



**PROCEEDINGS OF THE DAY**

Day and Date	Tuesday and 06.07.2021
Subject	Project Hearing
RPIN	335
Project	AIPL Autograph
Promoter	M/s Advance India Projects Ltd.
Represented through	Mrs. Asmita Malhotra Ms. Pallavi Kalia
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

**Subject:** Project hearing regarding the registration of cyber park colony namely "AIPL Autograph" admeasuring 6.1375 acres situated at Sector 66, Gurugram developed by M/s Advance India Projects Ltd.

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

Sh. Asmita Malhotra and Sh. Pallavi Kalia are present on behalf of the promoter.

Originally license was issued in favour of Sh. Om Prakash, Sh. Jitender Kumar and others in collaboration with Gupta Promoters Pvt. Ltd. for setting up cyber park colony on the land measuring 6.1375 acres. License no. 112 of 2012 is transferred from Sh. Om Prakash and others to Advance India Projects Ltd. and the permission to change the developer from Gupta Promoters Pvt. Ltd. to Advance India Projects Ltd. is granted vide order no. LC-2403-JE(VA)/2020/12942 dated 02.06.2021.

The promoter M/s Advance India Projects Ltd. who is a change of Developer and Transfer of license (License Holder) applied for the registration of real estate project namely "AIPL Autograph" located at Sector-66, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 19330/19702 dated 03.06.2021 and RPIN-335. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-818-2021. The project area for registration is same as that of the licensed area i.e. 6.1375 acres. License no - 112 of 2012 dated 27.10.2012. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/335 dated 11.06.2021 was issued to the promoter with an opportunity of being heard on 23.06.2021. On 23.06.2021, Ms Asmita Mehrotra (Authorise Signatory), Ms. Pallavi Kalia (Authorise Signatory), Sh. Saikat Sardar (Authorise Signatory) were present on behalf of the promoter. AR was submitted the reply in the hearing itself and the same needs to be examined by the office. The agreement made with the lender, Vis a vis the banker regarding escrow account and transfer of 70% amount in same and lien thereon needs to be examined by Mr. Naresh Kumar (CA) and to give his findings and recommendations. The AR also apprised that service plan and estimates have also been submitted to the competent authority for approval and is under their consideration and next hearing is fixed for 06.07.2021.

The reply dated 25.06.2021 is scrutinized and some deficiencies as remaining which are mentioned below:

1. Deficit Fee- Rs 99,44,741/-. Kindly submit the clarification regarding the applicability of late fee- Rs 99,76,941.
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. DPI needs to be revised.
  4. Fire Scheme Approval needs to be submitted.
  5. Approved Service Plan and Estimates for the area 6.1375 acres needs to be submitted.
  6. Project report needs to be revised.
  7. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.
  8. Quarterly schedule of physical progress unitwise needs to be filled in DPI.
  9. Quarterly schedule physical progress stagewise needs to be filled in DPI.
  10. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI.
  11. Draft Allotment letter is not as per the prescribed format.
  12. Draft Builder Buyer Agreement is not as per the prescribed format.
  13. Pert Chart needs to be revised.
  14. Interest cost to financial institution needs to be clarified.
  15. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the HARERA Act, 2016 needs to be witnessed and details of all three accounts needs to be mentioned.

The office has pointed that there is a matter of deficit fee of Rs. 99,44,741/-The AR appearing on behalf of company submits that they are new entrant. Their company has purchased the project on 20.07.2018 and they have taken COD permission with change of license from DTCP on 02.06.2021 only and hence they are not liable for deficit fee.

The Authority decided to refer the matter regarding late fee and representation of the promoter for a legal opinion from the committee consisting of legal experts namely Mr. Venket Rao, Advocate (independent member) and Ms. Geeta Rathee Singh, Legal Officer and Accounts Officer of the Authority.

The committee to give its report within a week's time.

The matter to come up on 20.07.2021.

  
Samir Kumar  
(Member)

  
Vijay Kumar Goyal  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)