

**Project - The Dahlias
 RERA-GRG-2000-2025**
Hearing brief for project registration u/s 4

S.N	Particulars	Details
1.	Name of the project	The Dahlias
2.	Name of the promoter	M/s DLF Limited
3.	Brief of the promoter	M/s DLF Limited is a leading Indian public limited real estate company engaged in development of residential, commercial, retail, and office properties. It was incorporated on 4 July 1963 (CIN: L70101HR1963PLC002484) and is headquartered in Gurugram, Haryana. The company has an authorised share capital of ₹10,000 crore and a paid-up capital of approximately ₹356.81 crore. The company is promoted by the Singh family, with Dr. K.P. Singh and Mr. Rajiv Singh as key promoters, holding about 74% promoter shareholding. The Board of Directors includes Rajiv Singh (Chairman & Whole-Time Director), Ashok Kumar Tyagi (Managing Director), Pia Singh, Ajai Singh, Savitri Devi Singh, and Umesh Kumar Chaudhary, among others.
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector- 54, Gurugram
6.	Legal capacity to act as a promoter	License Holder
7.	Name of license holder	M/s DLF Limited
8.	Status of project	Ongoing
	Whether registration applied for whole	Phase
	Phase no.	38
9.	Completion date as mentioned in REP-II	OC - 31.12.2031 CC - 31.03.2032
10.	Online application ID	RERA-GRG-PROJ-2000-2025
11.	QPR Compliances	RC 99 of 2024 dated 04.10.2024 - Submitted
12.	4(2)(I)(D) Compliances	RC 99 of 2024 dated 04.10.2024 - Submitted
13.	4(2)(I)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	NIL
16.	RC Conditions Compliances (RC 99 of 2024)	Fire Scheme Approval within 3 months - Submitted. Approved Service plan and estimates - Submitted.
17.	Number of Towers	8 Residential + 1 Club House

18.	Number of units	420 Residential and 1 Club House Unit		
19.	Sold Units	220 Residential		
20.	Unsold units	200 Residential and 1 Club House Unit		
21.	Total Project cost	Rs 6924.24/- Crores		
22.	Project Expenditure So far	Rs 525.66/- Crores		
23.	Estimates expenditure for completion so far	Rs 6398.58/- Crores		
24.	Total Sale Consideration	Rs 15713.40/-		
25.	Total amount received from sale proceeds	Rs 3408.72 crs		
26.	Total Amount to be Received	Rs 12304.67crs		
27.	Closing balance in RERA A/c as on 30.09.2025	Rs 2176.45/- crores		
28.	License no.	131 of 1995 dated 29.12.1995. 129 of 1995 dated 29.12.1995. 2 of 2002 dated 25.01.2002. 4 of 2002 dated 25.01.2002. 6 of 2002 dated 25.01.2002. 38 of 1996 dated 16.01.1996. 52 of 1996 dated 16.01.1996. 53 of 1996 dated 16.01.1996. 57 of 1996 dated 30.04.1996.	Valid till 28.12.2029 Valid till 28.12.2029 Valid till 24.01.2029 Valid till 24.01.2029 Valid till 24.01.2029 Valid till 15.04.2029 Valid till 15.04.2029 Valid till 15.04.2029 Valid till 29.04.2029	
29.	Total area	542.8515 acres	Area to be registered	16.489 acres (Marked as R 16)
30.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	131 of 1995 dated 29.12.1995. 129 of 1995 dated 29.12.1995. 2 of 2002 dated 25.01.2002. 4 of 2002 dated 25.01.2002. 6 of 2002 dated 25.01.2002. 38 of 1996 dated 16.01.1996. 52 of 1996 dated 16.01.1996. 53 of 1996 dated 16.01.1996. 57 of 1996 dated 30.04.1996.	Valid till 28.12.2029 Valid till 28.12.2029 Valid till 24.01.2029 Valid till 24.01.2029 Valid till 24.01.2029 Valid till 15.04.2029 Valid till 15.04.2029 Valid till 15.04.2029 Valid till 29.04.2029
	ii)	Zoning Plan Approval	Drg. DTCP 7600 dated 23.11.2020	N/A
	iii)	Building plan Approval	ZP-1558/JD(RA)/2022/32503 dated 27.10.2022	26.10.2027
		Revised Building plan Approval	ZP-1558/JD(RA)/2024/29637 dated 19.09.2024	18.09.2029

	Revised Building plan Approval	ZP-1558 Vol-II/JD(G)/2025/49390 dated 24.12.2025	23.12.2030
iv)	Environmental Clearance	EC24B3812HR5307923N (SEAC/HR/2024/067) dated 14.09.2024	13.09.2034
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/88/3614-17 dated 27.12.2023	26.12.2031
vi)	Fire scheme approval	FS/2025/3 dated 02.01.2025	-
	Revised Fire scheme approval	Applied on 29.12.2025	
vii)	Revised Service plan and estimate approval	LC-13K/JE(SK)/2024/42345 dated 31.12.2024	
	Revised Service plan and estimate approval	Applied on 06.01.2026	
31. Fee details			
a)	Registration fee (at the time of registration)	4,01,100.656*1.75*10 = Rs 70,19,261/-	
b)	Processing fee (at the time of registration)	4,01,100.656 * 10 = Rs 40,11,007/-	
c)	Late fee 250% (Late fee has been levied from 27.10.2022 to 19.09.2024 i.e., 50% of registration fees per 6 months of delay as first building plans were passed by DTCP only on 27.10.2022) -at the time of registration	Rs 62,95,780/-	
d)	Registration fee (at the time of amendment of registration)	4,08,021.15 * 1.75 * 10 = Rs 71,40,370/-	
e)	Processing fee (at the time of amendment of registration)	4,08,021.15 * 10 = Rs 40,80,211/-	

f)	Late fee (at the time of amendment of registration)	N/A (as the late fee has been imposed at the time of registration)
	Total (b+c+d+e+f)	Rs 2,15,27,368/-
DD Details		
(a)	DD/RTGS amount	Rs 1,17,64,500/- Rs 56,00,000/- Rs 43,00,000/-
(b)	DD/RTGS no. and date	523932 dated 30.07.2024. UTR No. M3502135 dated 04.10.2024 525375 dated 24.12.2025
(c)	Name of the bank issuing	ICICI Bank
(d)	Deficient amount	NIL (Excess- Rs 1,37,132/-)
32.	File Status	Date
	File received on	30.12.2025
	First notice Sent on	09.01.2026
	First hearing on	19.01.2026
33.	Case History: The Promoter M/s DLF Limited who is License holder applied for the amendment of registration of real estate group housing colony registered vide RC no. 99 of 2024 dated 04.10.2024 for project namely "The Dahlias" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 104757 dated 11.12.2024 and RPIN-1008. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2000-2025. The various licenses pertaining to the project land are granted by the DTCP, Haryana in favour of M/s Aravali Cultivation Ltd., M/s Vishram Agro Farms Ltd., M/s Pracheen Krishi Udyog Ltd., M/s Madhur Cultivations Ltd., M/s DLF Universal Ltd., M/s Sunrise Land & Housing Co. Ltd., M/s Moonlight Builders & Promoters Ltd. and M/s Vikalpa Agro Industries Ltd. The licensee companies (Vipul Vaibhav Agro Developers Ltd. , Satyaveer Estate Pvt. Ltd. Manavsthal Estate Pvt.Ltd. , Hansalaya Builders Developers Ltd., Madhur Cultivations Ltd. , Kum Kum Cultivations Ltd., Dream Land Agro Industries Ltd. , Prashant KrishiUdyog Pvt. Ltd. , Oscar Farming Co. Pvt. Ltd. , Swastha Builders Pvt.Ltd , Suvidha Agro Products , Vidhur Cultivations Ltd. , Aravali Cultivations Ltd. , Vishram Agro Farms Ltd., Vaishali Cultivations Pvt. Ltd. , Renkon Estates & Farms Ltd. , Queensdale Cultivations Pvt. Ltd. , Manak Estate Pvt. Ltd. , Pracheen KrishiUdyog Pvt. Ltd. , Menaka Agro Farming Co Pvt. Ltd. , Vikalpa Agro Industries Pvt. Ltd. , Nav Sansar Agro Industries Pvt. Ltd., Surbhi Farming Co Pvt. Ltd. , Sunrise Land & Housing Co Ltd., Moonlight Builders & Developers Ltd.) merged into M/s Nilgiri Cultivations pvt. Ltd. on 17.11.2000 and after that it is known as DLF Utilities Ltd. (by certificate for change of name on	

23.10.2008) Finally, the real estate business of DLF Utilities Ltd. got demerged and merged into DLF Ltd. vide order dated 23.02.2022 in CP(CAA) No 14/Chd/Hry/2020 passed by NCLT.

Further, DTCP has issued the BR-III in the name of M/s DLF Ltd. vide memo no ZP-1558/JD(RA)/2024/29637 dated 19.09.2024.

Thereafter, the Promoter M/s DLF Limited who is a licensee applied for the registration of real estate group housing colony namely "The Dahlias" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1690-2024. Accordingly, the authority registered the project vide RC no. 99 of 2024 dated 04.10.2024 valid till 31.12.2031.

After the registration the promoter had applied for the changes in Agreement for sale which was considered by the Authority on 11.10.2024.

Now, the promoter has applied for the amendment in the registration certificate after obtaining the revised building plans which were approved by DTCP, Haryana vide no. ZP-1558 Vol-II/JD(G)/2025/49390 dated 24.12.2025.

The promoter has submitted the list of sold inventory alongwith the consent of two-third existing allottees. As per the list, there are total 220 sold units out of which there are 212 unique allottees. The promoter has submitted written consent of 211 unique allottees out of total 212 unique allottees regarding revision in building plans.

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/1008 dated 09.01.2026 with an opportunity of hearing on 19.01.2026.

The promoter has submitted a reply on 05.01.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Times of India (English), Hindustan Times (English) and Hindustan Times (Hindi) dated 02.01.2026 for objection till 16.01.2026 has been submitted.

The promoter has submitted a reply on 13.01.2026 which was scrutinized and the status of documents is mentioned below:

34. Present compliance status as on 19.01.2026 of the deficiencies conveyed in notice dated 09.01.2026.	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: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted.
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	Status: Submitted. 4. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. Status: Submitted. 5. The promoter shall submit a duly notarized affidavit from the Director affirming that the details of consent submitted at the time of application for amendment of registration are true and correct in nature. Status: Submitted. 6. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 29.12.2025, copy attached. 7. Revised Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 06.01.2026, copy attached. 8. Pert chart needs to be revised. Status: Submitted. 9. Four copies of executed Application form, Allotment Letter, Builder Buyer Agreement needs to be submitted. Status: Submitted. 10. Clarification needs to be submitted as License Fees, cess and taxes does not mention in DPI. Details of financial resources mentioned in DPI needs to be revised. Details of any other cost amounts to Rs 3603.30 lakhs mentioned in DPI needs to be submitted. Status: Submitted but Clarification needs to be submitted as cess, taxes and financial resources does not mentioned in DPI. 11. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of net worth of promoter on latest date as previously dated was 31.03.2025, Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 02.12.2025, Revised CA Certificate of financial and inventory details dated 29.12.2025.
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	Status: Submitted. 12. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted. Status: Submitted. 13. Original Bank Undertaking dated 24.09.2025 needs to be submitted. Status: Submitted. 14. Affidavit of no loan on the project dated 30.12.2025 needs to be revised. Status: Submitted. 15. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted along with Comparison sheet of costing. Status: Submitted. 16. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted. Promoter submitted compliance report stating that EDC & IDC is fully paid. 17. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. Status: Submitted but clarification needs to be submitted as closing balance mentioned in CA Certificate attached with QPR of September 2025 do not match with bank statement of September 2025. 18. Background and experience of work of the promoter needs to be submitted. Status: Submitted.
35. 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. 3. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 29.12.2025, copy attached. 4. Revised Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 06.01.2026, copy attached. 5. Clarification needs to be submitted as License Fees, cess and taxes does not mention in DPI. Details of financial resources mentioned in DPI needs to be revised. Details of any other cost amounts to Rs



	3603.30 lakhs mentioned in DPI needs to be submitted. Status: Submitted but Clarification needs to be submitted as cess, taxes and financial resources does not mentioned in DPI. 6. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. Status: Submitted but clarification needs to be submitted as closing balance mentioned in CA Certificate attached with QPR of September 2025 do not match with bank statement of September 2025.
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Recommendations:

The application submitted by the promoter for 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, Revised Fire Scheme Approval, Revised Service plan and Estimates and the documents mentioned above.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Revised Fire Scheme Approval, Revised Service plan and Estimates within 4 months from the grant of registration.

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

Ashish Dubey
19/1/26

Ashish Dubey
Chartered Accountant

Ashish Kush
19/1/26

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 19.01.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 19.01.2026

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

Sh. Anish Dham and Sh. Akshay Meadh are present on behalf of the promoter.

The Authorized Representative of the promoter submits that presently, Revised Fire Scheme Approval and Revised service plans and estimates are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- The Revised Fire Scheme Approval and Revised Service Plans and Estimates within 4 months from the date of grant of registration.

Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the



aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Revised Fire Scheme Approval: within 4 months from the date of grant of registration; and
- b. Revised Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of two BG/DI of Rs. 25 lakhs each for submission of Revised Fire Scheme approval and Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

