



PROCEEDINGS OF THE DAY

Day and Date	Tuesday and 27.07.2021
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.

Ms. Asmita Mehrotra, Authorised Signatory and Ms. Pallavi Kalia, Authorised Signatory 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 (Authorised Signatory), Sh. Saikat Sardar (Authorised 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. On 20.07.2021, the promoter submitted the reply and the authority decided to adjourn the matter for 27.07.2021. The promoter

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submitted another reply on 22.07.2021 which was scrutinized and the deficiencies 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. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.
6. Quarterly schedule of physical progress unit-wise needs to be filled in DPI.
7. Quarterly schedule physical progress stagewise needs to be filled in DPI.
8. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI.


The AR submits that the promoter has fulfilled all the above deficiencies except for grant of fire scheme approval and NOCs from various agencies like storm water drainage. Legal opinion with regarding to charging of late fee from Sh.Venkat Rao, Advocate as well as Mrs. Geeta Rathee Singh, LO, HARERA, GGM. However, the opinion from Sh. Venkat Rao, Advocate is yet to be received and he has assured to give within next 3 days.

In view of same the case is adjourned to 10.08.2021.

  
Samir Kumar  
(Member)

  
Vijay Kumar Goyal  
(Member)

Dr. K.K. Khandelwal  
(Chairman)

  
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