

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

No.	HARERA/GGM/ RPIN/201	Date:	03/01/2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s AMB Infrabuild Pvt Ltd M-48, Basement Floor, Greater Kailash-II, New Delhi-110048

Sub: Registration of the real estate project "AMB Selfie Walk" at sector 88, Gurugram- removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the real estate project "AMB Selfie Walk", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. it is intimated that on scrutiny of your reply dated 28.08.2020 following deficiencies have been observed.

Major Deficiencies/Observations

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. License no. 56 of 2013 having validity till 09/07/2017, further renewal of the same not enclosed with DPI. Application applied for renewal of license along with EDC/IDC receipts needs to be submitted.
3. Approved renewal of building plan along with challan submitted in the competent authority not submitted.
4. Fire scheme approval applied on 16.07.2014 but not approved from the competent authority till date.
5. Service estimates and plans applied on 22.10.2019 but not approved from the competent authority till date. Applied service estimates and plans needs to be submitted.
6. Deficit fee of Rs 57,24,767/- needs to be submitted.
7. Affidavit regarding the sold units needs to be submitted.
8. Details of unsold units and List of unit numbers with the details of the carpet area needs to be provided.
9. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted.
10. Demarcation plan not submitted.
11. Revised project report needs to be submitted
12. Electrical load availability connection NOC not legible needs to submit a legible copy.
13. Approvals/NOCs from various agencies for connecting external services needs to be submitted.
14. Allotment letter, BBA, application form, conveyance deed and payment receipt in the prescribed format needs to be submitted.



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15. Revise REP-II needs to be submitted as specific date of completion is not mentioned in the REP-II.
16. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.
17. Land cost value 68.72 crore needs to be mentioned in the corrected DPI
18. Conversion Charge needs to be mentioned 620.94 lakh in the corrected DPI.
19. Proof of payment challan of license fees needs to be provided.
20. Interest charges on EDC separately to be mentioned in other cost in the corrected DPI.
21. Breakup of other cost needs to be provided in the corrected DPI.
22. Break-up of Any other cost- serial no. 7.7 INR 3928.05 lacs needs to be provided.
23. Affidavit/indemnity bond from promoter to abide by the provision of RERA has been submitted, however the same is not as per the format prescribed by the authority, the format of the same has been provided in the HARERA web site.
24. Serial no. 5- Statement of quarterly estimated source of funds is not tallying with the figures provided in Part-E which needs to be rectified, however loan repayment not reflecting in the worksheet provided. Needs to be clarified.
25. CA certificate mentions INR 14.25 cr as unsecured loan as promoter's contribution & further in the DPI INR 46.60 Cr has been mentioned as promoter's contribution, total promoter contribution needs to be explained.

In view of above you are directed to remove the above deficiencies/ observations and you are also given an opportunity of hearing on 14/09/2020 at 03:00 p.m. in the office of HARERA, Gurugram in the Conference Room so that your application for registration can be proceeded by this authority as per provisions of the Act/Rules/ Regulations.



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

Received by Honel.

[Signature]
04/09/2020

PROCEEDINGS OF THE DAY

Day and Date	Monday and 14.09.2020
Subject	Project Hearing
RPIN	201
Project	AMB Selfie Walk
Promoter	M/s AMB Infrabuild Pvt Ltd
Represented through	Sunil Rawat (Authorized representative)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of project "AMB Selfie Walk" at Sector 88, Gurugram developed by M/s AMB Infrabuild Pvt. Ltd.

During online hearing Mr. Sunil Rawat (Authorized representative) present on behalf of the company.

Regarding deficiencies, it was observed as under:

1. The Annexures in the online information in A to H format shall be uploaded by the promoter within this week by fixing time with the IT Cell of the Authority.
2. The license of the project has been expired on 09.07.2017. The promoter has conveyed that they have deposited all the necessary fee and other dues of the government. There are no dues as on now and the renewal is pending with the DTCP. The promoter was asked to follow up with the DTCP so that license is renewed.
3. They have already applied for renewal of the building plan and there is no amendment/modification from the original approved building plan of the project.
4. It is a matter of concern that file same was applied on 16.07.2014 has still not been approved and now because of the expiry of the building plan it has to be re-apply. The promoter is directed to at least submit the application of the fire scheme to the concerned authority as there is no change in the building plan.
5. The promoter does not seem to be keen in following up the matter of approval of service estimates and plans which were applied nearly a year back.
6. Regarding deficit fee there were some queries by the promoter. The promoter may contact the concerned Planning Executive for knowing the basis of the calculation of deficit fee.
7. The concerned Planning Executive to supply sold and unsold unit format and also annexures regarding the sold unit's detail and unsold inventories details.
8. List and nomenclature of units of the project along with separate demarcation of unsold units be submitted.
9. Compliance of deficiencies at Sr. No. 9 already made and necessary plan has been submitted and demarcation plan submitted.
10. Revised project report has been submitted.
11. The electricity report has been submitted today.



12. Regarding deficiencies mentioned at Sr. No. 13, 14, 15 and 16 necessary documents have been submitted to the Authority. The concerned Planning Executive to check and submit its report.
13. Regarding Point No. 17 and 18 necessary amendments have been made in the revised DPI which have been submitted today.
14. Compliance of deficiencies at Sr. No. 19, 20, 21 and 22 have also been made.
15. The promoter has reported that compliance of deficiencies mentioned at Sr. No. 23 and 24 have also been made. Office to examine and put up.

As there are large number of deficiencies which are to be attended. The Authority decided to give show cause notice as to why your application for registration of project is not reject under section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016. The promoter is given an opportunity of personal hearing on 19.10.2020.

Subhash Chander Kush
(Member)

Dr. K.K. Khandelwal
(Chairman)

No. HARERA/GGM/ RPIN/201

Date: 16.09.2020

From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s AMB Infrabuild Pvt Ltd M-48, Basement Floor, Greater Kailash-II, New Delhi-110048

Sub: Registration of the real estate project "AMB Selfie Walk" at sector 88, Gurugram- removal of deficiencies in the application and clarifications thereof.

With reference to your application regarding registration of the real estate project "AMB Selfie Walk", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016. it is intimated that on scrutiny of your reply dated 14.09.2020 following deficiencies have been observed.

Major Deficiencies/Observations

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. License no. 56 of 2013 having validity till 09/07/2017, further renewal of the same not enclosed with DPI. Application applied for renewal of license along with EDC/IDC receipts needs to be submitted.
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6. Deficit fee of Rs 57,24,767/- needs to be submitted.
7. Affidavit regarding the sold units needs to be submitted.
8. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted.
9. Electrical load availability connection NOC not legible needs to submit a legible copy.
10. Approvals/NOCs (Sewage disposal and storm water drainage) from various agencies for connecting external services needs to be submitted.
11. Allotment letter, BBA, application form, conveyance deed and payment receipt in the prescribed format needs to be submitted.
12. Serial no. 5- Statement of quarterly estimated source of funds is not tallying with the figures provided in Part-E which needs to be rectified, however loan repayment not reflecting in the worksheet provided. Needs to be clarified.



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13. CA certificate mentions INR 14.25 cr as unsecured loan as promoter's contribution & further in the DPI INR 46.60 Cr has been mentioned as promoter's contribution, total promoter contribution needs to be explained.

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 "AMB Selfie Walk" should not be rejected 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 19.10.2020 at 03:00 p.m. through the video conferencing, link will be sent to your registered mail so that your application for registration can be proceeded by this authority as per provisions of the Act/Rules/ Regulations.



Architect Officer

For: Chairman,

Haryana Real Estate Regulatory Authority,
Gurugram

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*Original Letter
Received
[Signature]*

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16/09/20*