AMB Selfie Street
AMB Infraventures Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	AMB Selfie Street		
2.	Name of the promoter	M/s AMB Infraventures Pvt. Ltd.		
3.	Nature of the project	Commercial High Rise		
4.	Location of the project	Sector- 92, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	Sh. Sunil Jankidas Goel S/o Sh. Jankidas Goel		
7.	Status of project	Ongoing		
8.	RERA Registration No.	80 of 2017 dated 23.08.2017		
9.	Validity of Registration Certificate	Valid From 23.08.2017	Valid Up to 21.08.2022 + 6 months COVID-19 = 21.02.2023	
10.	Date of receipt of application for extension	12.04.2023		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	20.02.2024		
13.	Online extension ID	RERA-GRG-PROJ-1357-2023		
14.	Registration Temp ID	RERA-GRG-PROJ-579-2020		
15.	QPR status	Pending		
16.	4(2)(l)(D) reports status	Pending		
17.	Other conditions of RC	N/A		
18.	License no.	10 of 2015 dated 18.09.2015	Valid up to 17.09.2023	
19.	Total licensed area	3.175 Acres	**Area to be registered**	3.175 Acres

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

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	10 of 2015 dated 18.09.2015	17.09.2023
ii)	Zoning Plan Approval		
iii)	Building plan Approval	ZP-1107/SD(BS)/2016/5385 dated 16.03.2016	15.03.2021
	Revised Building plan Approval	ZP-1107/PA(DK)/2022/34175 dated 14.11.2022	13.11.2027
iv)	Environmental Clearance	SEIAA/HR/2016/558 dated 12.07.2016	11.07.2026
v)	Architectural Control Sheet	N/A	
vi)	Fire scheme approval	FS/2023/414 dated 25.04.2023.	
vii)	Service plans and estimates approval	Not Submitted	

21.	**Reasons for delay**	Not Submitted
22.	**Fee details**	
	Registration fee	22,485.309*1.75*20 = ₹ 7,86,986/-
	Late Fee	N/A
	Processing fee	N/A
	Extension Fee (Half of Registration fee)	Rs. 3,93,493/-
	Processing fee	22,485.309 * 10 = Rs 2,24,853/-
	Late fee	(250% of extension fee) Rs 9,83,733/-
	Total fee	Rs 23,89,065/-
23.	**DD amount submitted at the time of registration**	Rs 2,25,000/- Rs 2,25,000/-
	DD no. and date for registration	003109 dated 29.07.2017. 028024 dated 31.07.2017.
	Name of the bank issuing	Axis Bank
	RTGS Amount submitted for extension	Rs 1,00,000/-
	RTGS no. and date for extension	RTGS no 101232412939362 dated 11.04.2023
	Name of the bank issuing	HDFC Bank
	Deficient amount	Rs 18,39,065/-
24.	**File Status**	**Date**
	File received on	12.04.2023
	First notice Sent on	26.04.2023
	First hearing on	01.05.2023
	Second hearing on	29.05.2023
25.	**Case History:-** The Promoter M/s AMB Infraventures Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate project namely "AMB Selfie Street" located at Sector-92, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 51468 dated 12.04.2023 and EPIN-54. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-579-2020 and online generated for project extension temp id RERA-GRG-PROJ-1357-2023. The total licensed area and project area for the extension of registration is 3.175 acres vide license no – 10 of 2015 dated 18.09.2015. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/54 dated 26.04.2023 was issued to the promoter with an opportunity of being heard on 01.05.2023. **On 01.05.2023**, Due to administrative work, the matter is adjourned to 29.05.2023. The promoter has submitted a reply on 01.05.2023 which is scrutinized and the status of documents is mentioned below.	
26.	**Present compliance status as on 29.05.2023**	1 The project is registered vide RC no. 80 of 2017 dated 23.08.2017 which was valid up to 21.08.2022 + 6 months

	of deficit documents as conveyed in hearing dated 01.05.2023.	COVID =21.02.2023 and now applied for extension of registration wherein it is found that at the time of registration, the building plans were approved vide memo no ZP-1107/SD(BS)/2016/5385 dated 16.03.2016 on FAR @ 1.75 for commercial and subsequently approval of revised building plans (Site plan submitted & BR-III not submitted) for additional 3% FAR in lieu of "Solid Waste Management" has been obtained which is still not been got registered/ incorporated in the registration certificate. The same needs to be clarified. If approved by Authority for the registration of additional area which got revised, fees will be charged accordingly. Status: Not Clarified only BR-III letter submitted and requested for extension. 2 Consent of 2/3rd allottees for revision in the layout plan needs to be obtained prior to revision. Status: Not Submitted. 3 Deficit fee of Rs 18,39,065/- for extension of registered FAR needs to be submitted. Status: Not Submitted. 4 REP-V form needs to be submitted. Status: Not Submitted. 5 Corrections in online DPI needs to be done. Status: Not Submitted. 6 Original registration certificate needs to be submitted. Status: Not Submitted. 7 Revalidated building plans needs to be submitted. **Status: Submitted.** 8 Airport height clearance needs to be submitted. **Status: Submitted.** 9 Fire Scheme Approval needs to be submitted. **Status: Submitted, approved vide memo no. FS/2023/414 dated 25.04.2023.** 10 Service plan estimates approval needs to be submitted. Status: Not Submitted. 11 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted.** 12 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. Status: Not Submitted. 13 PERT chart needs to be submitted. Status: Not Submitted. 14 Site photographs for the physical status of construction needs to be submitted. **Status: Submitted.** 15 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.

			Status: Not Submitted.
		16	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. Status: Not Submitted.
		17	Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. Status: Needs to be revised.
		18	Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted.**
		19	Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. Status: Not Submitted.
		20	Quarterly schedule of estimated expenditure needs to be Provided. Status: Not Submitted.
		21	Copy of affidavit of promoter regarding arrangement with the bank of master account needs to be provided. **Status: Submitted.**
		22	Cash flow statement need to be provided. Status: Not Submitted
		23	CA certificate for financial and inventory needs to be provided. Status: Not Submitted
		24	Project report needs to be revised. Status: Not Submitted
		25	Land cost needs to be clarified according to area apply for registration. Status: Not Submitted
		26	CA certificate regarding expenditure incurred and to be incurred needs to be provided. Status: Not Submitted
		27	Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided. Status: Not Submitted
		28	Others in loan or advances in financial resources needs to be clarified. Status: Not Submitted
		29	Financial resources need to be met with project cost. So, financial Resources needs to be corrected. Status: Not Submitted
		30	Undertaking of 10% auto deduct of EDC needs to be provided. Status: Not Submitted
		31	QPR and 4(2)(l)(D) reports of the project needs to be submitted. Status: Not Submitted
	Remarks	1	The project is registered vide RC no. 80 of 2017 dated 23.08.2017 which was valid up to 21.08.2022 + 6

		months COVID =21.02.2023 and now applied for extension of registration wherein it is found that at the time of registration, the building plans were approved vide memo no ZP-1107/SD(BS)/2016/5385 dated 16.03.2016 on FAR @ 1.75 for commercial and subsequently approval of revised building plans (Site plan submitted & BR-III not submitted) for additional 3% FAR in lieu of "Solid Waste Management" has been obtained which is still not been got registered/ incorporated in the registration certificate. The same needs to be clarified. If approved by Authority for the registration of additional area which got revised, fees will be charged accordingly. 2 Consent of 2/3rd allottees for revision in the layout plan needs to be obtained prior to revision. 3 Deficit fee of Rs 18,39,065/- for extension of registered FAR needs to be submitted. 4 REP-V form needs to be submitted. 5 Corrections in online DPI needs to be done. 6 Original registration certificate needs to be submitted. 7 Service plan estimates approval needs to be submitted. 8 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. 9 PERT chart needs to be submitted. 10 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. 11 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. 12 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. 13 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. 14 Quarterly schedule of estimated expenditure needs to be Provided. 15 Cash flow statement need to be provided. 16 CA certificate for financial and inventory needs to be provided. 17 Project report needs to be revised. 18 Land cost needs to be clarified according to area apply for registration. 19 CA certificate regarding expenditure incurred and to be incurred needs to be provided.

		20 Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided. 21 Others in loan or advances in financial resources needs to be clarified. 22 Financial resources need to be met with project cost. So, financial Resources needs to be corrected. 23 Undertaking of 10% auto deduct of EDC needs to be provided. 24 QPR and 4(2)(l)(D) reports of the project needs to be submitted.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.05.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Shri Sunil Rawat, and Avinash Sharma, authorized representatives are present on behalf of the promoter and seeks three weeks' time to submit the requisite information. Three weeks' time is allowed to the promoter to submit the requisite information to the authority.

Matter to come up on 19.6.2023 for further proceedings.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA