



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

Day and Date	Monday and 15.06.2020
Subject	Project Hearing
RPIN	248
Project	AIPL Joy Gallery
Promoter	M/s Advance India Projects Ltd.
Represented through	Asmita Mehrotra Nishit Khandelwal
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of project "AIPL Joy Gallery" at Sector 66, Gurugram developed by M/s Advance India Projects Ltd.

During online hearing held on 15.06.2020, the authorized representatives Ms. Asmita Mehrotra and Mr. Nishit Khandelwal present on the behalf of M/s Advance India Projects Ltd.

Some major deficiencies like Environment clearance, Fire scheme approval and Service plan and Estimates are found during the scrutiny. Environment clearance is not available which is a prerequisite for considering the application for registration. Also, the Authority cannot grant time beyond the license period. The license is expiring on 04.12.2020. Similarly, balance sheet on the ROC site has not been updated.

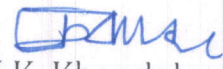
Rest of the deficiencies mentioned below:

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. Deficit fee - 67,29,400/-
3. DPI needs to be corrected.
4. Financial Resource of the project needs to be clarified and supporting document relating to the same need to be provided.
5. Cash flow statement need to be corrected.
6. Statement of estimated quarterly source of funds need to be clarified.

Regarding deficit fee, a representation may be submitted by the promoter which will be considered by the authority in due course. Accordingly, show cause notice for rejection be issued and forfeiture of processing fee..


Subhash Chander Kush
(Member)


Samir Kumar
(Member)


Dr. K.K. Khandelwal
(Chairman)

No.	HARERA/GGM/RPIN/248/Showcause1	Date:	18.06.2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Advance India Projects Ltd. The Masterpiece, Golf Course Road, Sector- 54, Gurugram-122002, Haryana

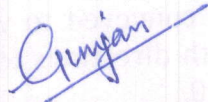
Sub: Registration of the real estate project "AIPL Joy Gallery" at sector 66, Gurugram being developed by M/s Advance India Projects Ltd. – show cause.

1. This is in reference to your application for registration of the real estate project "AIPL Joy Gallery", submitted vide application dated 29.05.2020 under Section 4 of the Real Estate (Regulation and Development) Act, 2016.
2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/248 dated 05.06.2020 with directions to remove the deficiencies and opportunity of hearing on 15.06.2020.
3. Below mentioned are the deficiencies that have not been removed by you.
 - The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
 - Deficit Fee- Rs 67,29,400/-
 - DPI needs to be corrected.
 - Environment clearance not submitted needs to be submitted.
 - Service plan and estimates are not submitted needs to be submitted.
 - Fire scheme approval not submitted.
 - Date of completion mentioned in REP-II is 31.03.2028 which is not feasible. As license is valid till 04.12.2020 and building plans are valid till 13.05.2025.
 - Financial Resource of the project needs to be clarified and supporting document relating to the same need to be provided.
 - Cash flow statement need to be corrected.
 - Statement of estimated quarterly source of funds need to be clarified
 - As Per Haryana Real estate regulation and development rules 2017 ongoing project means a project for which a license was issued for the development under the Haryana development and regulation of urban area act 1975 on or before 1 may, 2017 and where development works yet to be completed on the said date. Therefore, in this case very first date of the License from DTCP is 05.12.2008 and it will be treated as ongoing project.

- Annual return for the financial year 2018-19 has not been filed with the registrar of company.
 - A representation may be submitted regarding the deficit fee.
4. Since, you have not removed the deficiencies. Therefore, the Authority has decided to issue you a show cause notice where you are required to show cause as to why your application for registration of real estate project "AIPL Joy Gallery" should not be rejected and forfeit the processing fee following the due procedure as provided under section 5 (1)(b) of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules, 2017. If you have to say in this regard, you are also given an opportunity of hearing on **20.07.2020 at 3.00 p.m.** in the office of HARERA, Gurugram in the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to appear before the Authority on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per the provisions of the Act and rules referred as above.

Date: 18-06-2019
Issued under the
authority and seal of
HARERA, Gurugram.




Architectural Officer
For: Chairman,
Haryana Real Estate Regulatory
Authority, Gurugram