

Project – AMB Selfie Walk
Project hearing brief

| S.No. | Particulars | Details | |
|-------|--|--|---|
| 1. | Name of the project | AMB Selfie Walk | |
| 2. | Name of the promoter | M/s AMB Infrabuild Pvt Ltd. | |
| 3. | Nature of the project | Commercial Colony | |
| 4. | Location of the project | Sector- 88, Gurugram | |
| 5. | Legal capacity to act as a promoter | Licensee | |
| 6. | Status of project | Ongoing | |
| 7. | Whether registration applied for whole | Whole Project | |
| 8. | Online application ID | RERA-GRG-PROJ-1035-2022 | |
| 9. | License no. | 56 of 2013 dated 10.07.2013 | Valid upto 09.07.2024 |
| 10. | Total licensed area | 10.4375 acres | Area to be registered 10.4375 acres |
| 11. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity upto |
| | i) | License Approval | 56 of 2013 dated 10.07.2013 09.07.2024 |
| | ii) | Zoning Plan Approval | 3989 dated 10.07.2013 |
| | iii) | Building plan Approval | ZP-931/SD(DK)/2021/31850 dated 16.12.2021 15.12.2026 |
| | iv) | Environmental Clearance | SEIAA/HR/2014/1254 dated 17.10.2014 16.10.2022 |
| | v) | Airport height clearance | PALM/NORTH/B/1105/433530 dated 06.11.2019 05.11.2024 |
| | vi) | Fire scheme approval | Not Provided |
| | vii) | Service plan and estimate approval | Applied on 28.02.2022 |
| 12. | File Status | Date | |
| | File received on | 08.04.2022 | |
| | First notice Sent on | 27.04.2022 | |
| | First hearing on | 09.05.2022 | |
| 13. | Status of documents | 1. Deficit Fee- Rs 1,05,28,955.14/- Status: Not Submitted. 2. 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. | |

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| | | <p>Status: Submitted but needs to be corrected as the figures in the part D are not matching with the supporting documents.</p> <p>4. Fire scheme approval needs to be submitted. Status: Not Submitted, submitted an undertaking.</p> <p>5. Approved Service estimates and plans needs to be submitted. If applied than copy of same needs to be submitted. Status: Applied copy submitted, pending for approval.</p> <p>6. Electrical load availability connection NOC needs to be submitted. Status: Applied on 28.04.2022, copy submitted</p> <p>7. Forest Land diversion needs to be submitted. Status: Undertaking Submitted.</p> <p>8. Powerline Shifting needs to be submitted. Status: Undertaking Submitted.</p> <p>9. Khasra no's are not matching in the mutation needs to be submitted. Status: Submitted.</p> <p>10. Approvals / NOC's from various agencies for connecting external services like roads, water supply, sewage disposal and storm water drainage needs to be submitted. Status: Submitted except roads NOC.</p> <p>11. Revised project report needs to be submitted. Status: Submitted.</p> <p>12. PERT Chart needs to be revised. Status: Submitted but needs to be revised.</p> <p>13. Revised REP-II needs to be submitted as date of completion is not mentioned in the REP-II. Status: Submitted but needs to be revised.</p> <p>14. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted. Status: Submitted.</p> <p>15. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised as date of Possession and Completion are not matching with the DPI.</p> <p>16. Draft BBA needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised as date of OC and C not mentioned in BBA.</p> <p>17. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. Status: Submitted.</p> <p>18. KYC of Project consultants needs to be submitted. Status: Submitted.</p> <p>19. Copy of challan of balance license fees needs to be submitted. Status: Submitted.</p> <p>20. Miscellaneous cost as mentioned in Part-D of DPI needs to be clarified. Status: Submitted but needs to be corrected.</p> |
| 14. | Deficit Documents | 1. Deficit Fee- Rs 1,05,28,955.14/- |



Project - AMB Selfie Walk

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| | <ol style="list-style-type: none">2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected as the figures in the part D are not matching with the supporting documents.4. Fire scheme approval needs to be submitted.5. Approved Service estimates and plans needs to be submitted.6. Electrical load availability connection NOC needs to be submitted.7. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.8. PERT Chart needs to be revised.9. Revised REP-II needs to be submitted as date of completion is not mentioned in the REP-II.10. Draft allotment needs to be revised.11. Draft BBA needs to be revised.12. Miscellaneous cost as mentioned in Part-D of DPI needs to be corrected. |
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| Day and Date of hearing | Monday and 09.05.2022 |
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| Proceeding recorded by | Ram Niwas |
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Case History:
The Promoter M/s AMB Infrabuild Pvt. Ltd. who is a licensee applied for the registration of real estate commercial colony namely "AMB Selfie Walk" located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30846 dated 08.04.2022 and RPIN-452. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1035-2022. The project area for registration is same as that of the licensed area i.e., 10.4375 acres vide License no -56 of 2013 dated 10.07.2013 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/452 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 02.05.2022 which was scrutinized and the remaining deficiencies are mentioned below:

1. Deficit Fee- Rs 1,05,28,955.14/-
2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
3. Online DPI needs to be corrected as the figures in the part D are not matching with the supporting documents.
4. Fire scheme approval needs to be submitted.
5. Approved Service estimates and plans needs to be submitted.
6. Electrical load availability connection NOC needs to be submitted.
7. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.
8. PERT Chart needs to be revised.
9. Revised REP-II needs to be submitted as date of completion is not mentioned in the REP-II.
10. Draft allotment needs to be revised.
11. Draft BBA needs to be revised.
12. Miscellaneous cost as mentioned in Part-D of DPI needs to be corrected.

Ashish 09/5/2022

ASHISH KUSH
Planning Executive

REPRESENTED THROUGH

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|-----------------|----------------------|------------|-------------------|
| 1. | Sh. Sunil Rawat | Authorized Signatory | 9811533566 | sunil@ambgroup.in |

PROCEEDINGS OF THE DAY

Proceedings dated: 09.05.2022

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Sunil Rawat (Authorized Signatory) is present on behalf of the promoter.

Due to paucity of time, the matter could not be taken and authority decided to adjourn the matter for 10.05.2022.

V.I. - 

Vijay Kumar Goyal
Member, Harera, Gurugram



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