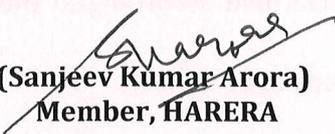
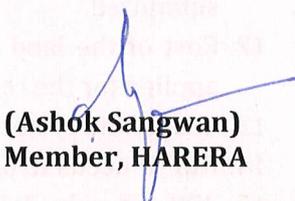


Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	AIPL Joy District	
2.	Name of the promoter	M/s Advance India Projects Pvt Ltd	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 88, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of license holder	M/s AMB Infrabuild Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2028	
10.	Online application ID	RERA-GRG-PROJ-1477-2023	
11.	QPR Compliances (RC 40 of 2022 dated 23.05.2022)	Sept 2022 to March 2023 submitted and further pending	
12.	4(2)(I)(D) Compliances (RC 40 of 2022)	Not submitted	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	RERA-GRG-7049-2022 – SCN for non compliance of RC conditions	
16.	RC Conditions Compliances (RC 40 of 2022)	Submission of Fire scheme approval and service plans estimates approval – Not submitted	
17.	License no.	56 of 2013 dated 10.07.2013	Valid till 09.07.2024
18.	Total area	10.4375 acres	Area to be registered 10.4375 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	56 of 2013 dated 10.07.2013
	ii)	Zoning Plan Approval	Drg. DGTCP 3989 dated 10.07.2013
	iii)	Revised Building plan Approval	ZP-931/SD(DK)/2021/31850 dated 16.12.2021
	iv)	Environmental Clearance	SEIAA/HR/2022/242 dated 15.11.2022
	v)	Airport height clearance	NOC ID - PALM/NORTH/B/110519/433530 dated 06.11.2019
	vi)	Fire scheme approval	Applied dated 05.12.2023
			Validity upto
			09.07.2024
			N/A
			15.12.2026
			14.11.2032
			As per NOC height clearance not required from AAI

	vii) Service plan and estimate approval	Applied dated 28.02.2022
20.	Fee details	
	(a) Registration fee	78986.923 * 1.87 * 20 = Rs 29,54,111/-
	(b) Processing fee	78986.923 * 10 = Rs 7,89,869/-
	(c) Late fee	Rs 1,03,39,388/-
	(d) Total	Rs 1,40,83,368/-
	DD Details	
	(a) DD/RTGS amount	Rs 10,00,000/- Rs 8,44,077/- Rs 7,43,100/- Rs 2,28,036/- Rs 7,39,200/- Rs 1,05,28,955/- Rs 7,89,870/-
	(b) DD/RTGS no. and date	044121 dated 25.09.2017 044120 dated 25.09.2017 004265 dated 14.11.2019 RTGS - HDFC52022031052650467 dated 10.03.2022 RTGS - HDFC52022040759711737 dated 07.04.2022 RTGS - HDFCR52022051869080919 dated 18.05.2022 005265 dated 14.11.2023
	(c) Name of the bank issuing	HDFC Bank
	(d) Processing fee forfeited for first registration application	Rs 7,89,869/-
(e) Fee Paid but considered for this application	Rs 1,40,83,369/-	
(h) Deficient amount	NIL	
21.	File Status	Date
	File received on	05.01.2024
	First notice Sent on	
	First hearing on	22.01.2024
22.	Case History:	
	<p>The Promoter M/s Advance India Projects Ltd who is change of developer (COD) applied for the amendment of registration of real estate commercial colony registered vide RC no. 40 of 2022 dated 23.05.2022 with new name "AIPL Joy District" located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64234 dated 05.01.2024 and RPIN-696. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1477-2023.</p>	

	<p>Earlier the Promoter M/s AMB Infrabuild Pvt. Ltd. who is a licensee applied for the registration of real estate commercial colony namely "AMB Selfie Walk" located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30846 dated 08.04.2022 and RPIN-452. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1035-2022. Accordingly, the authority registered the project vide RC no. 40 of 2022 dated 23.05.2022 valid till 30.06.2028. after that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-2865/JE(SK)/2023/38237 dated 09.11.2023 granted in-principle approval of change of developer (COD) from M/s AMB Infrabuild Pvt. Ltd to M/s Advance India Projects Ltd. Accordingly, M/s Advance India Projects Ltd applied for amendment of earlier registration no. 40 of 2022.</p> <p>The application for amendment of registration was scrutinized and 1st deficiency notice is not issued to the promoter.</p> <p>The status of documents is mentioned below:</p>	
<p>23.</p>	<p>Present compliance status as on 22.01.2024 of the deficiencies in the application</p>	<ol style="list-style-type: none"> 1. The application is regarding amendment in earlier registration of project and the affidavit of the director of company regarding no sale, booking of units in the project needs to be submitted by earlier developer and current developer i.e., COD holder. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Copy of fresh LC-IV needs to be submitted. 5. Copy of final change of developer needs to be submitted. 6. Approved service plans and estimates needs to be submitted. 7. Fire scheme approval needs to be submitted. 8. Mining permission needs to be submitted. 9. Draft application form needs to be revised. 10. Draft allotment letter and BBA needs to be revised as per prescribed format. 11. Draft brochure/advertisement document needs to be submitted. 12. Cost of the land needs to be clarified according to the area applied for the registration. 13. Cost of the project in REP-I needs to be revised. 14. REP-II needs to be revised. 15. KYC of only 3 Directors have been provided and for rest Directors KYC is needed. 16. Non-Encumbrance certificate is defective needs to be updated. 17. Project report needs to be revised. 18. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. 19. Challan copy of paid IDC, EDC needs to be provided.

		<p>20. Update the details of pending statutory dues mentioned in latest auditor's report which contradicts the CA certificate of no default in statutory dues.</p> <p>21. CA certificate for Net worth of promoter needs to be provided.</p> <p>22. Supporting documents for land cost needs to be provided.</p> <p>23. Original copy of Financial and inventory details certified by CA needs to be provided.</p> <p>24. Carpet area of inventory details provided needs to be matched with total carpet area mentioned in project.</p> <p>25. CA certificate needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds.</p> <p>26. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.</p> <p>27. Construction cost differs needs to be rectified/clarified.</p>
24.	Remarks	All the above documents needs to be submitted.
 M. L. Sardana Accountant		 Sumeet Engineering Officer
Day and Date of hearing		Monday and 22.01.2024
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 22.01.2024.</p> <p>Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the case.</p> <p>The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies.</p>		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		