

**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	Date of approval
	i)	License Approval	25 of 2021 dated 04.06.2021
	ii)	Zoning Plan Approval	7784 dated 04.06.2021
	iii)	Building plan Approval	ZP-1477/SD(DK)/2021/21633 dated 31.08.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	FS/2022/73, dated 06.05.2022
	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	
	Second hearing on	16.05.2022	
	Third hearing on	23.05.2022	
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.	

		<p><b>Status: Submitted.</b></p> <p>2. Approved Service Plan and Estimates needs to be submitted. <b>Status: Submitted a bank guarantee of Rs 25,00,000/-.</b></p> <p>3. Aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></p> <p>4. Form REP-I (A to H) Part-C needs to be corrected. <b>Status: Submitted.</b></p> <p>5. Board of directors report needs to be submitted. <b>Status: Submitted.</b></p>
	<b>Deficit Documents</b>	1. Approved Service Plan and Estimates needs to be submitted.
<b>Day and Date of hearing</b>	Monday and 23.05.2022	
<b>Proceeding recorded by</b>	Ram Niwas	
<p><b>Case History:</b></p> <p>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.</p> <p>The promoter submitted a reply on 06.05.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 09.05.2022, 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.</p> <p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>3. Form REP-I (A to H) Part-C needs to be corrected.</li> <li>4. Board of directors' report needs to be submitted.</li> </ol> <p>A condition shall be imposed that no withdrawal of any amount shall be allowed till submission of approved service plan and estimates.</p> <p>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.</p> <p>The matter to come up for compliance on 16.05.2022 and for issuing registration certificate.</p> <p>On 16.05.2022, the promoter stated that they have submitted the reply. The authority directed the concerned planning executive to scrutinized and the matter was fixed for 23.05.2022.</p> <p>The promoter submitted a reply on 18.05.2022, which was which was scrutinized and found that the promoter submitted a bank guarantee amounting to Rs 25,00,000/- for the submission of approved service plans and estimates within 3 months of issuance of registration certificate.</p>		



The documents submitted by the promoter have been examined and found to be in order. All pre-requisites for grant of registration certificate have been complied with by the promoter. Recommended for the grant of registration certificate.

*N. Kumar*  
23.05.2022

Naresh Kumar  
Chartered Accountant

*Ashish Kush*  
23/05/2022  
PLANNING EXECUTIVE

Ashish Kush  
Planning Executive

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: 23.05.2022

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

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

Keeping in view, the examination of documents by the Office and confirmation that all pre-requisites for grant of registration have been complied with by the promoter, the authority decides to grant the registration certificate on the condition that the promoter shall submit the approved service plan and estimates within 3 months from the issuance of the registration certificate.

*V.1 - 3*

Vijay Kumar Goyal  
Member, Harera, Gurugram

*[Signature]*

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





**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Temp ID- RERA-GRG-927-2021

Sapphire 82A

**AGENDA OF THE MEETING**

**DATED: 23.05.2022**

ITEM NO.	RPIN	451
<b>SUBJECT</b>	Application for registration of project "Sapphire 82A" in Sector-82A, Gurugram being developed by M/s Ameya Commercial Projects Pvt. Ltd.	
<b>APPLICATION DETAILS</b>		
1.	<b>Application for registration</b> (for whole project/ phase)	Project
2.	<b>Name of the project</b>	Sapphire 82A
3.	<b>(a) Total licensed area of the project</b>	2.17969 acres
	<b>(b) Area applied for registration</b>	2.17969 acres
4.	<b>Location of the project</b> (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 82A, Gurugram
5.	<b>Status of the project</b> (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) <sup>1</sup>	NEW
6.	<b>Planning area</b>	Gurgaon - Manesar Urban Complex - 2031 A.D.
<b>CASE HISTORY</b>		
<b>Sr. No.</b>	<b>File status</b>	<b>Date</b>

<sup>1</sup> "on-going 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 the 1<sup>st</sup> May, 2017 and where development works were yet to be completed on the said date

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



1.	Application for registration received on	05.04.2022
2.	First notice Sent on	27.04.2022
3.	First hearing on	09.05.2022
4.	Second hearing on	16.05.2022
5.	Third hearing on	23.05.2022

**DETAILS**

**DETAILS OF THE PROJECT PROMOTER**

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	M/s Ameya Commercial Projects Pvt. Ltd.
2.	Legal capacity to act as applicant promoter	Collaborator
3.	Status of the promoter	Company
4.	Registered address	G-3, Aditya Commercial Complex, plot no.-7, Preet Vihar, New Delhi-110092

**PROJECT AND FEE DETAILS**

1.	Details of the project (as a whole)			
	Sr. No.	Particulars	Details	
	1.	Name of the project	Sapphire 82A	
	2.	Location of the project	Sector-82A, Gurugram	
	3.	(a)	Whether project is to be implemented in one go or in phases	One go
		(b)	No. of Phases	N/A
	4.	Licence no. and date of validity	25 of 2021 dated 04.06.2021 valid upto 03.06.2026	
	5.	Total licensed area of the project	2.17969 acres	
	6.	Area for registration	2.17969 acres	
7.	Nature of the project	Commercial Colony		





8.	Name of the license holder	Sh. Ajay Pal S/o Sh. Azad Singh, Sh. Rajender and others
9.	Name of the collaborator (if any)	M/s Ameya Commercial Projects Pvt. Ltd.
2.	<b>Fee details</b>	
1.	Fee details	
(a)	Registration fee	15422.444*1.75 * 20 = Rs 5,39,785.54/-
(b)	Late fee	15422.444* 10 = Rs 1,54,224.44/-
(c)	Processing fee	N/A
(d)	Total	Rs 6,94,010/-
2.	DD Details	
(a)	DD amount	1. Rs 6,95,000/-
(b)	DD no. and date	1. 155829 dated 08.02.2022
(c)	Name of the bank issuing	Bank of Baroda
(d)	Deficient amount	NIL

ONLINE APPLICATION SCRUTINY			
1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.	YES	NO
		√	
2.	Unique no. generated online	RERA-GRG-PROJ-927-2021	
3.	Whether the hard copy of the online application REP-I authenticated by promoter?	YES	NO
		√	
4.	The status of mandatory plans to be uploaded online before registration is as under:		
Sr. No.	List of plans	Tick if provided	Date of upload document
1.	Layout plan	√	13.09.2021
2.	Demarcation plan	√	10.02.2022



3.	Zoning plan	√	03.09.2021
4.	Building plans includes following		
4.1	Site plan	√	13.09.2021
4.2	Floor plan	√	13.09.2021
4.3	Apartment plans	N/A	
4.4	Elevation section	√	13.09.2021
4.5	X-section plan	√	13.09.2021
4.6	Structural plan	√	14.05.2022
4.7	Parking plan	√	13.09.2021
5.	Service plans and estimates (Applied)		
5.1	Roads and pavement plan	√	13.05.2022
5.2	Electricity supply plan	√	14.05.2022
5.3	Water supply plan	√	14.05.2022
5.4	Sewerage plan	√	13.05.2022
5.5	Solid waste management plan	N/A	
5.6	Storm water drainage plan	√	14.05.2022
5.7	Street light plan	√	14.05.2022
5.8	Landscape plan	√	14.05.2022
5.9	10% land transferred to the govt. for community facility	N/A	
5.10	Copy of super imposed demarcation plan on the approved layout plan	√	14.05.2022
<p><b>Note:</b> Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>			
5.	<b>The status of mandatory documents to be uploaded online before registration is as under:</b>		
<b>Sr. No.</b>	<b>List of documents</b>	<b>Tick if provided</b>	<b>Date of upload document</b>
1.	Copy of license along with schedule of land	√	13.09.2021






2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	13.05.2022			
3.	Non-default certificate from a chartered accountant	√	29.09.2021			
4.	Cash flow statement of the proposed project	√	28.03.2022			
5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	28.03.2022			
6.	The documents uploaded online have been checked and same are found in order.	YES				
7.	The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.	YES				
8.	Following are the deficiencies in the online application form:					
	<b>Sr. No.</b>	<b>Status of deficiencies in online application</b>				
	1.	All the deficiencies are removed by the promoter.				
<b>DETAILED PROJECT INFORMATION: SCRUTINY</b>						
9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.					
10.	Details of statutory approvals.					
	<b>10.1</b>	<b>Statutory approvals required prior to registration</b>				
	<b>Sr. No.</b>	<b>Particulars</b>	<b>Approval no.</b>	<b>Date</b>	<b>Valid upto</b>	<b>Remarks</b>
	1.	License approval	25 of 2021	04.06.2021	03.06.2026	
	2.	Zoning plan approval	7784	04.06.2021		
	3.	Building plan / site plan approval	ZP-1477/SD(DK)/2021/21633	31.08.2021	30.08.2026	



		4.	Environment Clearance approval	N/A			
	<b>10.2</b>	<b>Approvals either applied for or obtained prior to registration.</b> (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
		1.	Airport height clearance	N/A			
		2.	Fire scheme approval	FS/2022/73	06.05.2022		
		3.	Service plan estimates approval	Applied			
		4.	Electrical load availability connection	1721	04.08.2021		
	<b>10.3</b>	<b>Mandatory approvals if applicable and required before construction can be started.</b> (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)					
		1.	Forest NOC	PCA-GVE-WUFB	16.03.2021		
		2.	Natural conservation zone NOC	N/A			Affidavit Given
		3.	Tree cutting permission from DFO	N/A			Affidavit Given
		4.	Forest land diversion	N/A			Affidavit Given
		5.	Power Line shifting NOC	N/A			Affidavit Given
<b>11.</b>	<b>(a)</b>	<b>Additional scrutiny and verification by Planning Executive</b>					
		<b>Sr. No.</b>	<b>Description</b>				<b>Scrutiny</b>
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached.				YES



	2.	License validity – if expired, whether renewal application submitted to DTCP along with payment of requisite fee	Valid		
	3.	In case promoter is other than licensee – confirm collaboration/ development agreement as below: -			
		3.1	Collaboration agreement – registered or not	YES	
		3.2	Whether it is irrevocable	YES	
		3.3	Whether it provides marketing right to developer	YES	
		3.4	Verify and report – any other restricting clause in such agreement	NO	
	4.	Whether beneficiary interest permission in favor of promoter – approved by DTCP is attached.	N/A	N/	
	5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	YES	N/	
	6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	N/A		
	7.	Whether the land title search report is in order	YES		
<b>(b) Comments of Planning Executive</b>					
<b>Sr. No. Deficiencies/Observations</b>					
1. All the deficiencies have been fulfilled by the promoter except Approved service plan and estimates.					
			 <p>Planning Executive</p>		
<b>12. Scrutiny by Chartered Accountant</b>					
<b>Description</b>			<b>Scrutiny</b>		
<b>Part – A – Project proponents</b>					
1.	Check company incorporation and object clause in memorandum & articles of association		Provided		




2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	N/A
3.	Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached?	Provided
<b>Part - C - Project details</b>		
4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	Non encumbrance Provided
5.	Whether supporting documents for land cost are attached?	Sale Deed provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	YES
7.	Whether financial resources to meet the project cost are properly mentioned?	YES
8.	Whether all particulars in section are properly filled in and provided?	YES
<b>Part - E - Project cost/ sale proceeds details</b>		
9.	Whether all supporting documents for project cost are submitted?	YES
10.	Whether project report and supporting costing documents for internal development work are provided?	Provided
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
<b>PART - H - Separate bank account of project</b>		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Provided
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Provided
<b>Part - J - Quarterly schedule of physical and financial progress</b>		



14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	YES
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	YES
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	YES
17.	Verify that sale numbers are matching with summary details in prescribed form	N/A
18.	Verify net cash flow statement to ensure that it remains positive till end of project	YES
19.	Whether CA certificate for non-default in payment of debt obligations is provided	YES
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	There is no default in the repayment of statutory dues as per certificate produced by CA.
21.	Net worth of promoter (as per latest balance sheet)	Net Worth for the financial year 2019 -20 is Rs 40.44 crore.
<b>Part - K - Additional details in case of ongoing project</b>		
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A
23.	<b>Comments of Chartered Accountant</b>	
	<b>Sr. No.</b>	<b>Deficiencies/Observations</b>
	1.	All the financial deficiencies are removed.
		<i>N Kanaujia</i> Chartered Accountant
13.	<b>Scrutiny by Planning Executive</b>	
	<b>Sr. No.</b>	<b>Description</b>
	1.	Whether the collaboration agreement is registered?
		YES





2.	Whether the collaboration agreement is irrevocable?	YES
3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	YES
4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	YES
5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	YES
6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	N/A
	<b>S.no</b>	<b>Comments</b>
	1.	All the deficiencies are removed.
		<div style="text-align: right;"> <b>ASHISH KUSH</b> PLANNING EXECUTIVE 23/05/2022 <b>Planning Executive</b></div>
<b>14.</b>	<b>Conditions to be incorporated in the registration certificate:</b>	
1.	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;	
2.	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;	
3.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.	
4.	The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 2 of section 4;	
5.	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and	





	Development) Rules, 2017 and regulations made thereunder and applicable in the State;
6.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
7.	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
8.	Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
9.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
10	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
11	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party.
12	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
13	In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
14	There shall not be any subvention scheme for the registered project without prior approval of the authority.
15	The promoter shall make available all the approved plans of the project on the project site.
16	As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA.

- |    |   |
|----|---|
| 17 | The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.  |
| 18 | The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.  |
| 19 | As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force. |

**Additional Conditions**

- |    |  |
|----|--|
| 20 | The promoter shall submit the approved service plan and estimates within three months from the issuance of the registration certificate.   |
| 21 | The promoter has submitted the bank guarantee amounting to Rs. 25 lakhs on 18.05.2022 for submission of approved service plans and estimates within three months from the issuance of the registration certificate. This bank guarantee shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions. |
| 22 | The master account (100%) 40511650654 shall be attached. No amount shall be withdrawn from this account till the submission of deficit documents in the authority. It is the responsibility of the concerned bank to freeze the master account till the conditions are not fulfilled by the promoter and the account will be defreeze as intimated by the authority.               |
| 23 | In case of failure to submit the approved service plan and estimates within three months from the date of issuance of registration certificate, then the amount collected from the allottees will be refunded with interest at the prescribed rate within one month thereafter and the registration certificate shall be treated as deemed cancelled.                              |

**DECISION OF THE AUTHORITY**

**APPROVED**

  
**Sh. Vijay Kumar Goyal**  
 Member, HARERA, Gurugram

  
**Dr. Krishana Kumar**  
**Khandelwal**  
 Chairman, HARERA, Gurugram