Hearing brief for project amendment in registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Summit Plaza		
2.	Name of the promoter	M/s DLF Limited		
3.	Nature of the project	Commercial (Distinct Commercial component of residential plotted colony)		
4.	Location of the project	Sector- 54, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Status of project	On-going		
7.	Whether registration applied for whole	Whole Project		
8.	Completion date as mentioned in REP-II	OC:30.06.2026		
9.	Online application ID	RERA-GRG-PROJ-1912-2025		
10.	QPR Compliances	RC No. 56 of 2021 granted for commercial project: All QPR submitted		
11.	4(2)(l)(D) Compliances	RC No. 56 of 2021 granted for commercial project: All 4(2)(l)(D) submitted.		
12.	4(2)(l)(C) Compliances	Applied for amendment		
13.	Status of change of bank account	No application received whereas bank accounts are changed		
14.	Details of proceedings pending against the project	RERA-GRG-4328-2022– SCN for non-compliance of RC conditions- Fire scheme approval within 3 months: Submitted		
15.	RC Conditions Compliances	Fire scheme approval within 3 months: Submitted		
16.	Number of Towers	1 Tower (G + 7)		
17.	Number of units	292 Commercial units		
18.	Present stage of completion (%)	Sub structure - 94%, Super structure - 90%, MEP (Mechanical/Electrical/Plumbing & Firefighting) - 59%/52%/60%, Finishing (Internal/External) - 37%/61% (As per latest QPR submitted)- March 2025		
19.	Total Project cost	Rs 351.57 Cr		
20.	Project expenditure so far	Rs 231.43 Cr		
21.	Estimated expenditure for completion so far	Rs 120.14 Cr		
22.	License no.	115 of 1995 dated 29.12.1995 116 of 1995 dated 29.12.1995 54 – 56 of 1996 dated 30.04.1996		valid upto 28.12.2029 valid upto 28.12.2029 valid upto 29.04.2029
23.	Total area	2.65 acres	**Area to be registered**	2.65 acres
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No	**Particulars**	**Date of approval**	**Validity upto**

	i)	License Approval	115 of 1995 dated 29.12.1995 116 of 1995 dated 29.12.1995 54 – 56 of 1996 dated 30.04.1996	valid upto 28.12.2029 valid upto 28.12.2029 valid upto 29.04.2029
	ii)	Zoning Plan Approval	Drg no. DTCP-7568 dated 12.10.2020	
	iii)	Site/Layout plan approval	ZP-1188/AD(RA)/2021/15674 dated 02.07.2021	01.07.2026
		Revised Site/Layout plan approval	ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025	13.01.2030
	iv)	Environmental Clearance	SEIAA/HR/2021/418 dated 12.11.2021	11.11.2031
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2020/125/516-519 dated 13.04.2020	11.04.2028
	vi)	Fire scheme approval	Memo no. FS/2021/134 dated 20.12.2021	
		Revised Fire scheme approval	Memo no. FS/2025/16 dated 16.04.2025	
	vii)	Service plan and estimate approval	Not applicable	
	viii)	Electrical load availability connection	Ch-86/DRG-26B dated 20.11.2020	
25.	Fee details			
	(a)	Registration fee	30310.8995*2.83*20= Rs 17,15,597/-	
	(b)	Late fee	Not applicable	
	(c)	Processing fee	30310.8995*10=Rs 3,03,109/-	
	(d)	Total	Rs 20,18,706/-	
	DD Details			
	(a)	DD amount	Rs 20,21,341.73/- Rs 5,000/- Rs 2,95,473/- Total= Rs 23,21,814.73/-	
	(b)	DD no. and date	519102 dated 03.07.2021 524675 dated 11.04.2025 524786 dated 09.05.2025	
	(c)	Name of the bank issuing	ICICI Bank	
	(d)	Registration fee already paid which is to be adjusted and considered now.	Rs 17,18,233/-	
	(e)	Processing fee already paid which is not considered now as the application has been amended from 30231.86 sqm to 29708.112 sqm	Rs 3,03,109/-	
	(f)	Amount paid to be considered	20,26,341.73 – 3,03,109= Rs 17,23,233/-	
	(g)	Deficit fee needs to be paid	20,18,706/- – 17,23,233= **Rs 2,95,473/-**	

	(h) Deficit fee	Nil
26.	**File Status**	**Date**
	File received on	15.04.2025
	First notice Sent on	08.05.2025
	First hearing on	12.05.2025
	Second hearing on	02.06.2025

22. Case History:

The Promoter M/s DLF Ltd who is license holder (After NCLT order vide memo no. NCLT/Reg./FO/2021/934 dated 23.02.2022) applied for the amendment of registration of real estate commercial project namely "Summit Plaza" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 89940 dated 15.04.2025 and RPIN-895. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1912-2025.

Earlier the promoter i.e. M/s DLF Ltd. And M/s DLF Utilities Ltd. applied for the registration of commercial project namely "Summit Plaza" having project area as 2.65 acres in a residential plotted colony of 66.25 acres vide registration no. 56 of 2021 dated 21.09.2021 for project namely "Summit Plaza" in Sector 54, Gurugram.

Now, the building plans has been revised vide no. ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025 and the promoter has applied for the amendment in the registration certificate.

Accordingly, as per the approved revised building plans of the project, the total proposed FAR is 29,708.114 sq. m., with 292 commercial units. In the earlier approved building plans, the proposed FAR was 30,231.86 sq. m., with 311 commercial units.

On 12.05.2025, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anish Dham (AR) and Sh. Akshay (AR) are present on behalf of the promoter. The promoter is directed to rectify the deficiencies mentioned above. Further, in meanwhile a public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation due to revision in approved building plans of the project vide memo no. ZP-1188/VOL-III/JD(RA)/2025/1816 dated 14.01.2025. The matter to come up on 02.06.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 14.05.2025 namely Hindustan Times, Times of India and Hindustan. Whereas, no objection has been received till 28.05.2025.

The status of documents is mentioned below:

23.	**Present compliance status as on 02.06.2025 of the deficiencies conveyed in last hearing dated 12.05.2025**	1. Deficit fee of Rs 2,95,473/- needs to be submitted. **Status: Submitted, vide DD no. 524786 dated 09.05.2025 amounting to Rs 2,95,473/-.** 2. Copy of LOI, LC IV and LC IV B duly stamped and signed by the Director, Town and Country Planning Haryana needs to be submitted for all the related licenses. **Status: Submitted** 3. 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 need to be done.** 4. Corrections in detailed project information needs to be done. **Status: Submitted, but corrections need to be done.** 5. Comparison sheet regarding the revision in the building

		plans needs to be submitted. **Status: Submitted, along with the approved floor plans.** 6. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. **Status: Submitted** 7. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 8. List of Consent of two third allottees after incorporating details of unique allottees along with their contact details and date of booking needs to be re-submitted. **Status: Submitted and verified. Out of 45 sold units, there are 23 unique allottees. Of these, 11 responded to calls and verified the consent given by them, while the others did not answer or the dialed numbers were found to be non-existent.** 9. Copy of revised approved fire scheme approval needs to be submitted. **Status: Submitted** 10. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. **Status: Not applicable** 11. Approval NOC from concerned agency for connecting external services like sewerage disposal needs to be submitted. **Status: Submitted** 12. Copy of superimposed demarcation plan on approved layout plan on A1 sheet needs to be submitted. **Status: Submitted** 13. PERT Chart specifying the completion date of the project needs to be submitted. **Status: Submitted, but needs to be re** 14. Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted** 15. Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted** 16. Allottee related documents like Application form, Draft BBA, Allotment letter & Conveyance deed needs to be submitted. **Status: Not submitted** 17. Brochure and Advertisement for the project needs to be

		submitted. **Status: Submitted, but needs to be provided in readable format.** 18. Land cost needs to be clarified according to area apply for registration. **Status: Submitted** 19. PAN, TAN and GST of the promoter needs to be submitted. **Status: Submitted** 20. Latest net worth certificate of promoter from CA needs to be provided. **Status: Submitted** 21. Quarterly statement of expenditure needs to be provided. **Status: Submitted** 22. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. **Status: Submitted** 23. 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** 24. Cash flow statement needs to be provided. **Status: Submitted** 25. Complete details of company from the MCA site needs to be submitted. **Status: Submitted** 26. KYC of authorized person to operate bank account needs to be submitted. **Status: Submitted** 27. Final approval of change of free account needs to be submitted. **Status: Not submitted**
24.	**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. Corrections in detailed project information needs to be done. 3. PERT Chart specifying the completion date of the project needs to be submitted. 4. Allottee related documents like Application form, Draft BBA, Allotment letter & Conveyance deed needs to be submitted. 5. Brochure and Advertisement for the project needs to be submitted. **Status: Submitted, but needs to be provided in readable format.** 6. Final approval of change of free account needs to be

		submitted.

Recommendation - The application submitted by the promoter for amendment of registration of real estate project under section 4 of the Act of 201,6 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 201,6 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 14.05.2025 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-mentioned deficiencies.

Asha
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 02.06.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.06.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Rohit Sharma (AR), Sh. Anish Dham (AR) and Sh. Akshay Meadh (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 along with the consent of more than two-third existing allottees and requested the Authority to grant the amendment certificate of the registration.

Meanwhile, the project site was visited on 30.05.2025 by the concerned Planning Executive (PE), and it was observed that the distinct commercial component of the residential plotted colony is well connected with a 24-meter-wide road, and all services have been laid. As of now, the construction work is 84.41% complete on-site, and the MEP (Mechanical, Electrical, and Plumbing) work is currently in progress.

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.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA