

**Project - Sapphire 82A**
**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Sapphire 82A	
2.	Name of the promoter	M/s Ameya Commercial Projects Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 82A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-927-2021	
9.	License no.	25 of 2021 dated 04.06.2021	Valid upto 03.06.2026
10.	Total licensed area	2.17969 acres	Area to be registered 2.17969 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	25 of 2021 dated 04.06.2021 03.06.2026
	ii)	Zoning Plan Approval	7784 dated 04.06.2021
	iii)	Building plan Approval	ZP-1477/SD(DK)/2021/21633 dated 31.08.2021 30.08.2026
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	Applied 02.02.2022
	vii)	Service plan and estimate approval	Applied on 12.10.2021
12.	File Status	Date	
	File received on	05.04.2022	
	First notice Sent on	27.04.2022	
	First hearing on	09.05.2022	
13.	Status of Documents	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. <b>Status: Not Submitted.</b> 2. Online DPI needs to be corrected. <b>Status: Submitted.</b> 3. Fire Scheme approval needs to be submitted.	



		<p>Status: Applied copy submitted, pending for final approval.</p> <p>4. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted. Status: Applied copy submitted, recommended from Chief Engineer (HSVP Panchkula) to Director (DTCP, Haryana), pending for final approval.</p> <p>5. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. But aks-shajra pending.</p> <p>6. Land title search report needs to be revised. <b>Status: Submitted.</b></p> <p>7. Project Report needs to be revised. <b>Status: Submitted.</b></p> <p>8. Information to the revenue department regarding the entry of license and collaboration agreement needs to be submitted. <b>Status: Submitted.</b></p> <p>9. Electrical Load availability needs to be submitted. <b>Status: Submitted.</b></p> <p>10. Layout superimposed on the demarcation plan showing khasra no. needs to be revised. <b>Status: Submitted.</b></p> <p>11. Draft Allotment letter is not as per the prescribed format needs to be submitted. <b>Status: Submitted.</b></p> <p>12. Bank undertaking needs to be submitted. <b>Status: Submitted.</b></p> <p>13. Form REP-I (A to H) Part-C needs to be corrected. Status: Not Submitted.</p> <p>14. Sale Proceeds needs to be corrected. <b>Status: Submitted.</b></p> <p>15. EDC Schedule needs to be provided and copy of challan needs to be submitted. <b>Status: Submitted.</b></p> <p>16. KYC of the Project Consultant needs to be submitted. <b>Status: Submitted.</b></p> <p>17. Annual report for the last three financial year needs to be submitted. Status: Audit report and financial statement has been provided. However, board of directors report is still pending.</p>
	<p><b>Deficit Documents</b></p>	<p>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.</p> <p>2. Fire Scheme approval needs to be submitted.</p> <p>3. Approved Service Plan and Estimates needs to be submitted.</p> <p>4. Aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</p> <p>5. Form REP-I (A to H) Part-C needs to be corrected.</p> <p>6. Board of directors report needs to be submitted.</p>



<b>Day and Date of hearing</b>	Monday and 09.05.2022
<b>Proceeding recorded by</b>	Ram Niwas

**Case History:**

The Promoter M/s Ameya Commercial Projects Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Sapphire 82A" located at Sector-82A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30650 dated 05.04.2022 and RPIN-451. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-927-2021. The project area for registration is same as that of the licensed area i.e., 2.17969 acres vide License no -25 of 2021 dated 04.06.2021 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/451 dated 27.04.2022 was issued to the promoter with an opportunity of being heard on 09.05.2022.

The promoter submitted a reply on 06.05.2022 which was scrutinized and the remaining deficiencies are mentioned below: (Fire Scheme Approval No. FS/2022/73, dated 06.05.2022; DPI corrections have been made.)

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. Approved Service Plan and Estimates needs to be submitted.
3. Aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
4. Form REP-I (A to H) Part-C needs to be corrected.
5. Board of directors' report needs to be submitted.



**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Balvinder Kumar	Sr. Architect	9911938383	Balvinder.kumar@ameyagroup.in

**PROCEEDINGS OF THE DAY**

Proceedings dated: 09.05.2022

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Balvinder Kumar (Senior Architect) is present on behalf of the promoter.

The authority directed the promoter to submit the Bank guarantee of Rs 25 lakhs within a week for the submission of service plan and estimates within 3 months from the issuance of registration certificate.

The authority decided to grant the in-principle registration and at the same, the authority directed the promoter to submit three binded DPI alongwith the documents mentioned below:

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. Aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
3. Form REP-I (A to H) Part-C needs to be corrected.
4. Board of directors' report needs to be submitted.



A condition shall be imposed that no withdrawal of any amount shall be allowed till submission of approved service plan and estimates.

In case of failure to submit the approved service plans and estimates within three months from the date of issuance of registration certificate, then the amount collected from the allottees is liable to be refunded with interest at the prescribed rate and the registration certificate shall be treated as deemed cancelled.

The matter to come up for compliance on 16.05.2022 and for issuing registration certificate.

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Vijay Kumar Goyal  
Member, Harera, Gurugram

Dr. K.K. Khandelwal  
Chairman, Harera, Gurugram