

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	09.07.2024
	ii)	Zoning Plan Approval	15.12.2026
	iii)	Building plan Approval	16.10.2022
	iv)	Environmental Clearance	05.11.2024
	v)	Airport height clearance	Not Provided
	vi)	Fire scheme approval	Applied on 28.02.2022
	vii)	Service plan and estimate approval	
12.	File Status	Date	
	File received on	08.04.2022	
	First notice Sent on	27.04.2022	
	First hearing on	09.05.2022 (adjourned)	
	Second hearing on	10.05.2022	
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.	



		<ol style="list-style-type: none">3. Online DPI needs to be corrected. Status: Submitted but 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. Status: Not Submitted, submitted an undertaking.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.6. Electrical load availability connection NOC needs to be submitted. Status: Applied on 28.04.2022, copy submitted7. Forest Land diversion needs to be submitted. Status: Undertaking Submitted.8. Powerline Shifting needs to be submitted. Status: Undertaking Submitted.9. Khasra no's are not matching in the mutation needs to be submitted. Status: Submitted.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.11. Revised project report needs to be submitted. Status: Submitted.12. PERT Chart needs to be revised. Status: Submitted but needs to be revised.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.14. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted. Status: Submitted.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.16. Draft BBA needs to be submitted as per the prescribed format. Status: Submitted but needs to be revised as date of OC and CC not mentioned in BBA.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.18. KYC of Project consultants needs to be submitted. Status: Submitted.19. Copy of challan of balance license fees needs to be submitted. Status: Submitted.20. Miscellaneous cost as mentioned in Part-D of DPI needs to be clarified. Status: Submitted but needs to be corrected.
14.	Deficit Documents	<ol style="list-style-type: none">1. Deficit Fee- Rs 1,05,28,955.14/-

		<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.
Day and Date of hearing	Tuesday and 10.05.2022	
Proceeding recorded by	Ram Niwas	
<p>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.</p> <p>The promoter submitted a reply on 02.05.2022 which was scrutinized and the remaining deficiencies are mentioned below:</p> <ol style="list-style-type: none"> 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. <p>On 09.05.2022, Due to paucity of time, the matter could not be taken and authority decided to adjourn the matter for 10.05.2022.</p>		

Planning Executive
REPRESENTED THROUGH

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

PROCEEDINGS OF THE DAY

Proceedings dated: 10.05.2022

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

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

As per the record of the authority, it was found that the promoter earlier applied for the registration of the project namely "AMB Selfie Walk" on 14.11.2019 alongwith the demand draft no. 004266 dated amounting to Rs 7,43,100 and demand draft no. 004265 dated 14.11.2019 amounting to Rs 7,39,200/-.

As per the order dated 22.02.2021, the authority decided to reject the application for registration of their project and also decided to forfeit the processing fee i.e., Rs 7,39,187/- as the promoter has failed to remove the deficiencies inspite of issue of repeated notices and also grant of an opportunity of personal hearings many times.

The processing fee submitted with the earlier application has been forfeited i.e., Rs 7,39,187/-. Now the promoter submitted the demand draft no 044121 dated 25.09.2017 for Rs 10,00,000/-, 044120 dated 25.09.2017 for 8,44,077/- and 004265 dated 14.11.2019 for Rs 7,43,100/- for the consideration.

The promoter stated that they have submitted the reply today itself.

The authority directed the promoter to submit the deficit fee alongwith the deficit documents within a week.

The authority directed the concerned planning executive to scutinize the reply.

The matter to come up on 23.05.2022.

V.I-3
Vijay Kumar Goyal

Member, Harera, Gurugram



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