**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 | | | |
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| | **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 | |

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| 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 |
| | **Third hearing on** | 19.06.2023 |
| | **Fourth hearing on** | 03.07.2023 |
| 25. | **Case History:-**<br>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.<br>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.<br>**On 01.05.2023**, Due to administrative work, the matter is adjourned to 29.05.2023.<br>The promoter has submitted a reply on 01.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter. | |

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| | **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.<br><br>The promoter has submitted a reply on 29.05.2023 which was scrutinized and the deficiencies were conveyed to the promoter.<br><br>**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.<br><br>The promoter has submitted a reply on 19.06.2023 which is scrutinized and the status of documents is mentioned below. | |
| **26.** | **Present compliance status as on 03.07.2023 of deficit documents as conveyed in hearing dated 19.06.2023.** | 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.<br>Status: Not Clarified only BR-III letter submitted and requested for extension.<br>2 Consent of 2/3rd allottees for revision in the layout plan needs to be obtained prior to revision.<br>**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.**<br>3 Deficit fee of Rs 18,39,065/- for extension of registered FAR needs to be submitted.<br>Status: Not Submitted.<br>4 REP-V form needs to be submitted.<br>Status: Not Submitted.<br>5 Corrections in online DPI needs to be done.<br>Status: Not Submitted.<br>6 Original registration certificate needs to be submitted.<br>Status: Not Submitted.<br>7 Service plan estimates approval needs to be submitted.<br>Status: Not Submitted.<br>8 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted.<br>Status: Not Submitted. |

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| | | 9 | PERT chart needs to be submitted.<br>Status: Not 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.<br>**Status: Submitted but needs to be authenticated.** |
| | | 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.<br>**Status: Submitted but needs to be authenticated.** |
| | | 12 | Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format.<br>Status: Needs to be revised. |
| | | 13 | Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected.<br>Status: Not Submitted. |
| | | 14 | Quarterly schedule of estimated expenditure needs to be Provided.<br>Status: Not Submitted. |
| | | 15 | Cash flow statement need to be provided.<br>Status: Not Submitted |
| | | 16 | CA certificate for financial and inventory needs to be provided.<br>**Status: Submitted but needs to be matched with DPI.** |
| | | 17 | Project report needs to be revised.<br>Status: Not Submitted |
| | | 18 | Land cost needs to be clarified according to area apply for registration.<br>Status: Not Submitted |
| | | 19 | CA certificate regarding expenditure incurred and to be incurred needs to be provided.<br>**Status: Submitted but needs to be matched with DPI.** |
| | | 20 | Copy of paid challan EDC, IDC, Conversion charges and license fee needs to be provided.<br>**Status: Submitted** |
| | | 21 | Others in loan or advances in financial resources needs to be clarified.<br>Status: Not Submitted |
| | | 22 | Financial resources need to be met with project cost. So, financial Resources needs to be corrected.<br>Status: Not Submitted |
| | | 23 | Undertaking of 10% auto deduct of EDC needs to be provided.<br>**Status: Submitted** |
| | | 24 | QPR and 4(2)(l)(D) reports of the project needs to be submitted.<br>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 |

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| | | 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.<br>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.<br>3 Deficit fee of Rs 18,39,065/- for extension of registered FAR needs to be submitted.<br>4 REP-V form needs to be submitted.<br>5 Corrections in online DPI needs to be done.<br>6 Original registration certificate needs to be submitted.<br>7 Service plan estimates approval needs to be submitted.<br>8 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted.<br>9 PERT chart needs to be submitted.<br>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 – Submitted but needs to be authenticated.<br>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 – Submitted but needs to be authenticated.<br>12 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format.<br>13 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected.<br>14 Quarterly schedule of estimated expenditure needs to be Provided.<br>15 Cash flow statement need to be provided.<br>16 CA certificate for financial and inventory needs to be provided - Submitted but needs to be matched with DPI.<br>17 Project report needs to be revised.<br>18 Land cost needs to be clarified according to area apply for registration.<br>19 CA certificate regarding expenditure incurred and to be incurred needs to be provided - Submitted but needs to be matched with DPI. |

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| | | 20 Others in loan or advances in financial resources needs to be clarified.<br>21 Financial resources need to be met with project cost. So, financial Resources needs to be corrected.<br>22 QPR and 4(2)(l)(D) reports of the project needs to be submitted. |

**(Asha)**
**Chartered Accountant**

**(Sumeet)**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 03.07.2023 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 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 colors. 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.

**(Sanjeev Kumar Arora)**
**Member, HARERA**

**(Ashok Sangwan)**
**Member, HARERA**

**(Vijay Kumar Goyal)**
**Member, HARERA**