Project – DLF Privana South
Promoter – M/s DLF Limited

Hearing brief for amendment of registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	DLF Privana South		
2.	Name of the promoter	M/s DLF Limited		
3.	Brief of promoter	M/s DLF LIMITED has incorporated dated 04/07/1963 and its registered address at Shopping Mall 3rd Floor Arjun Marg, Phase I Dlf City Gurgaon, Haryana, Haryana, India, 122002. Ms. Pia Singh, Ms. Anushka Singh, Ms. Savitri Devi Singh, Ms. Priya Paul, Mr. Vivek Mehra, Ms. Vinati Kastia Kilambi, Mr. Mahender Singh, Mr. Ajai Singh and Mr. Umesh Kumar Chaudhary are the director of the promoter company. Mr. Ashok Kumar Tyagi and Mr. Devinder Singh are the managing director, Mr. Rajiv Singh is the Whole-time director, Mr. Ram Parkash Punjani is the Company Secretary and Mr. Badal Bagri is the CFO of the promoter company.		
4.	Nature of the project	Residential Colony under NILP Policy		
5.	Nature of phase	Group Housing		
6.	Location of the project	Sector-76 & 77, Gurugram		
7.	Legal capacity to act as a promoter	Collaborator		
8.	Name of the license holder	M/s DLF Limited and Others		
9.	Status of project	New		
10.	Whether registration applied for whole	Phase		
	Phase no.	1		
11.	Online application ID	RERA-GRG-PROJ-2028-2025		
12.	License no.	219 of 2023 dated 25.10.2023.		valid up to 24.10.2028.
13.	Total licensed area	116.2962 acres	Area to be registered	25.148 acres
14.	Projected completion date	OC – 30.06.2031		
15.	QPR Compliances (RC no. 2023/116)	All submitted (From 01 Jan 2024 to 31 March 2026)		
16.	4(2)(l)(D) Compliances (RC no. 2023/116)	Submitted 2023-24 and 2024-25		
17.	4(2)(l)(C) Compliances (RC no. 2023/116)	Valid till 30.06.2031.		
18.	Status of change of bank account	No application received for change of bank account		
19.	Details of proceedings pending against the project	No		
20.	RC Conditions Compliances (RC no. 2023/116)	Fire Scheme Approval: Submitted within time, Environmental Clearance: Submitted within time and Service Plan & Estimates: Submitted within time.		
21.	Statutory approvals either applied for or obtained prior to registration			

	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	219 of 2023 dated 25.10.2023.	24.10.2028
	ii)	Zoning Plan Approval	Drg No. DG, TCP 9740 dated 26.10.2023	-
		Revised zoning plan approval	Drg No. DTCP 11878 dated 12.02.2026	-
	iii)	Building plan Approval	ZP-1895/JD(RA)/2023/42259 dated 13.12.2023	12.12.2028
		Revised building plan approval	ZP-1895-V/PA(DK)/2026/9890 dated 18.03.2026	17.03.2031
	iv)	Environmental Clearance approval	EC23B3813HR5555398N dated 03.06.2024	02.06.2034
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/391/ 1438-1441 dated 28.06.2023 and AAI/RHQ/NR/ATM/NOC/2023/392/ 1442-1445 dated 28.06.2023	27.06.2031 and 27.06.2031
	vi)	Fire scheme approval	FS/2024/121 dated 22.01.2024	21.01.2029
		Revised Fire scheme approval	Not submitted	
	vii)	Service plan and estimate approval	LC-5120/Asstt(RK)/2024/12370 dated 19.04.2024	
		Revised Service plan and estimate approval	Not submitted	

22.	Total project cost	Rs 3884.57 Cr.
23.	Cost Incurred	Rs 781.14 Cr.
24.	Cost to be incurred	Rs 3103.43 Cr.
25.	Construction cost	Rs 6203/- per sqft
26.	Total sale consideration	Rs 7212.01 Cr.
27.	Total amount received from sold units	Rs 3244.93 Cr.
28.	Balance to be received from sold units	Rs 3967.07 Cr.
29.	Total no. of towers	7 Residentials towers (S+41)
30.	Total units	1113 Residential and 01 Commercial at stilt floor of tower C
31.	Sold units	1113 Residential
32.	Unsold units	01 Commercial
33.	Carpet area of units	2136 sq ft for 4 BHK unit 3561 sq ft for Penthouse
34.	**Fees Details - The promoter has submitted the application for amendment of registration granted due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further**	

	registration fees have been recalculated for amendment registration of the project based on recent FAR of the project.	
	Registration Fee	Resi - 290230.804 * 1.96 * 10 = Rs 56,88,524/-
		Comm - 202.968 * 1.75 * 20 = Rs 7,104/-
	Processing Fee	290433.772 * 10 = Rs 29,04,338/-
	Late Fee	N/A
	Processing fee to be forfeited (At the time of registration application)	Rs 29,87,714/-
	Total Fee	Rs 1,15,87,680/-
35.	**DD amount**	Rs 1,10,43,000/- Rs 29,04,400/- Rs 19,60,930/-
	DD no. and date	522721 dated 10.11.2023. 525655 dated 26.03.2026 525818 dated 06.05.2026
	Name of the bank issuing	ICICI Bank
	Fee refunded details	Rs 43,20,643/- (DD no. 002722 dated 23.12.2024)
	Balance fee paid and to be considered	1,59,08,330 – 43,20,643 = 1,15,87,687/-
	Deficient amount	NIL
36.	**File Status**	**Date**
	File received on	06.04.2026
	First notice Sent on	29.04.2026
	First hearing on	04.05.2026
	Second hearing on	11.05.2026
	Third hearing on	18.05.2026

37. Case History:

The Promoter M/s DLF Limited who is a collaborator applied for the amendment of registration of real estate group housing colony namely "DLF Privana South" located at Sector-76 &77, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 109516 dated 06.04.2026 and RPIN-1047. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2028-2025. The project area for registration is 25.148 acres out of the licensed area i.e., 116.2962 acres granted under License no – 219 of 2023 dated 25.10.2023 which is valid upto 24.10.2028.

The DTCP has granted license no. 219 of 2023 for the development of Residential Colony (under New Integrated Licencing Policy (NILP) over an area admeasuring 116.29625 acres (after migration area 103.09625 acres from license no. 27 of 2012 dated 02.04.2012 along with fresh area 13.24 acres) in Sector 76-77, Gurugram. The overall licensed area of the project is being developed in phases. As on date the entire project comprises of 10 phases as per the revised phasing plan vide memo no. ZP-1895-Vol-III/PA(DK)/2025/16536 dated 06.05.2025 as described in table below;

Phase no.	Area (acres)	Status
I	**25.148**	**Registered** **(RC no. 116 of 2023)** **Applied for amendment**
II	11.088	Future Development

III	35.826	Future Development
IV	1.00	Future Development
V	1.00	Future Development
VI	12.572	Registered (RC no. 46 of 2024)
VII	4.662	Future Development
VIII	17.701	Registered (RC no. 57 of 2025)
IX	3.231	Future Development
X	4.068	Future Development
Total	**116.29625**	

The promoter applied for amendment in registration of project registered vide RC no. 116 of 2023 dated 18.12.2023 valid upto 30.06.2031 after grant of revision in building plans for the project. The promoter has submitted the consents of 862 allottees of the project out of 1111 allottees in the project regarding revision in building plans for the project.

The promoter has submitted documents file/reply on 15.04.2026 where in the promoter has submitted the copies of public notices published on 13.04.2026 in 3 newspapers (i.e. Hindustan Times, The Indian Express & Hindustan) inviting objections till 28.04.2026 regarding their applications for amendment of registration of project. No objection have been received by the Authority.

The application for registration of residential colony under NILP policy was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1047 dated 29.04.2026 was issued to the promoter with an opportunity of being heard on 04.05.2026.

On 04.05.2026, The matter is adjourned to 11.05.2026

The changes made in the building plans are not submitted properly and the same needs to be revised and clarified.

The site of projects has been physically inspected on 07.05.2026 and it is submitted that the project site is situated in Sector 77 Gurugram. The project is accessible from service road to 60-meter-wide sector road and the same are fully metaled and operational. The promoter had started the construction of the project and as on date the structure work for all the 7 towers are progressing.

The promoter has submitted the reply on 07.05.2026 which was scrutinized and the deficiencies conveyed to the promoter.

On 11.05.2026, Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
Sh. Anish Dham (AR) is present on behalf of the promoter.

	The AR of the promoter states that they have applied for amendment in registration of project pursuant to revision in building plans for phase 1 along with consents of more than 2/3rd allottees of the project. The AR request that an affidavit from one of the Directors of the promoter company be sought instead of Managing Director as sought in the deficiency notice dated 29.04.2026. The request of the promoter is allowed. The promoter is further directed to submit the changes made in the building plans in detailed tabular form and also marked on the plans for the project along with submission of other pending documents. The matter is adjourned and to come up on 18.05.2026. The promoter has submitted the reply on 13.05.2026 which was scrutinized and the status of the documents is mentioned below:	
38.	**Present compliance status as on 18.05.2026 of deficient documents conveyed vide notice dated 29.04.2026**	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: Needs to be corrected 2. Online DPI needs to be corrected. Status: Needs to be corrected 3. Deficit fee Rs 19,60,923/- needs to be submitted. **Status: Submitted vide DD no. 525818 dated 06.05.2026 amount Rs 19,60,930/-** 4. 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 Rules 2017 need to be submitted. Status: Not submitted 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. Status: Submitted but needs to be revised. 6. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allotees furnished to the Authority, are genuine and original. **Status: Submitted.** 7. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Needs to be submitted for complete area of project. 8. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. **Status: Submitted residential complete sold.**

		9. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. **Status: Submitted commercial unsold.** 10. Status of development works along with site photographs in the project till date needs to be submitted. **Status: Submitted** 11. Revised Fire Scheme approval needs to be submitted. Status: Not submitted 12. Revised Service Plans and Estimates approval needs to be submitted. Status: Not submitted 13. Copy of four executed application form, allotment letter, Agreement to sale, Conveyance deed and payment receipt needs to be submitted. **Status: Submitted except conveyance deed but some clauses are amended/altered by the promoter.** 14. Brochure/Advertisement document of the project needs to be submitted. Status: Needs to be revised. 15. Mining permission has been expired. The same needs to be clarified as further excavation is required or not. In case required than the revalidated mining permission needs to be submitted and if not required than affidavit to the same needs to be submitted. **Status: Affidavit submitted.** 16. Annual audited report U/S 4(2)(l)(D) of the Act of 2016 for the financial year 2023-24 needs to be submitted. Status: Not submitted. 17. Clarification needs to be submitted as administrative cost, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 11875.88 lakhs and details of financial resources from others amounts to Rs 360630 lakhs and equity amounts to Rs 27826 lakhs mentioned in DPI needs to be submitted. Status: Submitted but Clarification needs to be submitted as administrative cost, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 24764.19 lakhs and details of financial resources from equity amounts to Rs 27826 lakhs mentioned in DPI needs to be submitted. Further, Promoter has submitted revised DPI. 18. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 11.08.2025. Status: Submitted but details of the award needs to be submitted as mentioned in the non-encumbrance certificate dated 29.04.2026. 19. REP II dated 06.04.2026 needs to be revised as details of litigation if any is missing. Affidavit of no loan on the project dated 06.04.2026 needs to be revised.

		Status: Submitted but REP II dated 07.05.2026 needs to be revised as details of litigation if any is missing. Affidavit of no loan on the project dated 07.05.2026 needs to be revised. 20. Following Original CA Certificate needs to be submitted: Revised CA Certificate of financial and inventory details of the project dated 01.04.2026 as date of booking, name of allottee, amount received and amount to be received are missing. Revised CA Certificate of expenditure incurred and to be incurred dated 01.04.2026 as incurred cost does not match with DPI. Status: **Submitted** but Revised CA Certificate of financial and inventory details of the project dated 06.05.2026 needs to be submitted as name of allottee is missing. Promoter has submitted revised DPI. 21. Original Bank Undertaking dated 26.03.2026, needs to be submitted. **Status: Submitted.** 22. Project report needs to be submitted incorporating approvals and inventory of the project. Quarterly source of funds and quarterly net cash flow statement needs to be revised as financial does not match with DPI. Status: **Submitted** but project report needs to be revised. 23. Schedule of EDC and 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 but Schedule of EDC and 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. Further, Promoter states that EDC & IDC is fully paid. 24. Background and experience of work of the promoter needs to be submitted. Status: Not Submitted. Promoter states that background and work experience of the promoter has been updated in online DPI. 25. Bank Statement of RERA Account for the month ending on 31.03.2026 needs to be submitted. Status: Not Submitted. Promoter has submitted bank statement for the financial year ending on 31.03.2024.
39.	**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. 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 Rules 2017 need to be submitted.

		4. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. 5. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. 6. Revised Fire Scheme approval needs to be submitted. 7. Revised Service Plans and Estimates approval needs to be submitted. 8. Brochure/Advertisement document of the project needs to be submitted. 9. Annual audited report U/S 4(2)(l)(D) of the Act of 2016 for the financial year 2023-24 needs to be submitted. 10. Clarification needs to be submitted as administrative cost, taxes and cess does not mention in DPI. Details of any other cost amount to Rs 11875.88 lakhs and details of financial resources from others amounts to Rs 360630 lakhs and equity amounts to Rs 27826 lakhs mentioned in DPI needs to be submitted. 11. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 11.08.2025. 12. REP II dated 06.04.2026 needs to be revised as details of litigation if any is missing. Affidavit of no loan on the project dated 06.04.2026 needs to be revised. 13. Following Original CA Certificate needs to be submitted: Revised CA Certificate of financial and inventory details of the project dated 01.04.2026 as name of allottee are missing. 14. Project report needs to be submitted incorporating approvals and inventory of the project. 15. Schedule of EDC and 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. 16. Background and experience of work of the promoter needs to be submitted. 17. Bank Statement of RERA Account for the month ending on 31.03.2026 needs to be submitted.

Recommendation:

The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 39. The promoter shall submit a security amount of Rs. 25 lakhs each on account of timely submission of revised service plans & estimates and revised fire scheme approval within 6 months.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of approval of revised service plans & estimates and revised fire scheme within a period of 6 months along with other remaining deficiencies before the issuance of the addendum certificate.

Ashish Dubey
Chartered Accountant

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 18.05.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.05.2026

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Kabir Kapoor and Sh. Anish Dham (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that they have applied for amendment in registration of project approved vide RC no. 116 of 2023 dated 18.12.2023 pursuant to revision in building plans for phase 1 along with consents of more than 2/3rd allottees of the project. Further, the AR of the promoter states that they have made minor changes in the building plans like addition of individual drop offs for each tower followed by interchange in entrance lobby and community area at stilt floor of each tower, circulation area, sports area, increasing shaft area etc. without any change in apartments/flats/unit in the project. The detailed list of changes made in the building plans along with other deficit documents will be submitted in the Authority within five days.

The Authorized Representative of the promoter states that presently the approval of revised service plans and estimates & revised approval of fire scheme are under process and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Revised Service Plans and Estimates within 6 months from the date of grant of amendment in registration; and,
ii. Revised Fire Scheme within 6 months from the date of grant of amendment in registration;

Further, he undertakes to submit two Demand Draft/Bank Guarantee's amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i) and (ii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame, 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 Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amounts for timely submission of Revised Service Plans and Estimates and Revised Fire Scheme within the time period mentioned above.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount(s) 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 at S. No. 39.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned above including correction in form REP-I (Part A-H), Online DPI, changes in building plans and submission of two DD/BG of Rs. 25 lakhs each for submission of Revised Service Plans and Estimates and Revised Fire Scheme within the timeframe mentioned above.

Arun Kr.

(Arun Kumar)
Chairman, HARERA