

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 लाईस, गुरुग्राम, हरियाणा

Project – Elan Imperial RERA-GRG-1508-2023

Hearing brief for Project registration u/s 4

S.No.	Donti	culars	Details				
	The second second second		A CONTRACTOR OF THE PROPERTY O	THE STATE OF THE S			
1.		e of the project	Elan Imperial				
2.	Name	e of the promoter	M/s Elan Imperial Pvt Ltd. (formerly known as Ambience Infrastructure Developers Pvt Ltd.)				
3.	Natu	re of the project	Commercial				
4.	Locat	tion of the project	Sector- 82, Gurugram				
5.	Legal prom		License Holder	g cosvejač stav je se jakovana sa oscovalne sa oscovalne sa oscovalne sa oscovalne sa oscovalne sa oscovalne s			
6.	Name	e of the license holder	icense holder M/s Elan Imperial Pvt Ltd. (formerly know Infrastructure Developers Pvt Ltd.)				
7.	Statu	s of project	Ongoing	DO A SERVE CONTROL			
8.	Whet		Whole	Frucessing Fee			
9.	Completion date as 31.12.2028 mentioned in REP-II						
10.		e application ID	RERA-GRG-PROJ-1508-2023				
11.	QPR		N/A	atabless on thi			
12.	4(2)	(l)(D) Compliances oplicable)	N/A House Picks general	simel out is small			
13.	4(2)	(1)(C) Compliances plicable)	N/A	Super-2 alice 1 - 2.5			
14.	Status of change of bank account (if applicable)		N/A	Rise received on			
15.	Details of proceedings pending against the project (if applicable)		N/A	No arthuad seriff			
16.	RC Conditions Compliances (if applicable)		N/A	23. The Promiser N/s Put littl) who is a lit			
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 Area to be (3.6562+3.9937) registered	7.6499 acres			
19.	Statutory approvals either applied for or obtained prior to registration						
e salisi Berto	S.No	Particulars	Date of approval	Validity upto			
	i) License Approval		60 of 2013 dated 16.07.2013. 61 of 2013 dated 16.07.2013.	15.07.2024 15.07.2024			
Sandi Name	ii)	Revised Zoning Plan Approval	DGTCP- 4522 dated 16.12.2013	HOS SHAPPING			



			RERA-GRG-1508-2023				
iii) Building plan Approval iv) Environmental Clearance		Not Submitted					
		Not Submitted					
v) Airport height clearance		AAI/RHQ/ 11.09.2030 NR/ATM/NOC/2022/611/3326-29 dated 12.09.2022					
vi)	Fire scheme approval	Not Submitted	ng elima gula a a . l. gula Ta kalalana . l				
vii)	Service plan and estimate approval	nd Not Submitted					
Fee D		वर्षे विवस्तुका क्रमी १५४४ वक्रीका प्रदेश	egapted to sensiting a new particular				
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.					
		Fee cannot be calculated as the building plans are not submitted.					
Total Fee		Fee cannot be calculated as the building plans are not submitted.					
		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.					
File Status		Date [sideoifqustk]					
File received on		12.12.2023					
Defici	ency conveyed on	28.12.2023					
First l	nearing on	01.01.2024					
Case History: The Promoter M/s Elan Imperial Pvt Ltd. (formerly known as Ambience Infrastructure Developers							
Pvt Lt	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							
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:							
status	as on 01.01.2024	The fee for registration of the pro the approved building plans are n calculated as per approved build	ot submitted. The fee will be				
	iv) vi) vi) Fee D Regis Proce Late I Total DD an Defici File Sc File re Defici First I Case I The Pr Pvt Lt "Elan Develo I.D. of total li 16.07. The a HAREI heard The st Prese status	iv) Environmental Clearance v) Airport height clearance vi) Fire scheme approval vii) Service plan and estimate approval Fee Details Registration Fee Processing Fee Late Fee Total Fee DD amount DD no. and date Name of the bank issuing Deficient amount File Status File received on Deficiency conveyed on First hearing on Case History: The Promoter M/s Elan Imper Pvt Ltd.) who is a license holde "Elan Imperial" located at Sect Development) Act, 2016 vide of I.D. of REP – I (Part A-H) is RER total licensed area of the project 16.07.2013 valid upto 15.07.20 The application for registrat HARERA/GGM/RPIN/682 date heard on 01.01.2024. The status of documents is mer Present compliance status as on 01.01.2024	Approval Not Submitted				



15.80	A DESTRUCTION OF THE PROPERTY		RERA-GRG-1508-2023
	conveyed in the notice	2	The annexures in the online application are not uploaded as
	dated 28.12.2023	rising and	well as correction needs to be done in the online (A-H)
	an off sement time off office	delistin.	application.
		3	Online DPI needs to be corrected.
	Delivers of a reconstruction	4	Affidavit of the director of the promoter company regarding
	in beaution to but a basiner of	on the con-	no advertisement, marketing, booking or sale in the project
			needs to be submitted.
	Laboration of the steps 1/2	5	Building plans alongwith the approval letter (BR-III) needs to
	sa of beliene errords of soil	h manage	be submitted.
		6	Fire Scheme approval needs to be submitted. If applied, then
	habiyona ad er ahasa	in a mark	copy of the same needs to be submitted.
	internel are statement and the service so	7	Approved Service plan and estimates needs to be submitted.
	demonstration to since A Longstoner	to the	If applied, then copy of the same needs to be submitted.
	so to one first resolution (1910) in	8	Environment clearance needs to be submitted.
	SYSLATEVICA SERVICE	9	Copy of LC-IV needs to be submitted.
		10	Mutation, Jamabandi, Ak-shajra duly certified by revenue
	the Atlanta to a self or	100	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
	- Car		latest date including Bar Enrolment number of advocate.
	Sugreet	12	Information to revenue department regarding entry of license
	ifflet en permien 3		in the revenue record needs to be submitted.
	Non to re	13	Non-encumbrance certificate duly signed by Tehsildar needs
	Since the Annual Control of the Cont		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
	i end to stable that the belief of the i	Listing Ville	needs to be submitted.
		17	Pert Chart needs to be submitted.
	sax va navaattin samutiotion o	18	Draft Allotment Letter and Builder Buyer Agreement needs to
	anumilla si regimi ada ames en	in war	be revised as per the prescribed format.
	and a state and conserved.	19	Draft Conveyance Deed needs to be revised.
	to with a lande, in that case the	20	Draft Payment receipt needs to be submitted.
No viella	Street coits a lines don't have be	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.
Time.		24	KYC of authorised person to operate bank account needs to be
	and the second of the party.	Sahu	provided.
	A SECOND OF THE SECOND SEC	25	Affidavit of promoter regarding arrangement with the bank of
	Statement of the Statem	20	master account needs to be provided.
		26	Project report along with brochure of current project and
		20	project photos needs to be submitted.
		27	Provide in sequence printout of balance Sheet along with
		27	independent auditor report of last 3 financial year 2020-21,
			2024 22 Language Co.

cost.

28

2021-22, and 2022-23.

Financial resources of the project need to be met with project



	Remarks	All above documents needs to be submitted.		
Poyet	to be amunitied. to destroice only centered by	ebesalv neilanu	needs to be provided along with KYC.	
	ne treods to be submitted.	stuge, J	Chartered Accountant, MEP Consultant and proof consultant)	
1397	of the same nieds to be subsidi	37	Details of project consultant (Architect, Structural Engineer,	
on medi	and or sheet as tempted but the	36	Quarterly statement of expenditure needs to be provided.	
	eds to be submitted.	35	Cash flow statement needs to be provided.	
ph. bed	positi herbroine ed ja sesar ja	in light	needs to be clarified.	
		34	Cost of land according to the area applied for registration	
rion ari	TR-SR) retter lawrages out it as	33	CA certificate for REP 1 needs to be provided.	
		mune x	submitted.	
3(03C) B	il ni glas to gobieco camerina	32	CA Certificate for cost incurred and to be incurred needs to be	
ibrago	American releasing edicions:	31	CA certificate for non-default needs to be provided.	
		on Philips	provided.	
		30	Copy of paid challan of EDC, IDC and license fee needs to be	
-Allen	has ship in another of attend	1100 300	disbursement schedule needs to be provided.	
180000	The ability and the property of the property o	29	Loan sanction letter along with repayment schedule and	

Chartered Accountant

Engineering Officer

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