of registration upon submission of DD's/BG's of Rs 25 lakhs each for the submission of environmental clearance, fire scheme approval within four months along with approved service plans and estimates and road access permission within 2 months of the issuance of registration certificate.

(Ashish Dubey)  
Chartered Accountant

(Deepika)  
Planning Executive

Day and Date of hearing	Monday and 12.05.2025
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 12.05.2025

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Abhishek Gupta (AR), Sh. Vijay Sharma (AR) are present on behalf of the promoter and & Sh. Peayush Agarwal is present on behalf of the land owner and promoter states that the application for approval of EC, fire scheme approval and SPE have been applied in the competent authorities.

Approved as proposed, subject to submission of BGs/DDs of Rs. 25 lakhs each as security amount for the submission of EC and approved fire scheme within four months failing which the security amount shall be forfeited and submission of BG in DTCP office demanded for issuance of SPE and approved SPE shall be submitted within two months. Further, road access shall be submitted within 2 months after issuance of registration certificate.

The RC shall be issued after submission of corrections in form A-H and DPI & compliances as above.

(Ashok Sangwan)  
Member, HARERA

(Vijay Kumar Goyal)  
Member, HARERA

(Arun Kumar)  
Chairman, HARERA



