

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	AIPL Joy District	
2.	Name of the promoter	M/s Advance India Projects Pvt Ltd	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 88, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of license holder	M/s AMB Infrabuild Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2028	
10.	Online application ID	RERA-GRG-PROJ-1825-2024	
11.	QPR Compliances	RC 07 of 2024 dated 02.02.2024 - Submitted	
12.	4(2)(I)(D) Compliances	RC 07 of 2024 dated 02.02.2024 - Submitted	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	NIL	
16.	RC Conditions Compliances (RC 07 of 2024)	NIL	
17.	Number of Towers	1	
18.	Number of units	1480	
19.	Total Project cost	1564.62 Crores	
20.	Project Expenditure So far	113.68 Crores	
21.	Estimates expenditure for completion so far	1450.94 Crores	
22.	License no.	56 of 2013 dated 10.07.2013	Valid till 09.07.2025
23.	Total area	10.4375 acres	Area to be registered 10.4375 acres
24.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	56 of 2013 dated 10.07.2013 09.07.2025
	ii)	Zoning Plan Approval	Drg. DGTCP 3989 dated 10.07.2013 N/A
	iii)	Revised Building plan Approval	ZP-931/SD(DK)/2021/31850 dated 16.12.2021 15.12.2026
		Revised Building plan Approval	ZP-931-VOL-III/JD(RA)/2024/38915 dated 10.12.2024 09.12.2029



	iv)	Environmental Clearance	SEAC/HR/2024/054 dated 07.06.2024	06.06.2034
	v)	Airport height clearance	NOC ID - PALM/NORTH/B/110519/433530 dated 06.11.2019	As per NOC height clearance not required from AAI
	vi)	Fire scheme approval	FS/2024/62 dated 13.01.2024	-
		Revised Fire scheme approval	Applied on 10.01.2025	
	vii)	Service plan and estimate approval	LC-2865/JE(SK)/2024/1548 dated 15.01.2024	
		Revised Service plan and estimate approval	Applied on 10.12.2024	
25.	Fee details			
	(a)	Registration fee	78986.923 * 1.87 * 20 = Rs 29,54,111/-	
	(b)	Processing fee	78986.923 * 10 = Rs 7,89,869/-	
	(c)	Late fee	Rs 1,03,39,388/- (350% of registration fee)	
	(d)	Total	Rs 1,40,83,368/-	
	DD Details			
	(a)	DD/RTGS amount	Rs 10,00,000/- Rs 8,44,077/- Rs 7,43,100/- Rs 2,28,036/- Rs 7,39,200/- Rs 1,05,28,955/- Rs 7,89,870/- Rs 5000/- Rs 1,00,000/- Rs 6,84,868/-	
	(b)	DD/RTGS no. and date	044121 dated 25.09.2017 044120 dated 25.09.2017 004265 dated 14.11.2019 RTGS - HDFC52022031052650467 dated 10.03.2022 RTGS - HDFC52022040759711737 dated 07.04.2022 RTGS - HDFCR52022051869080919 dated 18.05.2022 005265 dated 14.11.2023 005764 dated 02.12.2024 000033 dated 11.12.2024 005792 dated 30.12.2024	
	(c)	Name of the bank issuing	HDFC Bank	
	(d)	Processing fee forfeited for first registration application	Rs 7,89,869/-	
	(e)	Processing fee forfeited for revised registration	Rs 7,89,869/-	



	application	
(f)	Fee Paid but considered for this application	Rs 1,33,98,500/-
(g)	Deficient amount	NIL
26.	File Status	Date
	File received on	17.12.2024
	First notice Sent on	02.01.2025
	First hearing on	08.01.2025
	Second hearing on	20.01.2025
	Third hearing on	05.02.2025
	Deficiency notice sent on	06.02.2025
	Fourth Hearing on	11.02.2025
27.	Case History: The Promoter M/s Advance India Projects Ltd who is change of developer (COD) applied for the amendment of registration of real estate commercial colony registered vide RC no. 07 of 2024 dated 02.02.2024 for project namely “AIPL Joy District” located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83637 dated 11.12.2024 and RPIN-842. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1825-2024. Earlier the Promoter M/s AMB Infrabuild Pvt. Ltd. who is a licensee applied for the registration of real estate commercial colony namely “AMB Selfie Walk” located at Sector-88, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30846 dated 08.04.2022 and RPIN-452. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1035-2022. Accordingly, the authority registered the project vide RC no. 40 of 2022 dated 23.05.2022 valid till 30.06.2028. after that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-2865/JE(SK)/2023/38237 dated 09.11.2023 granted in-principle approval of change of developer (COD) from M/s AMB Infrabuild Pvt. Ltd to M/s Advance India Projects Ltd. Accordingly, M/s Advance India Projects Ltd applied for amendment of earlier registration no. 40 of 2022. Further, the Authority considering the facts register the project vide registration no. 07 of 2024 dated 02.02.2024 which was valid upto 30.06.2028 and subsumed the registration certificate no. 40 of 2022 dated 23.05.2022. Now, the building plans has been revised vide no. ZP-931-VOL-III/JD(RA)/2024/38915 dated 10.12.2024 and the promoter has applied for the amendment in the registration certificate. The application for amendment of registration was scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/842 dated 02.01.2025 with an opportunity of hearing on 08.01.2025. On 08.01.2025, the matter was adjourned and fixed for 20.01.2025. The promoter has submitted a reply on 03.01.2025 which was scrutinized and the status of documents is mentioned below: On 20.01.2025, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Ms. Julie Jha (AR), Sh. Vijay Singh (AR) are present on behalf of the promoter. The AR of the promoter states that the building plans have been revised on 10.12.2024	



and they have submitted the consent of 208 unique allottees out of 284 unique allottees out of total 317 sold units regarding the revision in building plans. The Authority decides to issue a public notice of 10 days for inviting objections from the allottees in atleast three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the building plans. Further, the office to randomly verify the consents submitted by the promoter. The matter to come up on 05.02.2025 at 3 pm.

The promoter has submitted a reply on 24.01.2025 which was scrutinized and the status of documents is mentioned below:

As per the direction of the Authority in its proceedings dated 20.01.2025, the promoter has published the Public Notice in three newspapers i.e., The Times of India (English), The Tribune (English) and NBT Nav Bharat Times (Hindi) dated 23.01.2025 for objections till 01.02.2025.

No objections has been received in respect of public notice dated 23.01.2025.

As per the directions of the Authority in proceedings dated 20.01.2025, the consents have been verified randomly.

On 05.02.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Ms. Julie Jha (AR), Sh. Vijay Singh (AR) are present on behalf of the promoter. The promoter has submitted the consents of more than two-third existing allottees in the project. Accordingly, a public notice was published in three newspapers i.e., The Times of India (English), The Tribune (English) and NBT Nav Bharat Times (Hindi) dated 23.01.2025 for inviting objections till 01.02.2025 regarding revision in the building plans of the project. No objections have been received in the Authority against the same and none appeared before the Authority today. The concerned official of the Authority is directed to convey the deficiencies, if any in the application. The matter is adjourned and to come up on 11.02.2025 at 3 pm.

As per the direction of the Authority in proceedings dated 05.02.2025, the deficiency notice is issued to the promoter vide no. HARERA/GGM/RPIN/842 dated 06.02.2025 with an opportunity of hearing on 11.02.2025.

The promoter has submitted a reply on 07.02.2025 which was scrutinized and the status of documents is mentioned below:

28. Present compliance status as on 11.02.2025 of the deficiencies conveyed in notice dated 06.02.2025.	1. Deficit Fee – Rs 6,84,868/- needs to be submitted. Status: Submitted an amount of Rs 6,84,868 vide DD no. 005792 dated 30.12.2024. 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Copy of fresh LC-IV needs to be submitted. Status: Submitted. 5. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 10.01.2025, receipt attached. 6. Revised Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
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		Status: Applied on 10.12.2024, receipt attached. 7. Details of the area (units) allotted to the land owners needs to be submitted. Status: Submitted but not signed by both the parties. 8. Approval NOC's from various agencies for connecting external services like road needs to be submitted. Status: Submitted. Approved dated 01.03.2024. 9. Latest land title search report needs to be revised after incorporation of bar enrolment number of the Advocate. Status: Submitted. 10. Pert chart needs to be submitted. Status: Submitted. 11. Draft application form needs to be revised. Status: Submitted but needs to be revised. 12. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised. 13. Draft Builder buyer agreement needs to be revised. Status: Submitted but needs to be revised. 14. Draft Conveyance deed needs to be revised. Status: Submitted but needs to be revised. 15. Draft brochure needs to be revised. Status: Submitted but needs to be revised. 16. Land cost needs to be clarified according to area apply for registration. Status: Submitted but needs to be clarified. 17. Project report needs to be submitted. Status: Submitted. 18. KYC of project consultant needs to be submitted. Status: Submitted. 19. Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted. Status: Submitted. 20. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: DPI needs to be revised. 21. Cash flow statement needs to be revised. Status: Submitted but needs to be revised. 22. COI needs to be submitted. Status: Submitted. 23. Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted. 24. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.
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		25. CA certificate for net worth needs to be submitted. Status: Submitted but needs to be revised. 26. CA certificate for REP I need to be submitted. Status: Submitted. 27. Affidavit regarding no loan of project land needs to be submitted. Status: Submitted. 28. CA certificate for inventory needs to be submitted. Status: Submitted but needs to be revised.
29.	Remarks	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. 2. Online DPI needs to be corrected. 3. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 10.01.2025, receipt attached. 4. Revised Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 10.12.2024, receipt attached. 5. Details of the area (units) allotted to the land owners needs to be submitted. 6. Draft application form needs to be revised. 7. Draft Allotment letter needs to be revised. 8. Draft Builder buyer agreement needs to be revised. 9. Draft Conveyance deed needs to be revised. 10. Draft brochure needs to be revised. 11. Land cost needs to be clarified according to area apply for registration. 12. CA certificate for expenditure incurred and to be incurred needs to be revised. 13. Cash flow statement needs to be revised. 14. CA certificate for net worth needs to be revised. 15. CA certificate for inventory needs to be revised.

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 correction in A to H, corrections in online DPI, Revised Fire scheme approval and Revised service plan and estimates and documents mentioned above.

The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as security amount for submission of Revised Fire Scheme approval and Revised Service Plans and Estimates within a period of four months.

No objection has been received in the Authority from any allottee in respect of public notice dated



23.01.2025 regarding revision in the building plans.

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

Ashish Dubey
11/02/25

Ashish Dubey
Chartered Accountant

Ashish Kush
11/02/25

Ashish Kush
Planning Executive

Day and Date of hearing Tuesday and 11.02.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.02.2025

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

Ms. Julie Jha (AR) and Sh. Vijay Singh (AR) are present on behalf of the promoter.

No objection has been received in the Authority from any allottee in respect of public notice dated 23.01.2025 regarding revision in the building plans.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as security amount for submission of Revised Fire Scheme approval and Revised Service Plans and Estimates within a period of four months.

The addendum Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of BG/DD of Rs 25 lakhs each for submission of Revised Fire Scheme approval and Revised Service Plans and Estimates.

(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
Member, HARERA

(Arun Kumar)
Chairman, HARERA

