



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.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	44 of 2019 dated 05.03.2019
	ii)	Zoning Plan Approval	DRG No. DTCP - 6887 dated 06.03.2019
	iii)	Revised Building plan Approval	ZP-1304/PA(DK)/2024/11068 dated 28.03.2024
	iv)	Environmental Clearance	SEIAA/HR/2019/302 dated 06.09.2019
			Validity up to
			04.03.2024 (Expired)
			N/A
			27.03.2029
			05.09.2026

	v)	Airport height clearance	N/A (Height less than 30 mtr)
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Not submitted
20.	Fee details - Based on approved revised building plans		
		Registration fee	18987.806 * 1.84 * 20 = Rs 6,98,751/-
		Processing fee	18987.806 * 10 = Rs 1,89,878/-
		Late fee	N/A
		Total	Rs 8,88,629/-
21.		DD amount	Rs. 8,14,000/- Rs. 75,000/-
		DD no. and date	156276 dated 20.10.2023 156424 dated 19.04.2024
		Name of the bank issuing	Bank of Baroda
		Deficient amount	Nil
22.		File Status	Date
		File received on	25.10.2023
		First notice Sent on	16.11.2023
		First hearing on	20.11.2023
		Second hearing on	01.04.2024
		Third hearing on	22.04.2024
		Fourth hearing on	13.05.2024
23.	Case History:-		
	<p>The promoter M/s Ameya Commercial Projects Pvt Ltd. who is a collaborator had applied for the registration of real estate project namely "Sapphire 84" 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>On 20.11.2023, 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</p>		



their application for registration of project may not be rejected following the due procedure under the Act of 2016.

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.

The promoter has submitted reply on 16.01.2024, 29.02.2024 & 22.03.2024 which are scrutinized and the deficiencies conveyed to the promoter.

On 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 3rd 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.

A public notice was issued in two newspapers one Hindi and one English i.e., Jan Satta and The Indian Express dated 09.04.2024 inviting objections if any from any concerned regarding advertisement, marketing, sale in the project. The last day of filing objections was 18.04.2024 and till that date no objections received in the authority.

The promoter has submitted reply on 28.03.2024, 03.04.2024, 10.04.2024, 12.04.2024 and 16.04.2024 which are scrutinized and the deficiencies conveyed to the promoter.

On 22.04.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Akshat Gupta (AR) is present on behalf of the promoter. The AR of the promoter seeks a short adjournment to rectify the deficiencies. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter to come up on 13.05.2024.

The promoter has submitted reply on 19.04.2024, 22.04.2024 and 26.04.2024 which are scrutinized and the status of the documents is mentioned below:

24.	Present compliance status as on 13.05.2024 of the deficiencies conveyed in the last hearing dated 22.04.2024.	<ol style="list-style-type: none">1 License expired on 04.03.2024. Copy of revalidated license needs to be submitted. Status: Not submitted.2 Deficit fee Rs. 74,629/- needs to be submitted based on revised building plans approval. Status: Submitted vide DD no 156424 dated 19.04.2024 amount Rs 75,000/-.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 submitted4 Online DPI needs to be corrected. Status: Not submitted5 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted.
------------	--	---



- Status: Not submitted
- 6 Fire Scheme approval needs to be submitted.
Status: Not submitted
- 7 Collaboration agreement needs to be clarified and copy of GPA executed also needs to be submitted.
Status: Submitted but needs to be clarified.
- 8 Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.
Status: Submitted.
- 9 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted.
Status: Not submitted
- 10 Information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted.
Status: Submitted.
- 11 Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.
Status: Not submitted
- 12 Copy of revalidated electrical load availability connection needs to be submitted.
Status: Submitted updated which is valid till validity of license.
- 13 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.
- 14 Road access permission needs to be submitted.
Status: Applied dated 10.04.2024.
- 15 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted.
Status: Submitted.
- 16 Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed needs to be submitted as per prescribed format.
Status: **Application form, allotment letter submitted** and BBA, Conveyance deed needs to be revised.
- 17 Draft brochure/advertisement document of the project needs to be submitted.
Status: Needs to be revised.
- 18 Cost of the land needs to be clarified according to the area applied for the registration.
Status: Needs to be revised
- 19 Project report needs to be submitted.
Status: Needs to be revised
- 20 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.



	<p>Status: Not submitted</p> <p>21 Quarterly schedule of estimated expenditure needs to be Submitted. Status: Needs to be revised</p> <p>22 Annual balance sheet for the last 3 financial year needs to be submitted. Status: Submitted but clarification required</p> <p>23 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>24 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted. Status: Submitted but EDC challan also needs to be provided</p> <p>25 CA certificate for expenditure incurred needs to be revised. Status: Needs to be revised</p> <p>26 ROC statement needs to be provided. Status: Creation of charge form (CHG) needs to be submitted</p>
Remarks	<p>1 License expired on 04.03.2024. Copy of revalidated license needs to be submitted.</p> <p>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.</p> <p>3 Online DPI needs to be corrected.</p> <p>4 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted.</p> <p>5 Fire Scheme approval needs to be submitted.</p> <p>6 Collaboration agreement needs to be clarified and copy of GPA executed also needs to be clarified.</p> <p>7 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted.</p> <p>8 Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.</p> <p>9 Mining permission needs to be submitted.</p> <p>10 Road access permission needs to be submitted.</p> <p>11 Allottee related draft documents i.e., BBA and Conveyance deed needs to be submitted as per prescribed format.</p> <p>12 Draft brochure/advertisement document of the project needs to be revised.</p> <p>13 Cost of the land needs to be clarified according to the area applied for the registration.</p>

		14 Project report needs to be revised. 15 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. 16 Quarterly schedule of estimated expenditure needs to be revised. 17 Annual balance sheet for the last 3 financial year needs to be clarified. 18 The board resolution duly acknowledged for operation of bank account needs to be revised along with KYC of authorised person. 19 Copy of paid challan of EDC needs to be submitted. 20 CA certificate for expenditure incurred needs to be revised. 21 Creation of charge form (CHG) needs to be submitted.
--	--	---

Ashish

(Ashish)
Chartered Accountant

Sumeet

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 13.05.2024
--------------------------------	-----------------------

Proceeding recorded by	Ram Niwas
-------------------------------	-----------

PROCEEDINGS OF THE DAY

Proceedings dated: 13.05.2024

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

Sh. Akshat Gupta (AR) is present on behalf of the promoter.

Sh. Saurabh Rana (AR) is present on behalf of SA Infracon Pvt Ltd and Ramprastha Housing Pvt Ltd (Landowners).

The AR of the promoter states that reply to the deficiencies stand submitted on 09.05.2024 and the license of the project has been renewed and copy of the same is being submitted today along with other deficit documents. The office to examine the replies submitted by the promoter on 09.05.2024 and being submitted today.

The matter to come up on 20.05.2024.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

V. I
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA