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	Submitted.		
17.	Other conditions of RC	N/A		
18.	4(2)(l)(C) compliance	N/A		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG-2959-2022 – SCN for QPR compliance RERA-GRG-5115-2022 – SCN for 4(2)(l)(D) compliance RERA-GRG-5274-2019 – SCN for 4(2)(l)(D) compliance		
21.	License no.	10 of 2015 dated 18.09.2015	Valid up to 17.09.2023	
22.	Total licensed area	3.175 Acres	**Area to be registered**	3.175 Acres

23.	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	DRG No. DGTCP 5359 dated 18.09.2015	N/A
	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	
24.	Reasons for delay		The promoter stated that the delay is due to Covid 19 as there was long lockdown and labours were rushed to their hometown.	
25.	**Fee details (Revised as per proceedings dated 28.08.2023 based on revised building plans)**			
	Registration fee		22,870.773*1.78*20 = ₹ 8,14,200/-	
	Late Fee		N/A	
	Processing fee		N/A	
	Extension Fee (Half of Registration fee)		Rs. 4,07,100/-	
	Processing fee		22,870.773 * 10 = Rs 2,28,708/-	
	Late fee		(250% of extension fee) = Rs 10,17,750/-	
	Total fee		Rs 24,67,758/-	
26.	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		Rs. 78,693/-	
27.	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	
	Fifth hearing on		10.07.2023	
	Sixth hearing on		24.07.2023	
	Seventh hearing on		28.08.2023	
	Eighth hearing on		18.09.2023	
28.	**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 deficiencies were conveyed to the promoter.

On 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.

The promoter has submitted the changes in the earlier approved building plans along with their details in tabular forms duly marked on the plan in distinct colours. However, the same needs to be discussed/ scrutinized with the promoter.

The promoter has submitted five reply on 10.07.2023 and two reply on 20.07.2023 which are scrutinized and found that the promoter has submitted the copy of public notice which was published on 12.07.2023 regarding the objections in two newspapers, namely Jansatta and The Indian Express and the last date of filing the objections was 18.07.2023.

However, as per the diary of the Authority none of the allottee has filed any objection till 18.07.2023 in the above said project.

Regarding the consent of 2/3rd allottees, the promoter stated that there are 669 booked units out of which unique bookings are 561 and there 2/3rd is 374 allottees against which NOC of 377 allottees has been submitted.

On 24.07.2023, Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sunil Rawat and Sh. Avinash Sharma (AR) are present on behalf of the promoter. The AR of the promoter requests for four weeks adjournment for rectification of the deficiencies. The Authority decided to give a last opportunity to the promoter for rectification of all deficiencies mentioned above. The matter to come up on 28.08.2023.

The deviations in approved building plans and revised approved building plans were scrutinized in the presence of AR of the promoter wherein it is observed that the number of floors have been reduced from G+5 to G+4 and the ground coverage on each floor has been increased from the earlier approval. Further the number, design, orientation and size of the earlier approved shops etc. has also been changed. Further the promoter has sold the units earlier in the project as per revised building plans which are approved recently on 14.11.2022 and the 2/3rd allottees consents are submitted accordingly.

S. No.	Particulars	Earlier approved units	Revised approved units
1	Ground floor	97	181
2	First floor	108	177
3	Second floor	105	195
4	Third floor	9	138
5	Fourth floor	14	46
6	Fifth floor	6	0 (Floor omitted)
Total		**339**	**737**

On 28.08.2023, 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 submits that the revision of plan was only on account of 3% extra FAR taken on account of solid waste management. Further the consent of more than 2/3rd allottees for the above revision has already been obtained and submitted in the Authority including issuance of public notice on behalf of the Authority for filing of objections if any. The concerned Engineering Executive confirms that no objection in respect of the above public notice has been received. Further regarding submission of approved service plans and estimates, the AR states that the same are at advance stage in DTCP office and requests for its submission in two weeks. One more opportunity for submission of approved service plans and estimates is granted. Fees for extension of registration is paid only in respect of the area already registered and hence the fees for increased area on account of extra FAR for solid waste management be also deposited for incorporating the additional area. The matter to come up on 18.09.2023.

	The applicable fee for registration and extension of registration has been revised as per the directions of authority during proceedings dated 28.08.2023 based on the revised building plans and the same is incorporated above in fee details at S. No. 25&26. The promoter has submitted a reply on 28.08.2023 which is scrutinized and the status of documents is mentioned below.	
29.	**Present compliance status as on 18.09.2023 of deficit documents as conveyed in hearing dated 28.08.2023.**	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: Revised building plans submitted along with BR-III and deviations are explained due to additional 3% extra FAR. Now the fee has been revised based on revised building plans as per directions in proceedings dated 28.08.2023.** 2 Deficit fee of Rs. 78,693/- needs to be submitted. Status: Not submitted 3 REP-V form needs to be submitted. Status: Submitted but needs to be corrected. 4 Corrections in online DPI needs to be done. Status: Not Submitted. 5 Service plan estimates approval needs to be submitted. Status: Not Submitted. 6 PERT chart needs to be submitted. Status: Needs to be revised along with services. 7 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. Status: Needs to be revised. 8 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. Status: Not Submitted.

	9 Quarterly schedule of estimated expenditure needs to be Provided. Status: Not Submitted. 10 Cash flow statement need to be provided. Status: Submitted but needs to be matched with DPI. 11 CA certificate for financial and inventory needs to be provided. Status: Submitted but needs to be matched with DPI. 12 Project report needs to be revised. Status: Submitted but needs to be matched with DPI. 13 CA certificate regarding expenditure incurred and to be incurred needs to be provided. Status: Submitted but needs to be matched with DPI. 14 Others in loan or advances in financial resources needs to be clarified. Status: Not Submitted. 15 Financial resources need to be met with project cost. So, financial Resources needs to be corrected. Status: Not Submitted.
Remarks	1 Deficit fee of Rs. 78,693/- needs to be submitted. 2 REP-V form needs to be submitted. 3 Corrections in online DPI needs to be done. 4 Service plan estimates approval needs to be submitted. 5 PERT chart needs to be revised. 6 Allottee related draft documents i.e., allotment letter and BBA needs to be submitted as per prescribed format. 7 Expenditure on internal development works need not be less than approved services estimated. However, needs to be corrected. 8 Quarterly schedule of estimated expenditure needs to be Provided. 9 Cash flow statement need to be provided- Submitted but needs to be matched with DPI. 10 CA certificate for financial and inventory needs to be provided - Submitted but needs to be matched with DPI. 11 Project report needs to be revised- Submitted but needs to be matched with DPI. 12 CA certificate regarding expenditure incurred and to be incurred needs to be provided - Submitted but needs to be matched with DPI. 13 Others in loan or advances in financial resources needs to be clarified.

		14 Financial resources need to be met with project cost. So, financial Resources needs to be corrected.	

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 18.09.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.09.2023.

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

None is present on behalf of the promoter. As per the record eight opportunities have been provided to the promoter to rectify the deficiencies but the deficiencies have not been removed till date. However, as on date the license of the project also stand expired on 17.09.2023 which also needs to be get renewed by the promoter including the approval of service plan and estimates for the project. Further, the revised deficit fee amounting Rs. 78,693 for incorporating the additional 3% FAR granted by DTCP on account of solid waste management also needs to be deposited.

A show cause notice for rejection of application for extension of registration of project be issued to the promoter as per the Act of 2016.

The matter is adjourned and to come up on 23.10.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA