

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	Sapphire 84	
2.	Name of the promoter	M/s Ameya Commercial Projects Pvt Ltd	
3.	Nature of the project	Commercial Colony	
4.	Location of the project	Sector-84, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Ramprastha Towers Pvt Ltd, Jai Propbuild Pvt Ltd, SA Infracon Pvt Ltd and Ramprastha Housing Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.11.2028	
10.	Online application ID	RERA-GRG-PROJ-1464-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	44 of 2019 dated 05.03.2019	valid upto 04.03.2024
18.	Total licensed area	2.55 acres	Area to be registered 2.55 acres
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Validity up to
	i)	License Approval	44 of 2019 dated 05.03.2019 04.03.2024
	ii)	Zoning Plan Approval	DRG No. DTCP - 6887 dated 06.03.2019 N/A
	iii)	Building plan Approval	Not submitted

**HARERA****GURUGRAM**

Sapphire 84

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	iv)	<b>Environmental Clearance</b>	SEIAA/HR/2019/302 dated 06.09.2019	05.09.2026
	v)	<b>Airport height clearance</b>	Not submitted	
	vi)	<b>Fire scheme approval</b>	Not submitted	
	vii)	<b>Service plan and estimate approval</b>	Not submitted	
<b>20.</b>	<b>Fee details - Based on applied building plans</b>			
		<b>Registration fee</b>	18368.64 * 1.78 * 20 = Rs 6,53,924/-	
		<b>Processing fee</b>	18368.64 * 10 = Rs 1,83,686/-	
		<b>Late fee</b>	N/A	
		<b>Total</b>	Rs 8,37,610/-	
<b>21.</b>		<b>DD amount</b>	Rs. 8,14,000/-	
		<b>DD no. and date</b>	156276 dated 20.10.2023	
		<b>Name of the bank issuing</b>	Bank of Baroda	
		<b>Deficient amount</b>	Rs 23,610/-	
<b>22.</b>		<b>File Status</b>	<b>Date</b>	
		<b>File received on</b>	25.10.2023	
		<b>First notice Sent on</b>	16.11.2023	
		<b>First hearing on</b>	20.11.2023	
		<b>Second hearing on</b>	01.04.2024	
<b>23.</b>	<b>Case History:-</b>			
	<p>The promoter M/s Ameya Commercial Projects Pvt Ltd. who is a collaborator had applied for the registration of real estate project namely "<b>Sapphire 84</b>" located at Sector-84, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 60777 dated 25.10.2023 and RPIN-664. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1464-2023. The project area for registration is same as that of the licensed area i.e., 2.55 acres. License no - 44 of 2019 dated 05.03.2019 valid up to 04.03.2024.</p>			
	<p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/664 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p>			
	<p><b>On 20.11.2023</b>, 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 notice dated 16.11.2023. 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.</p>			

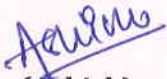
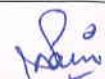
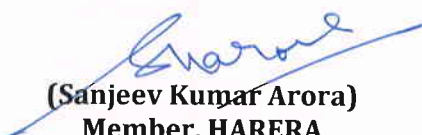
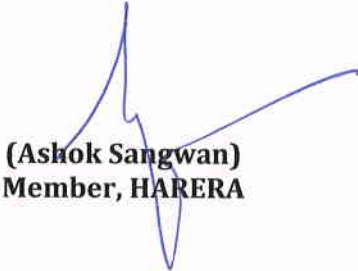


	<p><b>A show cause notice dated 01.03.2024 was issued to the promoter as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016 against which no reply submitted by the promoter.</b></p> <p>The promoter has submitted reply on 16.01.2024, 29.02.2024 &amp; 22.03.2024 which are scrutinized and the status of the documents is mentioned below:</p>	
<p><b>24. Present compliance status as on 01.04.2024 of the deficiencies conveyed in the notice dated 16.11.2023.</b></p>		<ol style="list-style-type: none"> <li>1 Deficit fee Rs. 23,610/- needs to be submitted. However, the fee has been calculated based on applied building plans and if there comes any change in the approved building plans than the same shall be payable accordingly. Status: Not submitted.</li> <li>2 Affidavit regarding no advertisement, marketing, booking, selling (as per section 3 of the RERA, 2016) needs to be submitted. <b>Status: Submitted.</b></li> <li>3 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: Not submitted</li> <li>4 Online DPI needs to be corrected. Status: Not submitted</li> <li>5 Approved building plans needs to be submitted. Status: Not submitted</li> <li>6 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted. Status: Not submitted</li> <li>7 Fire Scheme approval needs to be submitted. Status: Not submitted</li> <li>8 Airport Height Clearance needs to be submitted. Status: Affidavit submitted that project is low rise where height is less than 30 mtr. However, building plans not submitted.</li> <li>9 Collaboration agreement needs to be clarified and copy of GPA executed also needs to be submitted. Status: Not submitted</li> <li>10 Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Jamabandi and aks-shajra submitted.</b> Mutation not submitted.</li> <li>11 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted. Status: Not submitted</li> </ol>

	<p>12 Information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted. Status: Not submitted</p> <p>13 Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Not submitted</p> <p>14 Copy of revalidated electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>15 Mining permission needs to be submitted. Status: Promoter submits that they will obtain at the time of commencement of mining work as it is a short term permit.</p> <p>16 Approval of various agencies regarding the permission for external services like road access permission, sewerage &amp; storm water drainage needs to be submitted. Status: <b>Sewerage &amp; storm water drainage submitted.</b> Road access pending.</p> <p>17 Approved demarcation plan needs to be submitted. Status: Not submitted</p> <p>18 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted. Status: Not submitted</p> <p>19 Pert chart needs to be submitted. <b>Status: Submitted.</b></p> <p>20 Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format. Status: Not submitted</p> <p>21 Draft brochure/advertisement document of the project needs to be submitted. Status: Not submitted</p> <p>22 Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted</p> <p>23 Project report needs to be submitted. Status: Needs to be revised</p> <p>24 Project proponents needs to be Submitted. <b>Status: Submitted</b></p> <p>25 Bank undertaking needs to be provided in the prescribed format. Status: Not submitted</p> <p>26 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.</p>
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		<p>Status: Not submitted</p> <p>27 Quarterly schedule of estimated expenditure needs to be Submitted. Status: Needs to be revised</p> <p>28 Annual balance sheet for the last 3 financial year needs to be submitted. Status: Not submitted</p> <p>29 Cash flow statement needs to be submitted. <b>Status: Submitted</b></p> <p>30 The board resolution duly acknowledged for operation of bank account needs to be submitted along with KYC of authorised person. Status: Needs to be revised</p> <p>31 CA certificate for total estimated cost needs to be match with DPI. <b>Status: Submitted</b></p> <p>32 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be Submitted. <b>Status: Submitted</b></p> <p>33 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted. Status: Not submitted</p> <p>34 CA certificate for REP 1 needs to be submitted. <b>Status: Submitted</b></p> <p>35 CA certificate for expenditure incurred needs to be revised. Status: Needs to be revised</p> <p>36 ROC statement needs to be provided. Status: Not submitted</p> <p>37 Undertaking regarding no loan on project land needs to be submitted. <b>Status: Submitted</b></p>
	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1 Deficit fee Rs. 23,610/- needs to be submitted. However, the fee has been calculated based on applied building plans and if there comes any change in the approved building plans than the same shall be payable accordingly.</li> <li>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.</li> <li>3 Online DPI needs to be corrected.</li> <li>4 Approved building plans needs to be submitted.</li> </ol>

		<ol style="list-style-type: none"> <li>5 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted.</li> <li>6 Fire Scheme approval needs to be submitted.</li> <li>7 Airport Height Clearance needs to be submitted.</li> <li>8 Collaboration agreement needs to be clarified and copy of GPA executed also needs to be submitted.</li> <li>9 Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.</li> <li>10 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted.</li> <li>11 Information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted.</li> <li>12 Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.</li> <li>13 Copy of revalidated electrical load availability connection needs to be submitted.</li> <li>14 Mining permission needs to be submitted.</li> <li>15 Road access permission needs to be submitted.</li> <li>16 Approved demarcation plan needs to be submitted.</li> <li>17 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted.</li> <li>18 Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format.</li> <li>19 Draft brochure/advertisement document of the project needs to be submitted.</li> <li>20 Cost of the land needs to be clarified according to the area applied for the registration.</li> <li>21 Project report needs to be revised.</li> <li>22 Bank undertaking needs to be provided in the prescribed format.</li> <li>23 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.</li> <li>24 Quarterly schedule of estimated expenditure needs to be revised.</li> <li>25 Annual balance sheet for the last 3 financial year needs to be submitted.</li> <li>26 The board resolution duly acknowledged for operation of bank account needs to be revised along with KYC of authorised person.</li> <li>27 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted.</li> <li>28 CA certificate for expenditure incurred needs to be revised.</li> </ol>
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	29	ROC statement needs to be provided.
 <b>(Ashish)</b> <b>Chartered Accountant</b>		 <b>(Sumeet)</b> <b>Engineering Officer</b>
<b>Day and Date of hearing</b>	Monday and 01.04.2024	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 01.04.2024		
Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project.		
Sh. Akshit Gupta (AR) is present on behalf of the promoter and states that approval of revised building plans has been obtained from DTCP and approved plans are being submitted today and seeks two weeks' time for submission of remaining deficit documents. Further the AR states that no 3 <sup>rd</sup> party rights or any booking in respect of project has been made and hence no consent of allottees is required and a public notice to this effect shall also be issued in two prominent newspapers one Hindi and one English inviting objections if any.		
The matter to come up on 22.04.2024.		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
	 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>	

