**AIPL Joy Gallery**
**M/s Advance India Projects Ltd.**

**Hearing brief for extension of project registration u/s 6**

| S.No. | Particulars | Details | | |
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| 1. | Name of the project | AIPL Joy Gallery | | |
| 2. | Name of the promoter | M/s Advance India Projects Ltd. | | |
| 3. | Nature of the project | Commercial Colony | | |
| 4. | Location of the project | Sector- 66, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Change of Developer | | |
| 6. | Name of license holder | M/s R.C. Sood & Company Pvt. Ltd. (formerly known as RJS Finance and Investment Pvt. Ltd.) | | |
| 7. | Status of project | Ongoing | | |
| 8. | RERA Registration No. | 20 of 2020 dated 17.08.2020 | | |
| 9. | Validity of Registration Certificate | Valid From 17.08.2020 | Valid Up to 13.05.2025 | |
| 10. | Date of receipt of application for extension | 27.01.2025 | | |
| 11. | Whether extension of registration applied for whole/phase | Whole Project | | |
| 12. | Extension applied till | 13.05.2026 | | |
| 13. | Online extension ID | RERA-GRG-PROJ-1872-2025 | | |
| 14. | Registration Temp ID | RERA-GRG-PROJ-650-2020 | | |
| 15. | QPR status | Submitted | | |
| 16. | 4(2)(l)(D) reports status | Submitted | | |
| 17. | Other conditions of RC | Service plan and estimates approval - submitted | | |
| 18. | 4(2)(l)(C) compliance | Valid and applied for extension u/s 6 | | |
| 19. | Status of change of bank account | Account changed and approval not submitted | | |
| 20. | Details of proceedings pending against the project | RERA-GRG-3431-2022 – SCN for QPR compliance<br>RERA-GRG-4065-2022 – SCN for 4(2)(l)(D) compliance | | |
| 21. | Total cost of the project | 661.25 crore | | |
| 22. | Expenditure incurred on the project | 478.39 crore | | |
| 23. | Expenditure to be incurred | 182.86 crore | | |
| 24. | License no. | 197 of 2008 dated 05.12.2008 | valid upto 04.12.2026 | |
| 25. | Total licensed area | 4.418 Acres | **Area for extension of registration** | 4.418 Acres |

| 26. | Statutory approvals either applied for or obtained prior to registration | | | |
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| | **S.No** | **Particulars** | **Date of approval** | **Validity up to** |
| | i) | **License Approval** | 197 of 2008 dated 05.12.2008 | 04.12.2026 |
| | ii) | **Zoning Plan Approval** | Drg. No. DTCP. 7386 dated 02.03.2020 | N/A |

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| | iii) | Building plan Approval | ZP-572/SD(DK)/2020/8094 dated 14.05.2020 | 13.05.2025 |
| | iv) | Environmental Clearance | SEIAA (124)/HR/2020/329 dated 17.08.2020 | 16.08.2030 |
| | v) | Architectural Control Sheet | N/A | |
| | vi) | Fire scheme approval | FS/2020/205 dated 17.08.2020 | |
| | vii) | Service plans and estimates approval | LC-1313-JE (DS)-2020/16760 dated 21.09.2020 | |
| 27. | Reasons for delay | | Promoter seeking TDR utilization in the project and accordingly building plans will be revised with TDR FAR. | |
| 28. | Fee details | | | |
| | Registration fee | | 61965.02 * 3.62 * 20 = Rs 44,86,267/- | |
| | Late Fee (150 % of registration fee on FAR 175 as decided at the time of registration) | | Rs 16,42,692/- | |
| | Processing fee | | 61965.02 * 10 = Rs 6,19,650/- | |
| | Extension Fee (Half of Registration fee) | | Rs 22,43,134/- | |
| | Processing fee | | 61965.02 * 10 = Rs 6,19,650/- | |
| | Late fee | | N/A | |
| | Total fee | | **Rs 96,11,393/-** | |
| 29. | DD amount submitted at the time of registration | | 1. Rs 44,86,268/-<br>2. Rs 1,78,791/-<br>3. Rs 4,40,860/-<br>4. Rs 16,42,692/- | |
| | DD no. and date for registration | | 1. 003636 dated 11.03.2020<br>2. 003637 dated 11.03.2020<br>3. 003682 dated 11.06.2020<br>4. 003754 dated 29.08.2020 | |
| | Name of the bank issuing | | HDFC Bank | |
| | DD Amount submitted for extension | | 1. Rs 22,43,134/-<br>2. Rs 6,19,650/- | |
| | DD no. and date for extension | | 1. 005816 dated 20.01.2025<br>2. 005815 dated 20.01.2025 | |
| | Name of the bank issuing | | HDFC Bank | |
| | Deficient amount | | Nil | |
| 30. | File Status | | Date | |
| | File received on | | 27.01.2025 | |
| | Deficiency notice sent on | | 19.02.2025 | |
| | First hearing on | | 24.02.2025 (Adjourned) | |
| | Second hearing on | | 10.03.2025 | |
| 31. | Case History:- | | | |

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| | The Promoter M/s Advance India Projects Ltd. applied for the extension of registration of real estate project namely "AIPL Joy Gallery" located at Sector-66, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85953 dated 27.01.2025 and EPIN-143. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-650-2020 and online generated for project extension temp id RERA-GRG-PROJ-1872-2025. The total project area for the extension of registration is 4.418 acres vide license no – 197 of 2008 dated 05.12.2008 valid upto 04.12.2026.<br><br>The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/143 dated 13.02.2025 was issued to the promoter with an opportunity of being heard on 24.02.2025.<br><br>**On 24.02.2025**, the matter was adjourned to 10.03.2025.<br><br>The promoter has submitted a reply on 04.03.2025 which was scrutinized and the status of documents are mentioned below. | |
| **32.** | **Present compliance status as on 10.03.2025 of deficit documents as conveyed in the notice dated 19.02.2025** | 1 REP-V needs to be submitted.<br>Status: Submitted but correction needs to be done<br>2 Online DPI needs to be corrected.<br>Status: Submitted but correction needs to be done<br>3 Original RC needs to be submitted.<br>Status: Promoter submitted undertaking that original RC has been misplaced.<br>4 Signed copy of LC-IV needs to be submitted.<br>**Status: Submitted**<br>5 Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, total consideration and amount received needs to be submitted.<br>Status: Submitted but needs to be clarified as there are 401 total units as per RC & DPI but promoter submitted 439 sold units and 105 unsold units.<br>6 List of unsold units needs to be submitted.<br>Status: Submitted but needs to be clarified as there are 401 total units as per RC & DPI but promoter submitted 439 sold units and 105 unsold units<br>7 Site photographs for the physical status of construction need to be provided.<br>**Status: Submitted**<br>8 Supporting documents for reasons for delay in completion of the project submitted wherein it is submitted that the promoter is seeking TDR utilization in the project and accordingly building plans will be revised with TDR FAR. The same needs to be clarified.<br>Status: Not clarified<br>9 Copy of draft Allotment Letter and BBA as per prescribed format needs to be revised.<br>Status: Submitted but BBA needs to be revised. |

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| | | 10 Copy of draft Application form and Conveyance deed needs to be revised.<br>Status: Submitted but Application form needs to be revised<br>11 Copy of executed Application form, Allotment Letter, BBA and Conveyance deed along with payment receipt needs to be submitted.<br>Status: Submitted except Conveyance deed.<br>12 Copy of Brochure/Advertisement document needs to be submitted.<br>**Status: Submitted**<br>13 Land cost needs to be clarified according to area apply for registration.<br>**Status: Submitted**<br>14 Final approval of change in bank account needs to be submitted.<br>Status: Not submitted<br>15 Project report needs to be submitted.<br>Status: Needs to be revised<br>16 Original bank undertaking along needs to be submitted.<br>**Status: Submitted**<br>17 KYC of project consultant needs to be submitted.<br>**Status: Submitted**<br>18 Financial viability of the project needs to be submitted.<br>Status: Needs to be revised<br>19 CA certificate for non-default needs to be submitted.<br>**Status: Submitted**<br>20 Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted.<br>**Status: Submitted**<br>21 Board resolution for operation of bank account needs to be submitted.<br>Status: Needs to be revised<br>22 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted original**<br>23 Complete details from MCA site needs to be provided.<br>**Status: Submitted**<br>24 Latest CA certificate for expenditure incurred and to be incurred needs to be submitted.<br>**Status: Submitted**<br>25 Cash flow statement needs to be submitted.<br>Status: Needs to be revised<br>26 COI needs to be provided. |

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| | | **Status: Submitted**<br>27 Quarterly statement of expenditure and sources needs to be submitted.<br>Status: IDW, construction cost needs to be submitted<br>28 Copy of paid challan of EDC and IDC needs to be submitted.<br>**Status: Submitted**<br>29 CA certificate for net worth needs to be provided.<br>Status: Promoter net worth needs to be submitted<br>30 CA certificate for inventory needs to be provided.<br>Status: Classification regarding sold & unsold need to be submitted |
| | **Remarks** | 1 REP-V needs to be corrected.<br>2 Online DPI needs to be corrected.<br>3 Original RC needs to be submitted.<br>**Status: Promoter submitted undertaking that original RC has been misplaced.**<br>4 Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, total consideration and amount received needs to be submitted.<br>**Status: Submitted but needs to be clarified as there are 401 total units as per RC & DPI but promoter submitted 439 sold units and 105 unsold units.**<br>5 List of unsold units needs to be submitted.<br>6 Supporting documents for reasons for delay in completion of the project submitted wherein it is submitted that the promoter is seeking TDR utilization in the project and accordingly building plans will be revised with TDR FAR. The same needs to be clarified.<br>7 Copy of draft BBA as per prescribed format needs to be revised.<br>8 Copy of draft Application form needs to be revised.<br>9 Copy of executed Conveyance deed needs to be submitted.<br>10 Final approval of change in bank account needs to be submitted.<br>11 Project report needs to be revised.<br>12 Financial viability of the project needs to be revised.<br>13 Board resolution for operation of bank account needs to be revised.<br>14 Cash flow statement needs to be revised.<br>15 Quarterly statement of expenditure and sources needs to be submitted for IDW & construction cost. |

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| | | 16 CA certificate for net worth of the promoter company needs to be provided.<br>17 CA certificate for inventory needs to be provided and classification regarding sold & unsold.<br>18 NOC from the lender for creating third party rights needs to be submitted. |

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

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| **Day and Date of hearing** | Monday and 10.03.2025 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 10.03.2025

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

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

The AR of the promoter states that they had obtained the part occupation certificate on 09.05.2024 for the project (Ground floor to 3rd floor) after paying the composition fees on account of violations made viz-a-viz approved building plans and obtained the as built plans for that area. Further, the promoter had also applied for revision in building plan in lieu of TDR certificate and the same is expected shortly.

The promoter is directed to submit the as built plans in respect of occupation certificate and also to submit consent of 2/3rd existing allottees before revision in building plans as per section 14(2) of Act, 2016 along with rectification of all other remaining deficiencies.

The matter to come up on 21.04.2025

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA