Project Name- Ambience Creacions
Temp-ID-1296-2023

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016				
S No.	**Particulars**	**Details**		
1.	**Name of the project**	Ambience Creacions		
2.	**Name of the promotor**	M/s Ambience Project & Infrastructures Pvt Ltd.		
3.	**Nature of the project**	Group Housing Colony		
4.	**Location of the project**	Village- Mullahera, Sector-22, Gurugram		
5.	**Legal capacity to act as a promoter**	Licensee		
6.	**Name of the license holder**	M/s Ambience Project & Infrastructures Pvt Ltd.		
7.	**Whether registration applied for whole/Phase**	Whole Project		
8.	**Status**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1296-2023		
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	30.09.2022		
11.	**QPR Compliance (If applicable)**	March to Sep 2018 and June to Dec 2022 is not submitted		
12.	**4(2)(L)(D) Compliance (If applicable)**	Audit report for the financial year 2018-2019 and 2020-2021 is not submitted.		
13.	**Date of completion of project as per REP-II**	31.03.2022 + 6 months covid = (30.09.2022)		
14.	**License no.**	1. 48 of 2012 dated 12.05.2012		Renewed up to 11.05.2018
15.	**Total licensed area**	14.819 Acres	**Area to be registered**	14.819 Acres
16.	**RERA Registration Number**	318 of 2017 dated 17.10.2017		31.03.2022 + 6 months covid = (30.09.2022)
17.	**Extension applied upto**	30.09.2023(One year)		
18.	**Fee Calculation**	Registration Fee: - Res-102734.852*1.75*10 ₹17,97,859/- Com-293.528*20*1.75=₹10,273/- Total fee =₹18,08,132/-		

		Extension Fee: - ₹18,08,132/2= ₹9,04,066/- Processing Fee: - 103028.38*10 =₹10,30,284/- Late Fee- 350% of ₹9,04,066/-= ₹31,64,231/- **Total = ₹69,06,713/-** Paid by the promoter = ₹69,06,839/- Fee deficit = Nil
19.	**Fee details**	₹10,49,500/-vide dd no. 317569 dated 03.10.2017 ₹7,84,039/- vide dd no. 655248 dated 30.07.2018 ₹9,20,000/- vide dd no. 127528 dated 11.01.2023 ₹18,10,000/- vide dd no. 127551 dated 30.01.2023 ₹10,30,000/- vide dd no. 127552 dated 30.01.2023 ₹13,13,000/- vide cheque no. 000538 dated 03.02.2023 Total=69,06,839/-

20. Statutory approvals either applied for or obtained prior to registration

S.No.	Particulars	Date of approval	Validity up to
i)	License no. 111 of 2013	12.05.2012	11.05.2018(Expired)
iii)	Building plan Approval	29.12.2016	28.12.2021 (Expired)
iv)	Environmental Clearance	14.03.2014	13.03.2024
v)	Airport height clearance	20.06.2019	28.02.2022
vi)	Fire scheme approval	30.08.2022	
vii)	Service plan and estimate approval	12.05.2017	

20.	**File Status**	**Date**
	Project received on	27.01.2023
	First notice sent on	01.02.2023
	1st hearing on	02.02.2023(Adjourned)
	Additional documents submitted on	30.01.2023
	Additional documents submitted on	31.01.2023
	Additional documents submitted on	03.02.2023
	2nd hearing on	03.02.2023
	Case History:	

	An application regarding extension of registration of group housing colony namely "Ambience Creacions" situated at Village- Mullahera, Sector-22, Gurugram Haryana being developed by M/s Village- Mullahera, Sector-22, Gurugram was submitted on 27.01.2023 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no. 48 of 2012 dated 12.05.2012 was granted for development of group housing measuring an area of 14.819 acres in Village- Mullahera, Sector-22, Gurugram in favour of M/s Ambience Project & Infrastructures Pvt Ltd.	
21.	**Present compliance status as on 03.02.2023 of deficient documents conveyed in notice dated 01.02.2023**	1. Correction in REP-V form needs to be done. **Status: - Not done** 2. Corrections in online DPI needs to be done. **Status: - Not done** 3. Deficit fee of ₹13,12,874/- needs to be paid. **Status: - Fee paid vide cheque no. 000538 dated 03.02.2023.** 4. Renewal of license no. 48 of 2012 dated 12.05.2012 need to be provided. **Status: - Renewal fee paid vide application dated 19.04.2022 in DTPC.** 5. Copy of renewal of building plan BR-III needs to be submitted. **Status: - Affidavit submitted that the promoter has already applied for OC and building plan shall get compounded at the time of OC.** 6. Copy of approved AAI NOC need to be submitted. **Status: - Provided** 7. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: -Provided** 8. Details of unsold flats need to be provided. **Status: - Provided** 9. PERT Chart specifying date of completion needs to be revised. **Status: - Provided** 10. Copy of executed BBA needs to be submitted. **Status: - Provided** 11. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status: - Provided** 12. Copy of DD submitted at the time of registration needs to be provided. **Status: - Provided** 13. CA certificate for Expenditure to be incurred and incurred needs to be updated. **Status: - Provided** 14. CA certificate for non default needs to be updated.

		Status: - Provided 15. Same UDIN number mentioned in 4 CA certificate needs to be revised and updated. **Status: - Provided** 16. Quarterly schedule of estimated expenditure needs to be provided. **Status: - Provided** 17. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: - Provided** 18. Board resolution for operation of bank account needs to be provided. **Status: - Provided** 19. Annual statement of last 3 financial year i.e. 2019-20,2020-21,2021-22 needs to be submitted. **Status: - Provided** 20. Cash flow statement need to be provided. **Status: - Provided** 21. Loan sanction, repayment and disbursement schedule needs to be submitted. **Status: - No dues certificate from bank has been provided.** 22. Miscellaneous cost needs to be clarified. **Status: - Clarified in the DPI.** 23. Others in financial resources needs to be clarified. **Status: - Provided** 24. Bank undertaking needs to be submitted. **Status: - Provided** 25. Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be submitted. **Status: - IDC schedule has been provided.** 26. Land cost needs to be clarified with annexure. **Status: - Sales deed has been provided.** 27. MOA, AOA and COI needs to be provided. **Status: - Provided** 28. KYC of project proponents needs to be provided. **Status: - Provided**
22.	**Remarks**	1. Correction in REP-V form needs to be done. **Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.** 2. Corrections in online DPI need to be done. **Status: - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.** 3. Renewal of license no. 48 of 2012 dated 12.05.2012 need to be provided.

		Status: - Renewal fee paid vide application dated 19.04.2022 in DTPC. 4. Copy of renewal of building plan BR-III needs to be submitted. **Status: - Affidavit submitted that the promoter has already applied for OC and building plan shall get compounded at the time of OC.**
23.	**Recommendation: -** The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the renewal of license. The Authority may grant conditional extension of registration certificate for the project with the following condition mentioned above and directed the promoter to comply within three months from issuance of the extension of registration certificate.	

Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Friday and 03.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 03.02.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Daksh Dhawan (AR) is present on behalf of the promoter. This is without prejudice to rights of allottees which shall be governed as per BBA's signed with individual allot
Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram