

**Project - Sapphire 57  
RERA-GRG-904-2021**
**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<br>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                    |  |
|       | iii)   | Building plan Approval                  |  |
|       | iv)  | Environmental Clearance                 |  |
|       | v)   | Airport height clearance                |  |
|       | vi)  | Fire scheme approval                    |  |
|       | vii)   | Service plan and estimate approval      |  |
| 12.   | File Status  | Date                                    |  |
|       | File received on   | 14.10.2021                              |  |
|       | First notice Sent on   | 25.10.2021                              |  |
|       | First hearing on   | 09.11.2021                              |  |
|       | Second hearing on  | 23.11.2021                              |  |
|       | Third hearing on   | 21.12.2021                              |  |
|       | Fourth hearing on  | 10.01.2022                              |  |
|       | Fifth hearing on   | 17.01.2022                              |  |

|  |                                     |   |
|--|-------------------------------------|---|
| 13.  | <b>Proceedings dated 10.01.2021</b> | <p>Sh. Ashish Kush, Planning Executive briefed about the facts of the case.</p> <p>Sh. Balvinder (Sr. Architect) is present on behalf of the promoter.</p> <p>On examining the online DPI, some discrepancies are observed which has been conveyed to the promoter. While examining the bank undertaking, it is observed that the document found not to be in order. Therefore, authority directed Sh. Shiv rattan Tanwar to get the bank undertaking verified from the concerned bank as well as directed the promoter to do the same. Further, the authority directed the promoter to submit the corrected online DPI. The matter to come up on 17.01.2022.</p> |
| 14.  | <b>Status of documents</b>          | 1. Approved Service Plan and Estimates needs to be submitted.<br>Status: Applied pending for final approval   |
|  | <b>Deficit Documents</b>            | Approved Service Plan and Estimates needs to be submitted.  |
| <b>Day and Date of hearing</b>   |                                     | Monday and 17.01.2022   |
| <b>Proceeding recorded by</b>  |                                     | Ramniwas  |
| <p><b>Case History:</b></p> <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. On 09.11.2021, the promoter seeks two weeks time for removing the deficiencies and the matter to come up on 23.11.2021. The promoter submitted the reply on 09.11.2021, which was scrutinized and the remaining deficiencies were conveyed to the promoter. On 23.11.2021, the hearing was adjourned and matter was fixed for 21.12.2021. The promoter submitted the reply on 15.11.2021, which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 21.12.2021, the promoter stated that they have submitted the fire scheme approval. The AR of the promoter submitted that the service plan and estimates approval may take some time and they are willing to give an undertaking along with a bank guarantee of Rs. 25 lakhs to submit the approval within 2 months of grant of registration. The online DPI has not been filled up. After doing the needful hard copy PDF file of online information be submitted to the Authority along with correction in the A to H format.</p> <p>The matter to come up on 10.01.2022.</p> <p>The promoter submitted the reply on 29.12.2021, which was scrutinized and the remaining deficiencies are mentioned below:</p> <ol style="list-style-type: none"> <li>1. Approved Service Plan and Estimates needs to be submitted.</li> </ol> <p>The promoter submitted a reply on 07.01.2022 in which the promoter submitted a bank guarantee of Rs 25 lacs on account of submission of approved service plan and estimates within 2 months of the issuance of registration certificate. On 10.01.2022, the authority directed Sh. Shiv rattan Tanwar to get the bank undertaking verified from the concerned bank as well as directed the promoter to do the same. Further, the authority directed the promoter to submit the corrected online DPI and fixed the matter for 17.01.2022.</p> <p>Sh. Shiv rattan Tanwar submitted a reply from the SBI Bank dated 12.01.2022 in which the bank stated that the account no. <b>40494692722</b> does not belong to the promoter M/s Ameya Commercial Projects Pvt. Ltd.</p> |                                     |   |

The promoter submitted a reply dated 13.01.2022 regarding the bank undertaking including a letter from SBI Bank in which the bank stated that RERA account number 1 (Master Account) for Sapphire 57 provided to the promoter through the letter issued from their office on dated 27.09.2021 has been erroneously mentioned as 40494692722 instead of 40464692722.

As well as the promoter submitted an affidavit keeping in view of section 4(2)(I)(D) and Bank undertaking signed by Chief Manager (Ms Upasna Pawariya).



Planning Executive

**REPRESENTED THROUGH**

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|------|-------------|------------|--------|
| 1.      |      |             |            |        |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 17.01.2022.

The hearing is adjourned and matter fixed for 19.01.2022.

  
**Vijay Kumar Goyal**  
 Member

  
**Dr. K.K. Khandelwal**  
 Chairman

