

Hearing brief for Project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Elan Imperial	
2.	Name of the promoter	M/s Elan Imperial Pvt Ltd. (formerly known as Ambience Infrastructure Developers Pvt Ltd.)	
3.	Nature of the project	Commercial	
4.	Location of the project	Sector- 82, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Elan Imperial Pvt Ltd. (formerly known as Ambience Infrastructure Developers Pvt Ltd.)	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Whole	
9.	Completion date as mentioned in REP-II	31.12.2028	
10.	Online application ID	RERA-GRG-PROJ-1508-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	60 of 2013 dated 16.07.2013. 61 of 2013 dated 16.07.2013.	valid upto 15.07.2024 valid upto 15.07.2024
18.	Total licensed area	7.6499 acres (3.6562+3.9937)	Area to be registered 7.6499 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	60 of 2013 dated 16.07.2013. 61 of 2013 dated 16.07.2013.
			15.07.2024 15.07.2024
	ii)	Revised Zoning Plan Approval	DGTCP- 4522 dated 16.12.2013
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	iii)	Building plan Approval	Not Submitted	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport clearance height	AAI/RHQ/ NR/ATM/NOC/2022/611/3326-29 dated 12.09.2022	11.09.2030
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	Fee Details			
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee		Fee cannot be calculated as the building plans are not submitted.	
	Late Fee		Fee cannot be calculated as the building plans are not submitted.	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount		Rs 15,00,000/-	
	DD no. and date		062278 dated 11.12.2023	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
22.	File Status		Date	
	File received on		12.12.2023	
	Deficiency conveyed on		28.12.2023	
	First hearing on		01.01.2024	
23.	<p>Case History: The Promoter M/s Elan Imperial Pvt Ltd. (formerly known as Ambience Infrastructure Developers Pvt Ltd.) who is a license holder applied for the registration of real estate commercial colony namely "Elan Imperial" located at Sector-82, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63161 dated 12.12.2023 and RPIN-682. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1508-2023. The project area for registration is same the total licensed area of the project i.e., 7.6499 acres (3.6562+3.9937) vide License no -60 of 2013 dated 16.07.2013 valid upto 15.07.2024 and 61 of 2013 dated 16.07.2013 valid upto 15.07.2024. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/682 dated 28.12.2023 was issued to the promoter with an opportunity of being heard on 01.01.2024. The status of documents is mentioned below:</p>			
24.	Present compliance status as on 01.01.2024 of the deficiencies		1	The fee for registration of the project cannot be calculated as the approved building plans are not submitted. The fee will be calculated as per approved building plan and the promoter shall pay the same.

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



<p>conveyed in the notice dated 28.12.2023</p>	<ol style="list-style-type: none"> 2 The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3 Online DPI needs to be corrected. 4 Affidavit of the director of the promoter company regarding no advertisement, marketing, booking or sale in the project needs to be submitted. 5 Building plans alongwith the approval letter (BR-III) needs to be submitted. 6 Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. 7 Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 8 Environment clearance needs to be submitted. 9 Copy of LC-IV needs to be submitted. 10 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be clarified and submitted for whole area. 11 Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate. 12 Information to revenue department regarding entry of license in the revenue record needs to be submitted. 13 Non-encumbrance certificate duly signed by Tehsildar needs to be resubmitted. 14 Road access permission needs to be submitted. 15 Mining permission needs to be submitted. 16 Demarcation plan superimposed on approved layout plan needs to be submitted. 17 Pert Chart needs to be submitted. 18 Draft Allotment Letter and Builder Buyer Agreement needs to be revised as per the prescribed format. 19 Draft Conveyance Deed needs to be revised. 20 Draft Payment receipt needs to be submitted. 21 Draft brochure/advertisement document of the project needs to be submitted. 22 Bank undertaking needs to be provided. 23 Copy of board resolution for operation of bank account needs to be provided. 24 KYC of authorised person to operate bank account needs to be provided. 25 Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. 26 Project report along with brochure of current project and project photos needs to be submitted. 27 Provide in sequence printout of balance Sheet along with independent auditor report of last 3 financial year 2020-21, 2021-22, and 2022-23. 28 Financial resources of the project need to be met with project cost.
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		<p>29 Loan sanction letter along with repayment schedule and disbursement schedule needs to be provided.</p> <p>30 Copy of paid challan of EDC, IDC and license fee needs to be provided.</p> <p>31 CA certificate for non-default needs to be provided.</p> <p>32 CA Certificate for cost incurred and to be incurred needs to be submitted.</p> <p>33 CA certificate for REP 1 needs to be provided.</p> <p>34 Cost of land according to the area applied for registration needs to be clarified.</p> <p>35 Cash flow statement needs to be provided.</p> <p>36 Quarterly statement of expenditure needs to be provided.</p> <p>37 Details of project consultant (Architect, Structural Engineer, Chartered Accountant, MEP Consultant and proof consultant) needs to be provided along with KYC.</p>
	Remarks	All above documents needs to be submitted.

 Asha Chartered Accountant	 Sumeet Engineering Officer
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Day and Date of hearing	Monday and 01.01.2024
Proceeding recorded by	Ram Niwas

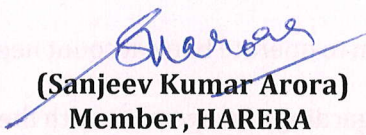
PROCEEDINGS OF THE DAY

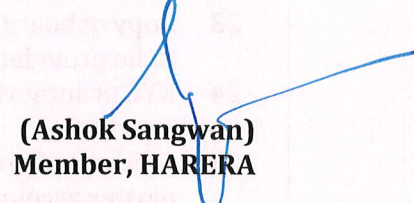
Proceedings dated: 01.01.2024.

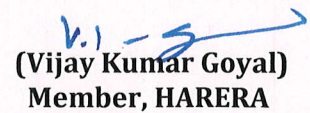
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

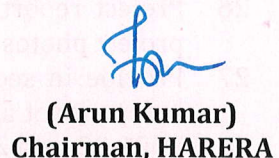
No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 28.12.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA