

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - Ambrosia**  
**RERA-GRG-1570-2024**

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Ambrosia	
2.	Name of the promoter	M/s Decent Buildhomes Pvt. Ltd. (Earlier Known as BNB Land Developers Pvt. Ltd.)	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 70, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Amarjeet Mehta and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1570-2024	
10.	License no.	40 of 2022 dated 12.04.2022	Valid up to 11.04.2027.
11.	Total licensed area	4.0375 acres	Area to be registered 4.0375 acres
12.	Projected completion date	REP- II needs to be revised.	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	40 of 2022 dated 12.04.2022.
	ii)	Zoning Plan Approval	DRG No. DG,TCP 9628 dated 21.09.2023
			Validity upto 11.04.2027

**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 संख्यांक 16





	iii)	Building Approval plan	ZP-1772/JD(RA)/2023/37407 dated 03.11.2023	02.11.2028
	iv)	Environmental Clearance	SEIAA/HR/2023/407 dated 09.11.2023	08.11.2033
	v)	Airport clearance height	PALM/NORTH/B/082423/779738 dated 05.09.2023	04.09.2031
	vi)	Fire approval scheme	FS/2024/49 dated 10.01.2024	
	vii)	Service plan and estimate approval	LC-3816/JE(SB)/2024/2473 dated 23.01.2024	
20.	<b>Fee Details</b>			
	<b>Registration Fee</b>		<b>Residential -</b> 41,256.371 * 2.71 * 10 = Rs 11,18,048/- <b>Commercial -</b> 3081.696 * 2.71 * 20 = Rs 1,67,030/- <b>Total - Rs 12,85,078/-</b>	
	<b>Processing Fee</b>		44,338.067 * 10 = Rs 4,43,380/-	
	<b>Late Fee</b>		N/A	
	<b>Total Fee</b>		<b>Rs 17,28,458/-</b>	
21.	<b>DD amount</b>		Rs. 4,43,350/- Rs. 12,90,000/-	
	<b>DD no. and date</b>		441868 dated 16.02.2024. 441867 dated 16.02.2024.	
	<b>Name of the bank issuing</b>		Kotak Mahindra Bank	
	<b>Deficient amount</b>		<b>NIL</b>	
22.	<b>File Status</b>		<b>Date</b>	
	<b>File received on</b>		23.02.2024	
	<b>First notice Sent on</b>		15.03.2024	
	<b>First hearing on</b>		18.03.2024	
23.	<b>Case History:</b>			
	<p>The Promoter M/s Decent Buildhomes Pvt. Ltd. (Earlier Known as BNB Land Developers Pvt. Ltd.) who is a Collaborator applied for the registration of real estate group housing colony namely "Ambrosia" located at Sector- 70, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66862 dated 23.02.2024 and RPIN- 723. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1570-2024. The project area for registration is 4.0375 acres as that of the licensed area i.e., 4.0375 acres granted under License no - 40 of 2022 dated 12.04.2022 which is valid upto 11.04.2027.</p> <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/723 dated 15.03.2024 was issued to the promoter with an opportunity of being heard on 18.03.2024.</p> <p>The status of the documents are mentioned below:</p>			





24.	<p>Present compliance status as on 18.03.2024 of deficiencies conveyed through notice dated 15.03.2024.</p>	<ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li><li>2. Online DPI needs to be corrected.</li><li>3. Approval NOC's from various agencies for connecting external services like road, Water supply and storm water needs to be submitted.</li><li>4. Layout plan superimposed on the demarcation plan needs to be submitted.</li><li>5. Land title search report needs to be revised after incorporating the Bar enrolment number of the advocate.</li><li>6. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>7. Information regarding the entry of license in the revenue record needs to be submitted.</li><li>8. Pert chart needs to be submitted.</li><li>9. Draft application form needs to be revised.</li><li>10. Draft Allotment letter needs to be revised.</li><li>11. Draft BBA needs to be revised.</li><li>12. Draft Conveyance Deed needs to be submitted.</li><li>13. Draft brochure and advertisement document needs to be submitted.</li><li>14. MOA &amp; AOA needs to be submitted (INC 33 &amp; 34 is not attested by CA or CS).</li><li>15. Directors detail as per GST Certificate is not reflected in Project Proponents and MCA.</li><li>16. KYC of Architect, Structural Engineer, CA, MEP Consultant needs to be submitted.</li><li>17. As per Independent Audit Report dated 31.03.2023 company is irregular in depositing undisputed statutory dues in respect of income tax &amp; GST. Whereas per CA Certificate company is regular in depositing undisputed dues to various competent authorities.</li><li>18. As per Independent Audit Report dated 31.03.2023 company has disclosed the impact of pending litigations in Note 33. Whereas no such Note is found.</li><li>19. Revise Bank Undertaking is required in the name of "Ambrosia i.e. (Project Name)".</li><li>20. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account.</li><li>21. CA certificate for Net worth of promoter needs to be submitted.</li><li>22. Cost of land as REP-1 is Rs 792.63 lakhs which include conversion &amp; license fee whereas per DPI it is Rs 403.75 lakhs.</li><li>23. REP II needs to be revised as occupancy date is not mentioned.</li><li>24. Board resolution is required from BNB Land Developers Pvt Ltd. (Builder) for authorizing the person who has sign the Collaboration agreement.</li><li>25. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted as it was certified on 03.06.2022.</li><li>26. EDC, IDC, License fee challan and schedule required if any paid for the project.</li></ol>
-----	---	---



		27. Original copy of Financial and inventory details certified by CA needs to be submitted. 28. Quarterly schedule of estimated sources needs to be submitted. 29. Quarterly schedule of estimated expenditure needs to be submitted. 30. Quarterly cash flow statement needs to be submitted 31. Project report needs to be submitted.
25.	Remarks	Notice dispatched on 15.03.2024.

*Ashish Dubey*

**Ashish Dubey**  
Chartered Accountant

*Ashish Kush*  
18/3/24

**Ashish Kush**  
Planning Executive

**Day and Date of hearing**

Monday and 18.03.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 18.03.2024

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Anil Kumar Verma (AR) and Sh. Tarun Ranga (Legal Representative) are present on behalf of the promoter.

The AR is submitting the reply today to the deficiencies conveyed by the Authority which be scrutinized by the office. Further, no 3<sup>rd</sup> party rights were created in respect of the applied area for registration. The promoter to explain and justify the reasons for such a long period proposed for completion of the project. A public notice in three news papers shall be made for objections regarding change of name of company and creation of third party rights, if any. The promoter is directed to depute a responsible official well versed with the case on the next date of hearing.

The matter to come up on 08.04.2024.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)  
Member, HARERA

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun Kumar*  
(Arun Kumar)  
Chairman, HARERA