

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. However, both approvals obtained on 13.01.2024 & 15.01.2024 respectively.	
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	Validity upto
	i)	License Approval	09.07.2024
	ii)	Zoning Plan Approval	N/A
	iii)	Revised Building plan Approval	15.12.2026
	iv)	Environmental Clearance	14.11.2032
	v)	Airport height clearance	As per NOC height clearance not required from AAI
		NOC ID - PALM/NORTH/B/110519/433530 dated 06.11.2019	


	vi)	Fire scheme approval	FS/2024/62 dated 13.01.2024	12.01.2029
	vii)	Service plan and estimate approval	LC-2865/JE(SK)/2024/1548 dated 15.01.2024	
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 hearing on		22.01.2024	
	First notice Sent on		23.01.2024	
	Second hearing on		29.01.2024	
22.	Case History: 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			

	<p>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 was not issued to the promoter till 22.01.2024.</p> <p>On 22.01.2024, Sh. Sumeet, Engineering Officer and Sh. M. L. Sardana, Accountant briefed about the facts of the case. 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> <p>The deficiency notice vide notice no. HARERA/GGM/RPIN/696 dated 23.01.2024 was issued to the promoter against which the promoter had submitted a reply on 24.01.2024 which has been scrutinized and as per the approval of authority the matter is fixed for hearing on 29.01.2024.</p> <p>The status of documents is mentioned below:</p>
<p>23.</p>	<p>Present compliance status as on 29.01.2024 of the deficiencies conveyed in notice dated 23.01.2024.</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. Status: Submitted. Affidavit of AMB is earlier dated 28.10.2023 through authorized signatory and affidavit of AIPL is current dated 24.01.2024 through director. 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. Status: Submitted but needs to be corrected. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4. Copy of fresh LC-IV needs to be submitted. Status: Submitted 5. Copy of final change of developer needs to be submitted. Status: Submitted. Endst no. LC-2865-JE(SK)/2024/820 dated 08.01.2024. 6. Approved service plans and estimates needs to be submitted. Status: Submitted. Memo no. LC-2865/JE(SK)/2024/1548 dated 15.01.2024. 7. Fire scheme approval needs to be submitted. Status: Submitted. Memo no. FS/2024/62 dated 13.01.2024.

		<p>8. Mining permission needs to be submitted. Status: Not submitted. Promoter stated that they will obtain before start of construction work and further submitted consent to establish but unsigned.</p> <p>9. Draft application form needs to be revised. Status: Submitted</p> <p>10. Draft allotment letter and BBA needs to be revised as per prescribed format. Status: Submitted</p> <p>11. Draft brochure/advertisement document needs to be submitted. Status: Submitted</p> <p>12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>13. Cost of the project in REP-I needs to be revised. Status: Submitted</p> <p>14. REP-II needs to be revised. Status: Submitted</p> <p>15. KYC of only 3 Directors have been provided and for rest Directors KYC is needed. Status: Submitted</p> <p>16. Non-Encumbrance certificate is defective needs to be updated. Status: Unsigned copy submitted.</p> <p>17. Project report needs to be revised. Status: Submitted</p> <p>18. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>19. Challan copy of paid IDC, EDC needs to be provided. Status: IDC submitted and EDC needs to be clarified.</p> <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. Status: Submitted</p> <p>21. CA certificate for Net worth of promoter needs to be provided. Status: Submitted</p> <p>22. Supporting documents for land cost needs to be provided. Status: Submitted</p> <p>23. Original copy of Financial and inventory details certified by CA needs to be provided. Status: Submitted</p> <p>24. Carpet area of inventory details provided needs to be matched with total carpet area mentioned in project. Status: Submitted</p> <p>25. CA certificate needs to be provided for quarterly expenditure/Net cash flow statement/Quarterly source of funds.</p>
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		<p>Status: Submitted</p> <p>26. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.</p> <p>Status: Submitted</p> <p>27. Construction cost differs needs to be rectified/clarified.</p> <p>Status: Submitted</p>
24.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Mining permission needs to be submitted.</p> <p>4. Non-Encumbrance certificate is defective needs to be updated.</p> <p>5. Challan copy of paid EDC needs to be clarified.</p>


Ashish Dubey
 Chartered Accountant


Sumeet
 Engineering Officer

Day and Date of hearing Monday and 29.01.2024

Proceeding recorded by Ram Niwas

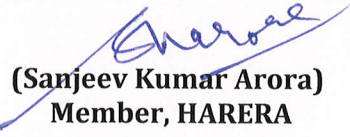
PROCEEDINGS OF THE DAY

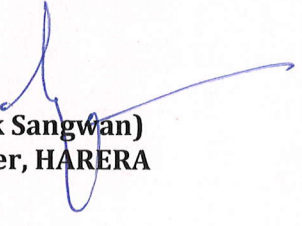
Proceedings dated: 29.01.2024.


Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.


Sh. Sagar Gupta (AR), Ms. Julie Jha (AR) and Sh. Narender Rawat (AR) are present on behalf of the promoter.

The AR of the promoter states that all the requisite compliances shall be made within the next three days and states that registration may be granted as the project launch is scheduled on 05.02.2024. The Authority decided that registration may be granted subject to the above compliances and registration certificate may be issued after the above compliances as well as QPR and 4(2)(I)(D) reports are submitted.


(Sanjeev Kumar Arora)
 Member, HARERA


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA

