

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 Approval plan	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 (adjourned)	
	Second hearing on	10.05.2022	
	Third hearing on	23.05.2022	
13.	Status of documents	1. Deficit Fee- Rs 1,05,28,955.14/- Status: Submitted. Transfer through RTGS vide No. HDFCR52022051869080919 dated 18.05.2022.	

		<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. Status: Submitted but needs to be corrected. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4. Fire scheme approval needs to be submitted. Status: Submitted a cheque as a bank guarantee amounting to Rs 25,00,000/- for the submission of fire scheme approval within three months from the issuance of registration certificate. 5. Approved Service estimates and plans needs to be submitted. Status: Submitted a cheque as a bank guarantee amounting to Rs 25,00,000/- for the submission of approved service plan and estimates within three months from the issuance of registration certificate. 6. Electrical load availability connection NOC needs to be submitted. Status: Submitted. Approved vide memo No. Ch.13/Drg.-PLC dated 04.05.2022 7. Approvals / NOC's from various agencies for connecting roads needs to be submitted. Status: Applied for the access permission on 03.05.2022. 8. PERT Chart needs to be revised. Status: Submitted. 9. Revised REP-II needs to be submitted as date of completion is not mentioned in the REP-II. Status: Submitted. 10. Draft Allotment letter needs to be revised. Status: Submitted. 11. Draft BBA needs to be submitted as per the prescribed format. Status: Submitted. 12. Miscellaneous cost as mentioned in Part-D of DPI needs to be clarified. Status: Clarified.
14.	Deficit Documents	<ol style="list-style-type: none"> 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. Online DPI needs to be corrected as the figures in the part D are not matching with the supporting documents. 3. Fire scheme approval needs to be submitted. 4. Approved Service estimates and plans needs to be submitted. 5. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.
Day and Date of hearing		Monday and 23.05.2022
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-</p>		

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 were conveyed to the promoter.

On 09.05.2022, due to paucity of time, the matter could not be taken up and authority decided to adjourn the matter for 10.05.2022.

On 10.05.2022, 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 in spite 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.

The promoter submitted the reply on 10.05.2022 and 19.05.2022 which was scrutinized and the remaining deficiencies are 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. Online DPI needs to be corrected as the figures in the part D are not matching with the supporting documents.
3. Fire scheme approval needs to be submitted.- Submitted a cheque as a bank guarantee amounting to Rs 25,00,000/- for the submission of fire scheme approval within three months from the issuance of registration certificate.
4. Approved Service estimates and plans needs to be submitted.- Submitted a cheque as a bank guarantee amounting to Rs 25,00,000/- for the submission of approved service plan and estimates within three months from the issuance of registration certificate.
5. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.- Applied for the access permission on 03.05.2022.

All the pre-requisites for the registration of the project are complete. Applied for the access permission on 03.05.2022.

Recommended for grant of registration certificate.

NKamboj
23.05.2022

Naresh Kumar
Chartered Accountant

ASHISH KUSH
Ashish
23/05/2022
PLANNING EXECUTIVE

Ashish Kush
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: 23.05.2022

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

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

The promoter stated that they have submitted the corrected copy of form A-H and online DPI today, which be checked in the office. The promoter is also directed to submit the status of submission of QPRs and compliance of Section 4(2)(l)(D) in respect of promoter and its associate companies and if there is no other project of the promoter or any of its associate company, an affidavit with respect to that to be submitted.

The Authority decides to grant registration on the condition that the promoter shall submit the approved fire scheme approval and approved service plan and estimates within 3 months from the issuance of the registration certificate.

v.l - 3

Vijay Kumar Goyal
Member, Harera, Gurugram



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-1035-2022
AMB Selfie Walk

AGENDA OF THE MEETING

DATED: 23.05.2022

ITEM NO.	RPIN	452
SUBJECT	Application for registration of commercial project "Amb Selfie Walk" in Sector-88, Gurugram being developed by M/s AMB Infrabuild Pvt. Ltd.	
APPLICATION DETAILS		
1.	Application for registration (for whole project/ phase)	Project
2.	Name of the project	AMB Selfie Walk
3.	(a) Total licensed area of the project	10.4375 acres
	(b) Area applied for registration	10.4375 acres
4.	Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 88, Gurugram
5.	Status of the project (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) ¹	Ongoing
6.	Planning area	Gurgaon – Manesar Urban Complex – 2031 A.D.
CASE HISTORY		
Sr. No.	File status	Date

¹ "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 1st May, 2017 and where development works were yet to be completed on the said date



1.	Application for registration received on	08.04.2022
2.	First notice Sent on	27.04.2022
3.	First hearing on	09.05.2022
4.	Second hearing on	10.05.2022
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 AMB Infrabuild Pvt. Ltd.	
	2.	Legal capacity to act as applicant promoter	License Holder	
	3.	Status of the promoter	Company	
	4.	Registered address	M-48, Basement Floor, Greater Kailash-II, New Delhi-110048	
	PROJECT AND FEE DETAILS			
	1.	Details of the project (as a whole)		
		Sr. No.	Particulars	Details
		1.	Name of the project	AMB Selfie Walk
	2.	Location of the project	Sector-88, 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	56 of 2013 dated 10.07.2013 valid upto 09.07.2024	
	5.	Total licensed area of the project	10.4375 acres	
	6.	Area for registration	10.4375 acres	
	7.	Nature of the project	Commercial Colony	



8.	Name of the license holder	M/s AMB Infrabuild Pvt. Ltd.
9.	Name of the collaborator (if any)	N/A
2.	Fee details	
1.	Fee details	
(a)	Registration fee	(78986.923*1.87*20) = Rs 29,54,110.92/-
(b)	Late fee	Rs 1,03,39,388.22/- (350% of registration fee)
(c)	Processing fee	(78986.923*10) = Rs 7,89,869/-
(d)	Total	Rs 1,40,83,368.14/-
2.	DD Details	
(a)	DD amount	1. Rs 10,00,000/- 2. Rs 8,44,077/- 3. Rs 7,43,100/-
(b)	DD no. and date	1. 044121 dated 25.09.2017 2. 044120 dated 25.09.2017 3. 004265 dated 14.11.2019
(c)	Name of the bank issuing	1. Andhra Bank 2. Andhra Bank 3. Axis Bank
(d)	RTGS	1. HDFC52022031052650467 dated 10.03.2022 for Rs 2,28,036/- 2. HDFC52022040759711737 dated 07.04.2022 for Rs 7,39,200/- 3. HDFCR52022051869080919 dated 18.05.2022 for Rs, 1,05,28,956/-
(e)	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-1035-2022	



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		√	12.03.2022
2.	Demarcation plan		√	12.03.2022
3.	Zoning plan		√	12.03.2022
4.	Building plans includes following			
4.1	Site plan		√	12.03.2022
4.2	Floor plan		√	12.03.2022
4.3	Apartment plans		N/A	
4.4	Elevation section		√	23.05.2022
4.5	X-section plan		√	23.05.2022
4.6	Structural plan		X	
4.7	Parking plan		√	23.05.2022
5.	Service plans and estimates (Applied)			
5.1	Roads and pavement plan		√	23.05.2022
5.2	Electricity supply plan		X	
5.3	Water supply plan		√	23.05.2022
5.4	Sewerage plan		√	23.05.2022
5.5	Solid waste management plan		√	23.05.2022
5.6	Storm water drainage plan		N/A	
5.7	Street light plan		X	
5.8	Landscape plan		X	
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		√	23.05.2022



Note: 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.			
5. The status of mandatory documents to be uploaded online before registration is as under:			
Sr. No.	List of documents	Tick if provided	Date of upload document
1.	Copy of license along with schedule of land	√	12.03.2022
2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	12.03.2022
3.	Non-default certificate from a chartered accountant	√	12.03.2022
4.	Cash flow statement of the proposed project	√	12.03.2022
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	√	12.03.2022
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:		
Sr. No.	Status of deficiencies in online application		
1.	All the deficiencies are removed by the promoter.		
DETAILED PROJECT INFORMATION: SCRUTINY			
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.		
10.1	Statutory approvals required prior to registration		



Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
1.	License approval	56 of 2013	10.07.2013	09.07.2024	
2.	Zoning plan approval	3989	10.07.2013		
3.	Building plan / site plan approval	ZP-931/SD(DK)/2021/31850	16.12.2021	15.12.2026	
4.	Environment Clearance approval	SEIAA/HR/2014/1254	17.10.2014	16.10.2022	
10.2	Approvals either applied for or obtained prior to registration. (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	PALM/NO RTH/B/1105/433530	06.11.2019	05.11.2024	
2.	Fire scheme approval	Not Provided			
3.	Service plan estimates approval	Applied	28.02.2022		
4.	Electrical load availability connection	Not Provided			
10.3	Mandatory approvals if applicable and required before construction can be started. (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	209-G	28.04.2014		
2.	Natural conservation zone NOC	DTP(G)/2022/1315	03.02.2022		
3.	Tree cutting permission from DFO	N/A			Affidavit Given
4.	Forest land diversion	Not Provided			



		5.	Power Line shifting NOC	Not Provided				
11.	(a)	Additional scrutiny and verification by Planning Executive						
		Sr. No.	Description	Scrutiny				
		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.	ProPvided				
		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	N/A				
		3.2	Whether it is irrevocable	N/A				
		3.3	Whether it provides marketing right to developer	N/A				
		3.4	Verify and report - any other restricting clause in such agreement	N/A				
		4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.	N/A				
		5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	YES				
		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)	Comments of Planning Executive				
			Sr. No.	Deficiencies/Observations				
	1.	All the deficiencies have been fulfilled by the promoter except road access permission, Fire scheme approval and Approved service plan and estimates.						





Planning Executive

12. Scrutiny by Chartered Accountant

Description

Scrutiny

Part - A - Project proponents

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

Part - C - Project details

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)	Yes. Charge against Project land and receivables arising from inventory.
5.	Whether supporting documents for land cost are attached?	Provided.
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Provided.
7.	Whether financial resources to meet the project cost are properly mentioned?	Provided.
8.	Whether all particulars in section are properly filled in and provided?	YES

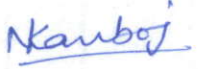
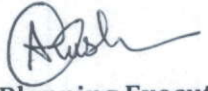
Part - E - Project cost/ sale proceeds details

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



PART - H - Separate bank account of project		
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
Part - J - Quarterly schedule of physical and financial progress		
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	N/A
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	Provided
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.	Non-Default in repayment of statutory due as per certificate produced by the chartered accountant
21.	Net worth of promoter (as per latest balance sheet)	Net worth of Rs. 43.69 crore for the financial year 2020-21
Part - K - Additional details in case of ongoing project		
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A
23.	Comments of Chartered Accountant	
	Sr. No.	Deficiencies/Observations



		1.	All the financial deficiencies are removed.	
				 Chartered Accountant
13.	Scrutiny by Planning Executive			
	Sr. No.	Description		Scrutiny
	1.	Whether the collaboration agreement is registered?		N/A
	2.	Whether the collaboration agreement is irrevocable?		N/A
	3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?		N/A
	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?		N/A
	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
		S.no	Comments	
		1.	All the deficiencies are removed.	
				 Planning Executive
14.	Conditions to be incorporated in the registration certificate:			
	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 fire scheme approval and approved service plan and estimates within three months from the issuance of the registration certificate.
21	The promoter has submitted the cheque amounting to Rs. 25 lakhs for submission of fire scheme approval within three months from the issuance of the registration certificate and a cheque amounting to Rs. 25 lakhs for submission of approved service plans and estimates within three months from the issuance of the registration certificate. This bank guarantee/ Cheque 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%) 408808808800 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 fire scheme and 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

