

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	OC-30.06.2031 CC- 31.12.2031		
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	Validity upto
	i)	License Approval	40 of 2022 dated 12.04.2022.	11.04.2027

	ii)	Zoning Approval Plan	DRG No. DG,TCP 9628 dated 21.09.2023	
	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 height clearance	PALM/NORTH/B/082423/779738 dated 05.09.2023	04.09.2031
	vi)	Fire scheme approval	FS/2024/49 dated 10.01.2024	
	vii)	Service plan and estimate approval	LC-3816/JE(SB)/2024/2473 dated 23.01.2024	
20.	Fee Details			
	Registration Fee		Residential - 41,256.371 * 2.71 * 10 = Rs 11,18,048/- Commercial - 3081.696 * 2.71 * 20 = Rs 1,67,030/- Total - Rs 12,85,078/-	
	Processing Fee		44,338.067 * 10 = Rs 4,43,380/-	
	Late Fee		N/A	
	Total Fee		Rs 17,28,458/-	
21.	DD amount		Rs. 4,43,350/- Rs. 12,90,000/-	
	DD no. and date		441868 dated 16.02.2024. 441867 dated 16.02.2024.	
	Name of the bank issuing		Kotak Mahindra Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		23.02.2024	
	First notice Sent on		15.03.2024	
	First hearing on		18.03.2024	
23.	Case History:			
	<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 1st 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>Proceedings dated: 18.03.2024</p> <p>Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Anil Kumar Verma (AR) and Sh. Tarun Ranga (Legal Representative) are present on behalf of the promoter.</p> <p>The AR is submitting the reply today to the deficiencies conveyed by the Authority which be scrutinized by the office. Further, no 3rd 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.</p> <p>The matter to come up on 08.04.2024.</p> <p>The promoter submitted a reply on 29.03.2024 after scrutiny it is found that the promoter submitted copy of public notice published on 27.03.2024 in three newspaper (The Tribune, The Hindustan Tiimes and Dainik Bhaskar) as per the directions of the Authority in proceedings dated 18.03.2024. The status of the documents are mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 08.04.2024 of deficiencies conveyed through hearing dated 18.03.2024</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status:- Not done 2. Online DPI needs to be corrected. Status:-Not done 3. Approval NOC's from various agencies for connecting external services like road, Water supply and storm water needs to be submitted. Status:- Submitted 4. Layout plan superimposed on the demarcation plan needs to be submitted. Status:- Submitted 5. Land title search report needs to be revised after incorporating the Bar enrolment number of the advocate. Status:- Submitted 6. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status:- Submitted 7. Information regarding the entry of license in the revenue record needs to be submitted. Status:- Submitted 8. Pert chart needs to be submitted. Status:- Submitted 9. Draft application form needs to be revised. Status:- Submitted 10. Draft Allotment letter needs to be revised. Status:- Submitted 11. Draft BBA needs to be revised. Status:- Submitted 12. Draft Conveyance Deed needs to be submitted. Status:- Submitted

		<p>13. Draft brochure and advertisement document needs to be submitted. Status:-</p> <p>14. MOA & AOA needs to be submitted (INC 33 & 34 is not attested by CA or CS). Status:- Submitted</p> <p>15. Directors detail as per GST Certificate is not reflected in Project Proponents and MCA. Status:- Submitted</p> <p>16. KYC of Architect, Structural Engineer, CA, MEP Consultant needs to be submitted. Status:- Submitted</p> <p>17. As per Independent Audit Report dated 31.03.2023 company is irregular in depositing undisputed statutory dues in respect of income tax & GST. Whereas per CA Certificate company is regular in depositing undisputed dues to various competent authorities. Status:- Submitted</p> <p>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. Status:- Submitted</p> <p>19. Revise Bank Undertaking is required in the name of "Ambrosia i.e. (Project Name)". Status:- Submitted</p> <p>20. Board resolution is required in compliance of 70% collection in RERA A/c with specific project name account. Status:- Submitted</p> <p>21. CA certificate for Net worth of promoter needs to be submitted. Status:- Submitted</p> <p>22. Cost of land as REP-1 is Rs 792.63 lakhs which include conversion & license fee whereas per DPI it is Rs 403.75 lakhs. Status:- Not Done</p> <p>23. REP II needs to be revised as occupancy date is not mentioned. Status:- Submitted</p> <p>24. Board resolution is required from BNB Land Developers Pvt Ltd. (Builder) for authorizing the person who has sign the Collaboration agreement. Status:- Submitted</p> <p>25. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted as it was certified on 03.06.2022. Status:- Submitted</p> <p>26. EDC, IDC, License fee challan and schedule required if any paid for the project. Status:- Need to be clarified</p> <p>27. Original copy of Financial and inventory details certified by CA needs to be submitted. Status:-</p> <p>28. Quarterly schedule of estimated sources needs to be submitted. Status:- Need to be revise</p> <p>29. Quarterly schedule of estimated expenditure needs to be submitted.</p>
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25.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Cost of land as REP-1 is Rs 792.63 lakhs which include conversion & license fee whereas per DPI it is Rs 403.75 lakhs. 4. EDC, IDC, License fee challan and schedule required if any paid for the project. 5. Original copy of Financial and inventory details certified by CA needs to be submitted. 6. Quarterly schedule of estimated sources needs to be submitted. 7. Quarterly schedule of estimated expenditure needs to be submitted. 8. Quarterly cash flow statement needs to be submitted.

Recommendation: 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 correction in DPI, REP-1(A to H) and financial deficiencies.

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

Ashish Dubey

Ashish Dubey
Chartered Accountant

Prachi Singh

Prachi Singh
Planning Executive

Day and Date of hearing

Monday and 08.04.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.04.2024.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Sanjay Garg (AR) and Sh. Tarun Ranga (AR) are present on behalf of the promoter.

The AR of the company has submitted to revise the project completion date i.e., upto 30.06.2030 for OC and 31.12.2030 for CC along with schedule of completion of the project and correction of above deficiencies.

Approved subject to corrections as above.

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

