

Project - Sapphire 57
Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Sapphire 57	
2.	Name of the promoter	M/s Ameya Commercial Projects Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 57, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-904-2021	
9.	License no.	24 of 2021 dated 24.05.2021	Valid upto 23.05.2026
10.	Total licensed area	1.60625 acres	Area to be registered 1.60625 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	23.05.2026
	ii)	Zoning Plan Approval	7780 dated 01.06.2021
	iii)	Building plan Approval	ZP-1476/AD(RA)/2021/20043 dated 17.08.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	Not Provided
	vi)	Fire scheme approval	Not Provided
	vii)	Service plan and estimate approval	Not Provided
12.	File Status	Date	
	File received on	14.10.2021	
	First notice Sent on	25.10.2021	
	First hearing on	09.11.2021	
13.	Deficit Documents	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. DPI needs to be corrected. 3. Airport Height Clearance needs to be submitted. 4. Fire Scheme approval needs to be submitted.	

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5. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted.
6. Natural Conservation Zone NOC needs to be submitted.
7. Tree Cutting Permission NOC needs to be submitted
8. Forest Land diversion needs to be submitted.
9. Powerline Shifting NOC needs to be submitted.
10. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
11. Non-Encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted.
12. Project report needs to be submitted.
13. Land title search report needs to be submitted.
14. Pert Chart needs to be revised.
15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
16. Quarterly schedule of physical progress stage wise needs to be corrected.
17. Quarterly schedule of physical progress unit wise needs to be filled.
18. Quarterly schedule of physical progress of infrastructure and services needs to be corrected.
19. Draft Allotment letter is not as per the prescribed format needs to be submitted.
20. Draft Builder Buyer Agreement is not as per the prescribed format needs to be submitted.
21. REP-II needs to be revised.
22. Project proponent form needs to be filled.
23. Non-default certificate issued by the chartered accountant needs to be revised.
24. Bank undertaking needs to be submitted.
25. Cost of land needs to be clarified according to the area applied for registration.
26. Sale deed for the area to be applied for registration needs to be submitted.
27. Promoter affidavit keeping in view of section 4(2)(I)(D) of the act needs to be submitted.
28. Annual report for the last three financial years needs to be provided.
29. Quarterly schedule of estimated expenditure needs to be filled in DPI.
30. Quarterly schedule of sources of funds needs to be needs to be filled in DPI.
31. Quarterly schedule of net cash flow needs to be filled in DPI.
32. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.
33. CA Certificate for the equity infused by the promoter needs to be provided.
34. Copy of Board resolution for person authorize to operate the bank account needs to be submitted.

RERA-GRG-PROJ-938-2021

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्जगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		<p>35. KYC of the person authorize to operate the bank account needs to be submitted.</p> <p>36. 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.</p>
Day and Date of hearing		Tuesday and 09.11.2021
Proceeding recorded by		Ramniwas
Case History:		
<p>The Promoter M/s Ameya Commercial Projects Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "Sapphire 57" located at Sector-57, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 24814 dated 14.10.2021 and RPIN-390. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-904-2021. The project area for registration is same as that of the licensed area i.e. 1.60625 acres vide License no -24 of 2021 dated 24.05.2021 The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/390 dated 25.10.2021 was issued to the promoter with an opportunity of being heard on 09.11.2021. The deficiencies are mentioned below:</p>		
<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. DPI needs to be corrected. 3. Airport Height Clearance needs to be submitted. 4. Fire Scheme approval needs to be submitted. 5. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted. 6. Natural Conservation Zone NOC needs to be submitted. 7. Tree Cutting Permission NOC needs to be submitted 8. Forest Land diversion needs to be submitted. 9. Powerline Shifting NOC needs to be submitted. 10. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 11. Non-Encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. 12. Project report needs to be submitted. 13. Land title search report needs to be submitted. 14. Pert Chart needs to be revised. 15. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. 16. Quarterly schedule of physical progress stage wise needs to be corrected. 17. Quarterly schedule of physical progress unit wise needs to be filled. 18. Quarterly schedule of physical progress of infrastructure and services needs to be corrected. 19. Draft Allotment letter is not as per the prescribed format needs to be submitted. 20. Draft Builder Buyer Agreement is not as per the prescribed format needs to be submitted. 21. REP-II needs to be revised. 22. Project proponent form needs to be filled. 23. Non-default certificate issued by the chartered accountant needs to be revised. 24. Bank undertaking needs to be submitted. 25. Cost of land needs to be clarified according to the area applied for registration. 26. Sale deed for the area to be applied for registration needs to be submitted. 27. Promoter affidavit keeping in view of section 4(2)(1)(D) of the act needs to be submitted. 28. Annual report for the last three financial years needs to be provided. 29. Quarterly schedule of estimated expenditure needs to be filled in DPI. 30. Quarterly schedule of sources of funds needs to be needs to be filled in DPI. 31. Quarterly schedule of net cash flow needs to be filled in DPI. 		

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पू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम नं. 16



- 32. CA certificate mentioning the expenditure up to the date registration of application needs to be provided.
 - 33. CA Certificate for the equity infused by the promoter needs to be provided.
 - 34. Copy of Board resolution for person authorize to operate the bank account needs to be submitted.
 - 35. KYC of the person authorize to operate the bank account needs to be submitted.
 - 36. 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.
- The promoter did not submit the reply in reference to the above mentioned deficiencies.

ASHISH KUSH
Ashish
PLANNING EXECUTIVE
Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Balvinder	Senior Architect	991193883	Balvinder.kumar@ameyagroup.in

PROCEEDINGS OF THE DAY

Proceedings dated: 09.11.2021

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

Sh. Balvinder (Senior Architecture) is present on behalf of the promoter.

The reply to the deficiency notice has been submitted today i.e. 09.11.2021. The approval of fire clearance is still awaited along with approval of service plan and estimates. The corrections in online DPI and form A to H are to be made by the AR and thereafter to be cross checked/confirmed by planning executive. In meanwhile, the AR is required to submit copy of fire scheme approval and service plan and estimates as well. The AR seeks two weeks' time for their submission.

The matter to come up on 23.11.2021.

V.K.
Vijay Kumar Goyal
Member

[Signature]
Dr. K.K. Khandelwal
Chairman

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