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HARERA
GURUGRAM

सत्यमेव जयते

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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**	Submitted		
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/- Rs 18,39,065/-
	RTGS no. and date for extension	RTGS no 101232412939362 dated 11.04.2023 Cheque/ref no. 3168 dated 01.07.2023
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
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
	Third hearing on	19.06.2023
	Fourth hearing on	03.07.2023
	Fourth hearing on	10.07.2023
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 was scrutinized and the deficiencies were conveyed to the promoter. **On 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. The promoter has submitted a reply on 29.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter. **On 19.06.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Avinash Sharma (AR) is present on behalf of the promoter. The AR of the promoter seeks short adjournment. The matter to come up on 03.07.2023. The promoter has submitted a reply on 19.06.2023 which is scrutinized and the deficiencies were conveyed to the promoter. **On 03.07.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Avinash Sharma (AR) is present on behalf of the promoter. The promoter applicant has submitted reply today. The office may examine the same. It is also observed that the building plan of the project has been revised and there is increase in FAR by .03% on account of solid waste management facility. The promoter is directed to submit if there are any changes in the earlier approved building plans along with their details in tabular forms duly marked on the plan in distinct colours. The NOC of 448 allottees out of 669 allottees has been submitted and a list of unique allottees shall be submitted. The matter to come up on 10.07.2023. **The promoter has not submitted the changes in the earlier approved building plans along with their details in tabular forms duly marked on the plan in distinct colours.** The promoter has submitted a reply on 03.07.2023 which is scrutinized and the status of documents is mentioned below.	
26.	**Present compliance status as on 10.07.2023 of deficit documents as conveyed in hearing dated 03.07.2023.**	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 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: The promoter submitted the NOC from allottees but the same needs to be clarified along with covering note of allottees and their 2/3rd number duly authenticated. 3 Deficit fee of Rs 18,39,065/- for extension of registered FAR needs to be submitted. **Status: Submitted vide chq/ref no. 3168 dated 01.07.2023.** 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: Submitted.** 7 Service plan estimates approval needs to be submitted. Status: Not Submitted. 8 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. Status: Not Submitted. 9 PERT chart needs to be submitted. Status: Needs to be revised quarterly and mentioning percentage. 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. **Status: Submitted.** 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. **Status: Submitted.** 12 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. Status: Needs to be revised. 13 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. Status: Not Submitted. 14 Quarterly schedule of estimated expenditure needs to be Provided. Status: Not Submitted. 15 Cash flow statement need to be provided. **Status: Submitted but needs to be matched with DPI** 16 CA certificate for financial and inventory needs to be provided. **Status: Submitted but needs to be matched with DPI.** 17 Project report needs to be revised. **Status: Submitted but needs to be matched with DPI** 18 Land cost needs to be clarified according to area apply for registration.

			Status: Submitted 19 CA certificate regarding expenditure incurred and to be incurred needs to be provided. **Status: Submitted but needs to be matched with DPI.** 20 Others in loan or advances in financial resources needs to be clarified. Status: Not Submitted 21 Financial resources need to be met with project cost. So, financial Resources needs to be corrected. Status: Not Submitted 22 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 - The promoter submitted the NOC from allottees but the same needs to be clarified along with covering note of allottees and their 2/3rd number duly authenticated. 3 REP-V form needs to be submitted. 4 Corrections in online DPI needs to be done. 5 Service plan estimates approval needs to be submitted. 6 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. 7 PERT chart needs to be revised. 8 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. 9 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. 10 Quarterly schedule of estimated expenditure needs to be Provided. 11 Cash flow statement need to be provided- Submitted but needs to be matched with DPI. 12 CA certificate for financial and inventory needs to be provided - Submitted but needs to be matched with DPI. 13 Project report needs to be revised- Submitted but needs to be matched with DPI.

		14 CA certificate regarding expenditure incurred and to be incurred needs to be provided - Submitted but needs to be matched with DPI. 15 Others in loan or advances in financial resources needs to be clarified. 16 Financial resources need to be met with project cost. So, financial Resources needs to be corrected. 17 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 10.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.07.2023.

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

Sh. Sunil Rawat and Sh. Avinash Sharma are present on behalf of the promoter.

The AR of the promoter stated that they have submitted the reply today itself which needs to be examined by the office. Further, the AR of the promoter is directed to submit the list of unique allottees duly authenticated in the project regarding the consent submitted.

The AR of the promoter is also directed to publish a public notice in the two leading newspapers one Hindi and one English inviting objection within seven days of publication, if any from the existing allottees regarding the revision in the building plans.

The matter to come up on 24.07.2023.

(Sanjeev Kumar Arora)
Member, HARERA

On leave
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA