



## 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

	VENS P	Hearing l	orief for Project registration i	u/s 4	
S.No.	Parti	culars	Details		
1.	Name	e of the project	Elan Imperial		
2.	Name	e of the promoter	M/s Elan Imperial Pvt Ltd. (formerly known as Ambiend Infrastructure Developers Pvt Ltd.)		
3.	Natu	re of the project	Commercial	make - Wachalla City I are	
4.		tion of the project	Sector- 82, Gurugram	CROTHER PRESIDENT	
5.	Legal	capacity to act as a	License Holder		
6.	Name	e of the license holder	M/s Elan Imperial Pvt Ltd. Infrastructure Developers Pvt Lt	(formerly known as Ambience d.)	
7.	Statu	s of project	Ongoing		
8.	Whet appli	ther registration ed for whole	Whole	Turk Find	
9.	Completion date as mentioned in REP-II		31.12.2028	TOMACHE SEE	
10.	Onlin	e application ID	RERA-GRG-PROJ-1508-2023		
11.	QPR Compliances (if applicable)		N/A	5265 300 300 353 J	
12.	4(2)(l)(D) Compliances (if applicable)		N/A		
13.	4(2)(l)(C) Compliances (if applicable)		N/A	inuoma (aeirdeila	
14.	Status of change of bank account (if applicable)		N/A	A Contractor	
15.	Details of proceedings pending against the project (if applicable)		N/A	Beliefer von syed an	
16.	RC Conditions Compliances (if applicable)		N/A	no generali e u :	
17.		se 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 <b>Area to be</b> (3.6562+3.9937) <b>registered</b>	7.6499 acres	
19.	Statutory approvals either applied for or obtained prior to registration				
3 126	S.No	Particulars	Date of approval	Validity upto	
160 - 1	i)	License Approval	60 of 2013 dated 16.07.2013 61 of 2013 dated 16.07.2013		
a . mili and the	ii)	Revised Zoning Plan Approval	DGTCP- 4522 dated 16.12.20		
a dione.	iii)	Building plan Approval	ZP-939/PA(DK)/2024/4801 da 08.02.2024	orted 07.02.2029	



	iv)	Environmental Clearance	Not Submitted			
	v)	Airport height clearance	AAI/RHQ/ NR/ATM/NOC/2022/611/3326-29 dated 12.09.2022	11.09.2030		
	vi)	Fire scheme approval	Not Submitted	obij šiji ti i recessis		
	vii) Service plan and estimate approval		Applied on 09.02.2024			
20.	Fee Details					
	Registration Fee		96563.506 Sqm * 3.12 * 20 =Rs 60,25,563/-			
	Proc	essing Fee	96563.506 Sqm * 10 = Rs 9,65,635/-			
	Late	Fee	60,25,563/- * 5.5 = Rs 3,31,40,597/-			
	Total Fee		Rs 4,01,31,792/-			
21.	DD amount		Rs 15,00,000/-			
			Rs 34,32,000/-			
	DD no. and date		062278 dated 11.12.2023	Regers of The Control		
			062425 dated 09.02.2024			
	Name of the bank issuing		HDFC Bank			
	Deficient amount		Rs 3,51,99,792/-	Felikiry/mire		
22.	File Status		Date			
	File received on		12.12.2023			
	Deficiency conveyed on		28.12.2023			
	First hearing on		01.01.2024			
	Seco	nd hearing on	12.02.2024			
23.	Case	History:				

## 23. 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.

On 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.

The promoter has submitted the reply on 25.01.2024 & 09.02.2024 which have been scrutinized and as per the directions of authority, the matter is fixed for hearing on 12.02.2024.

The status of documents is mentioned below:

24.	Present compliance					
	status as on 12.02.2024					
	of the deficiencies					
	conveyed in the notice					
	dated 28.12.2023					

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.

Status: Fee calculated and deficit amount Rs 3,51,99,792/-.

The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.

Status: Needs to be corrected

- 3 Online DPI needs to be corrected. Status: Needs to be corrected
- Affidavit of the director of the promoter company regarding 4 no advertisement, marketing, booking or sale in the project needs to be submitted.

Status: Submitted.

5 Building plans along with the approval letter (BR-III) needs to be submitted.

Status: Submitted. Memo no. ZP-939/PA(DK)/2024/4801 dated 08.02.2024.

Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

Status: Not submitted

- Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted. However, applied on 09.02.2024.
- Environment clearance needs to be submitted.

Status: Not submitted

- Copy of LC-IV needs to be submitted. Status: Not submitted. Promoter states that at the time of approval of BIP, LC-IV was not demanded by competent authority.
- 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.

Status: Promoter states that some area was taken by HSVP for Road purpose so in revenue record lesser area shown.



		RERA-GRG-1508-2023
	11	Land title search report needs to be resubmitted certified on latest date including Bar Enrolment number of advocate.
	12	Status: Submitted Information to revenue department regarding entry of license
physical production of the pro		in the revenue record needs to be submitted.
· · · · · · · · · · · · · · · · · · ·	13	Status: Not submitted Non-encumbrance certificate duly signed by Tehsildar needs
aria no partireta di contacto di Albaria	10	to be resubmitted.
go the author; a head had he sing o		Status: Unsigned copy submitted.
	14	Road access permission needs to be submitted. Status: Not submitted
	15	Mining permission needs to be submitted.
Long part of the retineer two an armite long		Status: Promoter states that they will obtain before start of construction.
Sammen pu' de control gesterne l'Accessa dis A Sei Sille, Lai Sagle de la mana di accesta Sali, de les	16	Demarcation plan superimposed on approved layout plan needs to be submitted.
, bylanciĝas i i a un enviskoj liga si katini, s 12 u	17	Status: Not submitted Pert Chart needs to be submitted.
this in the same of the state of the same of	17	Status: Submitted
	18	Draft Allotment Letter and Builder Buyer Agreement needs to
1,10,10,1111) 6 6		be revised as per the prescribed format.
.09500000000000000000000000000000000000		Status: Submitted
phones of the grown sentiment of the resolution	19	Draft Conveyance Deed needs to be revised.  Status: Submitted
rapang alian selekti selekti selektiran selektiran kenang ni a	20	Draft Payment receipt needs to be submitted.  Status: Submitted
Labage Bill (400) - Sapilies - Specialis rare par	21	Draft brochure/advertisement document of the project needs
		to be submitted. Status: Needs to be revised
BRIDE AR GIB PERIOD AS on potential	22	Bank undertaking needs to be provided.
	22	Status: Needs to be revised
house or the last	23	Copy of board resolution for operation of bank account needs
		to be provided. Status: Needs to be revised
dia and reasonable about the property	24	KYC of authorized person to operate bank account needs to
The literal and so the stratutes are to solve	- 1	be provided.
A Programme and Tableson (F. 20)		Status: Submitted
	25	Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.
nds to be enforcement.		Status: Submitted
and a particular design of the	26	Project report along with brochure of current project and
esymple was promise and an arm with the		project photos needs to be submitted. Status: Needs to be revised
anyon of badron will after at a pay	27	Provide in sequence printout of balance Sheet along with
a y decree shire wil spyllic mire, nile no to a site entries whether the contract of	7.1	independent auditor report of last 3 financial year 2020-21, 2021-22, and 2022-23.
e novie i sessi novie danos dano senos en		Status: Submitted
AND THE RIGHT CONTRACTOR OF THE POPULATION OF TH	28	Financial resources of the project need to be met with project
		cost.



		7	RERA-GRG-1508-2023
Tradition.	a little et al la situation en la co		Status: Needs to be revised
		29	Loan sanction letter along with repayment schedule and
(t) ±	<ul> <li>pina glajenie r lu, oj julij proj - u</li> </ul>	har paperly to	disbursement schedule needs to be provided.
	354 5 25 -	l W Jarrym y	Status: Submitted but needs to clarified.
dig the	Latin mandaliday a ang ga	30	Copy of paid challan of EDC, IDC and license fee needs to be
			provided.
	ga 🚅 - rycz re-gieg prom	the leading of	Status: Submitted but needs to clarified.
	in tijhuto gd sa akaren	31	CA certificate for non-default needs to be provided.
	area shi street the other	Darie uhaje:	Status: Submitted
		32	CA Certificate for cost incurred and to be incurred needs to be
	or president of a before on the bring of	e la mario	submitted.
			Status: Submitted
		33	CA certificate for REP 1 needs to be provided.
			Status: Submitted
	The second secon	34	Cost of land according to the area applied for registration
	A Solven and a second and a		needs to be clarified.
	Prof. March State 1913		Status: Submitted
		35	Cash flow statement needs to be provided.
	- A	25-40	Status: Submitted
	*	36	Quarterly statement of expenditure needs to be provided.
			Status: Needs to be revised
		37	Details of project consultant (Architect, Structural Engineer,
			Chartered Accountant, MEP Consultant and proof consultant)
	Hilliam or solven and the comment of		needs to be provided along with KYC.
	Test Said Mile St. 18-11		Status: Submitted
	Remarks	1	Deficit amount Rs 3,51,99,792/
	TOMAC INS	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	Fire Scheme approval needs to be submitted. If applied, then
	A STATE OF THE PARTY OF THE PAR	-	copy of the same needs to be submitted. If applied, then
		5	
		3	11
		6	If applied, then copy of the same needs to be submitted. Environment clearance needs to be submitted.
		7	
		8	Copy of LC-IV needs to be submitted.
		0	Information to revenue department regarding entry of license in the revenue record needs to be submitted.
		9	
			Non-encumbrance certificate duly signed by Tehsildar needs to be resubmitted.
		10	
		10	Road access permission needs to be submitted.
		11	Mining permission needs to be submitted.
		12	Demarcation plan superimposed on approved layout plan
		1.2	needs to be submitted.
		13	Draft brochure/advertisement document of the project needs
		4.4	to be revised.
		14	Bank undertaking needs to be revised - Bank account holder
			name needs to be changed.

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण



to be revised.
D ' · · · · · · · · · · · · · · · · · ·
Project report along with brochure of current project and project photos needs to be revised.
Financial resources of the project need to be met with project
cost.
Loan sanction letter along with repayment schedule and disbursement schedule needs to be clarfied.
Copy of paid challan of EDC, IDC and license fee needs to be updated/clarified.
Quarterly statement of expenditure needs to be revised.

Ashish

**Chartered Accountant** 

Sumeet

**Engineering Officer** 

Day and Date of hearing	Monday and 12.02.2024			
Proceeding recorded by	Ram Niwas			

## PROCEEDINGS OF THE DAY

Proceedings dated: 12.02.2024.

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case. Shri S. Chaudhary (Head-Business Department) is present on behalf of the promoter. The AR of the promoter requests for one week's time to submit the remaining documents. Request is allowed.

Matter to come up on 19.02.2024.

(Sanjeev Kumar Arora) Member, HARERA (Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA