



PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 20.07.2021
Subject	Project Hearing
RPIN	335
Project	AIPL Autograph
Promoter	M/s Advance India Projects Ltd.
Represented through	Mrs. Asmita Malhotra (AR) Ms. Pallavi Kalia (AR)
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.

Mrs. Asmita Mehrotra (AR) and Ms. Pallavi Kalia (AR) are present on behalf of the promoter.

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 1st 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 but deficiencies not removed by the promoter. On 06.07.2021, the authority directed the promoter to remove the deficiencies and matter is fixed for 20.07.2021. On 06.07.2021, the promoter submitted the approval letter of service plans and estimates. On 12.07.2021 and 14.07.2021 the promoter submitted the representation regarding the late fee. Some of the deficiencies are pending which are mentioned below:

Ashish
20/7/21

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. Approval letter submitted. However, Service Plans 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 unit-wise needs to be filled in DPI.
 9. Quarterly schedule physical progress stage-wise 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.
- Reply submitted today which needs to be scrutinised by the office. On the request of the AR the matter is adjourned to 27.07.2021 for rectification of remaining deficiencies.


Vijay Kumar Goyal
(Member)

Dr. K.K. Khandelwal
(Chairman)


20/7/21