



**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 04.03.2026
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 04.03.2026
	ii)	Zoning Plan Approval	DRG No. DTCP - 6887 dated 06.03.2019 N/A
	iii)	Revised Building plan Approval	ZP-1304/PA(DK)/2024/11068 dated 28.03.2024 27.03.2029



	<b>iv)</b>	<b>Environmental Clearance</b>	SEIAA/HR/2019/302 dated 06.09.2019	05.09.2026
	<b>v)</b>	<b>Airport height clearance</b>	N/A (Height less than 30 mtr)	
	<b>vi)</b>	<b>Fire scheme approval</b>	FS/2024/664 dated 14.05.2024	
	<b>vii)</b>	<b>Service plan and estimate approval</b>	LC-2901/Asstt(RK)/2024/14033 dated 09.05.2024	
<b>20.</b>	<b>Fee details - Based on approved revised building plans</b>			
		<b>Registration fee</b>	18987.806 * 1.84 * 20 = Rs 6,98,751/-	
		<b>Processing fee</b>	18987.806 * 10 = Rs 1,89,878/-	
		<b>Late fee</b>	N/A	
		<b>Total</b>	Rs 8,88,629/-	
<b>21.</b>	<b>DD amount</b>	Rs. 8,14,000/- Rs. 75,000/-		
	<b>DD no. and date</b>	156276 dated 20.10.2023 156424 dated 19.04.2024		
	<b>Name of the bank issuing</b>	Bank of Baroda		
	<b>Deficient amount</b>	Nil		
<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>Third hearing on</b>	22.04.2024		
	<b>Fourth hearing on</b>	13.05.2024		
	<b>Fifth hearing on</b>	20.05.2024		
<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</p>			

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.

**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:

**On 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.

The promoter has submitted reply on 08.05.2024, 09.05.2024, 13.05.2024 and 20.05.2024 which are scrutinized and the status of the documents is mentioned below:

<p>24.</p>	<p><b>Present compliance status as on 20.05.2024 of the deficiencies conveyed in the last hearing dated 13.05.2024.</b></p>	<ol style="list-style-type: none"> <li>1 License expired on 04.03.2024. Copy of revalidated license needs to be submitted. <b>Status: Submitted. Valid till 04.03.2026 vide memo no. LC-2901/Asstt(RK)/2024/9718 dated 15.03.2024.</b></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. Status: Not submitted</li> <li>3 Online DPI needs to be corrected. Status: Not submitted</li> <li>4 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted. <b>Status: Submitted. Memo no. LC-2901/Asstt(RK)/2024/14033 dated 09.05.2024.</b></li> <li>5 Fire Scheme approval needs to be submitted. <b>Status: Submitted. Memo no. FS/2024/664 dated 14.05.2024.</b></li> <li>6 Collaboration agreement needs to be clarified and copy of GPA executed also needs to be submitted. <b>Status: Submitted and clarified along with sharing area/units of landowners and developer duly signed by both the parties.</b></li> <li>7 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted. <b>Status: Submitted wherein some part of land is mortgaged with DTCP.</b></li> <li>8 Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. <b>Status: Submitted</b></li> <li>9 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.</li> <li>10 Road access permission needs to be submitted. Status: Applied dated 10.04.2024.</li> <li>11 Allottee related draft documents i.e., BBA and Conveyance deed needs to be submitted as per prescribed format. <b>Status: Submitted.</b></li> <li>12 Draft brochure/advertisement document of the project needs to be revised. <b>Status: Submitted.</b></li> <li>13 Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></li> </ol>
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	<b>Remarks</b>	<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 Road access permission needs to be submitted.</p> <p>5 Project report needs to be revised.</p> <p>6 Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.</p> <p>7 Quarterly schedule of estimated expenditure needs to be revised.</p> <p>8 Annual balance sheet for the last 2 financial year submitted but NOC of loan needs to be submitted.</p> <p>9 CA certificate for expenditure incurred needs to be revised.</p> <p>10 Creation of charge form (CHG) needs to be submitted.</p>

**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI,



corrections in online (A-H) form, road access permission, Mining Permission and some financial documents mentioned above.

The promoter shall submit the road access permission within 4 months from the date of issuance of registration certificate and mining permission before commencement of construction.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

*Suruchi Pandey*

**(Suruchi Pandey)**  
Chartered Accountant

*Sumeet*

**(Sumeet)**  
Engineering Officer

<b>Day and Date of hearing</b>	Monday and 20.05.2024
<b>Proceeding recorded by</b>	HR Mehta

**PROCEEDINGS OF THE DAY**

Proceedings dated: 20.05.2024

Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

Sh. Akshat Gupta, Saurabh Rana and Mrityunjay Kumar, Authorized representatives are present on behalf of the promoter.

The AR of the promoter states that fire scheme approval has been received and copy alongwith the plans is submitted today. Further, the road access permission has been applied and shall be submitted within four months of grant of registration of project and if the same is not submitted within stipulated period, the necessary action may be initiated. Further the necessary corrections in financial documents shall also be made within 2 days.

Approved as proposed subject to rectification/reconciliation of the financial statements made in the form A-H and DPI along with documents.

*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