Saphhire 92
RERA-GRG-1818-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Saphhire 92	
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- 92, Gurugram	
5.	**Legal capacity to act as a promoter**	Collaborator	
6.	**Name of license holder**	S A Townships Pvt. Ltd.	
7.	**Status of project**	Ongoing	
8.	**RERA Registration No.**	155 of 2017	
9.	**Validity of Registration Certificate**	Valid From 28.08.2017	Valid up to 27.08.2024 + 6 months COVID i.e. 27.02.2025
10.	**Date of receipt of application for extension**	27.11.2024	
11.	**Whether extension of registration applied for whole/phase**	Whole Project	
12.	**Extension applied till**	27.02.2026	
13.	**Online extension ID**	RERA-GRG-1818-2024	
14.	**Registration Temp ID**	RERA-GRG-429-2019	
15.	**QPR status**	Submitted.	
16.	**4(2)(l)(D) reports status**	Submitted.	
17.	**4(2)(l)(C) compliance**	Applied for extension on 27.11.2024.	
18.	**Compliance of RC conditions**	NIL	
19.	**Status of change of bank account**	N/A	
20.	**Details of proceedings pending against the project**	RERA-GRG-5492-2019 – for 4(2)(l)(D) compliance RERA-GRG-4997-2022 – for 4(2)(l)(D) compliance RERA-GRG-3080-2022 - for QPR compliance	
21.	**Present stage of completion (%)**	83.02%	
22.	**Total Project cost**	Rs 126.04/- crores	
23.	**Project expenditure so far**	Rs 77.74/- crores	
24.	**Estimated expenditure for completion so far**	Rs 48.3/- crores	

25.	License no.	102 of 2014 dated 13.08.2014	Valid up to 12.08.2019 (Renewed upto 12.08.2025)	
26.	Total licensed area	2.5 Acres	Area for extension of registration	2.5 Acres
27.	Statutory approvals either applied for or obtained prior to registration			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	102 of 2014 dated 13.08.2014	12.08.2019 (Renewed upto 12.08.2025)
ii)	Zoning Plan Approval	DG,TCP 4820 dated 13.08.2014	-
iv)	Revalidated Building Plan Approval	ZP-1011/JD(RA)/2025/11181 dated 27.03.2025	22.01.2030
v)	Environmental Clearance	SEIAA/HR/2017/76 dated 09.03.2017	08.03.2027
vi)	Airport height clearance	PALM/NORTH/B/013015/92328 dated 11.03.2015 AAI/RHQ/NR/ATM/NOC/2025/213/729-32 dated 10.03.2025	N/A 09.03.2033
vii)	Fire scheme approval	Not Submitted	
viii)	Service plans and estimates approval	Not Submitted	

28.	Reasons for delay	Not provided
29.	Fee details	
	Registration fee	Comm- 17,704.969 * 1.75 * 20 = Rs 6,19,674/- **Total - Rs 6,19,674/-**
	Processing fee	N/A
	Late Fee	N/A
	Extension Fee (Half of Registration fee)	Rs 3,09,837/-
	Processing fee	17,704.969 * 10 = Rs 1,77,050/-
	Late fee	N/A
	Total fee	**Rs 11,06,561/-**
30.	DD amount submitted at the time of registration	Rs 1,77,050/- Rs 1,77,050/-
	DD no. and date for registration	152520 dated 27.07.2017 160215 dated 29.07.2017
	Name of the bank issuing	Yes Bank
	DD/RTGS Amount submitted for extension	Rs 4,87,000/-

	DD/RTGS no. and date for extension	076060 dated 20.11.2024
	Name of the bank issuing	Bank of Baroda
	Deficient amount	Rs 2,65,461/-
31.	**File Status**	**Date**
	File received on	27.11.2024
	Notice Sent on	13.12.2024
	First hearing on	23.12.2024
	Second hearing on	27.01.2025
	Third hearing on	24.03.2025
	Fourth hearing on	21.04.2025

30. Case History: -

The Promoter M/s Ameya Commercial Projects Pvt. Ltd. who is a Collaborator applied for the extension of registration of real estate Commercial colony namely "Sapphire 92" located at Sector-92, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 82932 dated 27.11.2024 and EPIN-134. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-429-2019 and online generated for project extension temp id RERA-GRG-1818-2024. The total licensed area is 2.5 acres and project area for the extension of registration is same. The license no – 102 of 2014 dated 12.08.2019 has been granted for development of commercial colony on an area admeasuring 2.5 acres.

The application for extension of registration of commercial colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/134 dated 13.12.2024 was issued to the promoter with an opportunity of being heard on 23.12.2024.

On 23.12.2024, the matter was adjourned and fixed for 27.01.2025.

The promoter has submitted a reply on 21.01.2025 which was scrutinized and the remaining deficiencies were conveyed to the promoter.

On 27.01.2025, the matter was adjourned and fixed for 24.03.2025.

On 24.03.2025, the matter is adjourned and fixed for 21.04.2025.

The promoter has submitted a reply on 20.03.2025 which was scrutinized and the status of the documents is mentioned below.

31.	**Present compliance status as on 21.04.2025 of deficient documents as conveyed through notice dated 13.12.2024.**	1. Deficit Fee - Rs 2,65,461/- needs to be submitted. Status: Not Submitted. 2. Original RC needs to be submitted. Status: Not Submitted. 3. REP-V needs to be submitted. **Status: Submitted.** 4. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 5. Renewal of license needs to be submitted. **Status: Submitted. Renewed upto 12.08.2025.** 6. Approved Zoning plan needs to be submitted. **Status: Submitted.**

		7. Revalidated building plan approval alongwith all the approved plans needs to be submitted. **Status: Submitted. Memo no. ZP-1011/JD(RA)/2025/11181 dated 27.03.2025.** 8. Environment Clearance needs to be submitted. **Status: Submitted.** 9. Fire Scheme approval needs to be submitted. Status: Not Submitted. 10. Service Plan & Estimates approval needs to be submitted. Status: Not Submitted. 11. Copy of collaboration agreement needs to be submitted. **Status: Submitted. Copy of GPA and SPA needs to be submitted.** 12. Approval/NOC from various agencies for connecting external services like roads and Storm water needs to be submitted. **Status: Storm water submitted (Memo no. GMDA/Drainage/2025/82 dated 04.03.2025). Road access pending.** 13. Land title search report needs to be submitted. **Status: Submitted.** 14. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: Submitted.** 15. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Not Submitted. 16. 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, and total consideration needs to be submitted. **Status: Submitted.** 17. List of unsold units needs to be submitted. **Status: Submitted.** 18. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Not Submitted. 19. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 20. Approval / NOC for Natural Conservation Zone needs to be submitted. **Status: Affidavit for non-applicability submitted.** 21. Approval / NOC for Power line shifting needs to be submitted. **Status: Affidavit for non-applicability submitted.** 22. Approval / NOC for Tree Cutting needs to be submitted.

		Status: Affidavit for non-applicability submitted. 23. Approval / NOC for Forest Land Diversion needs to be submitted. **Status: Affidavit for non-applicability submitted.** 24. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 25. Copy of executed application form need to be submitted. **Status: Submitted.** 26. Copy of executed Allotment Letter need to be submitted. **Status: Submitted.** 27. Copy of executed BBA need to be submitted. **Status: Submitted.** 28. Copy of executed Conveyance deed needs to be submitted. **Status: The promoter stated that no conveyance deed has been executed.** 29. Copy of draft Application form need to be revised. **Status: Submitted.** 30. Copy of draft Allotment Letter as per prescribed format needs to be submitted. Status: Submitted but needs to be revised. 31. Copy of draft BBA need to be revised. Status: Submitted but needs to be revised. 32. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.** 33. Copy of Brochure needs to be submitted. **Status: Submitted.** 34. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 35. Copy of DD submitted at the time of registration needs to be submitted. **Status: Submitted.** 36. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted.** 37. Project report needs to be submitted. **Status: Submitted.** 38. CA Certificate for net worth of promoter needs to be submitted. Status: Submitted. However, net worth of promoter i.e., M/s Ameya Commercial Projects Pvt. Ltd. needs to be submitted. 39. Financial resources needs to be submitted. **Status: Submitted.** 40. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Not Submitted. 41. Annual balance sheet for the last 3 financial year needs to be submitted.

		Status: Submitted. 42. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. **Status: Submitted.** 43. AZBank undertaking needs to be submitted. Status: Submitted, but needs to be revised. 44. Cash flow statement needs to be submitted. Status: Submitted but needs to be revised. 45. Board resolution for opening of bank account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 46. KYC of the authorized person to operate bank account needs to be submitted. **Status: Submitted.** 47. Affidavit of promoter regarding arrangement with bank of master account needs to be submitted. **Status: Submitted.** 48. Affidavit regarding 10% auto deduct from separate bank account for EDC needs to be submitted. **Status: Submitted.** 49. REP II needs to be submitted. Status: Submitted but needs to be revised. 50. Sales proceeds of the units needs to be submitted. **Status: Submitted.** 51. CA certificate for inventory needs to be submitted. Status: Not Submitted. 52. CA certificate for non-default needs to be submitted. Status: Submitted but needs to be revised. 53. KYC of the project proponent needs to be submitted. **Status: Submitted.** 54. TAN of the promoter needs to be submitted. **Status: Submitted.** 55. KYC of project consultant (Architect, MEP Consultant) needs to be submitted. **Status: Submitted.** 56. Copy of paid challan of EDC and license fee needs to be submitted. **Status: Submitted.**
	Remarks	1. Deficit Fee - Rs 2,65,461/- needs to be submitted. 2. Original RC needs to be submitted. 3. Online DPI needs to be revised. 4. Fire Scheme approval needs to be submitted. 5. Service Plan & Estimates approval needs to be submitted. 6. Copy of GPA and SPA needs to be submitted. 7. Approval/NOC from various agencies for connecting external services like roads needs to be submitted.

		8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. 9. Layout plan superimposed on the demarcation plan needs to be submitted. 10. Copy of draft Allotment Letter as per prescribed format needs to be submitted. 11. Copy of draft BBA need to be revised. 12. CA Certificate for net worth of promoter needs to be submitted. 13. CA Certificate for expenditure incurred and to be incurred needs to be submitted. 14. Bank undertaking needs to be submitted. 15. Cash flow statement needs to be revised. 16. REP II needs to be revised. 17. CA certificate for inventory needs to be submitted. 18. CA certificate for non-default needs to be revised.

Asha
Asha
Chartered Accountant

21/4/25
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 21.04.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 21.04.2025.

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

Sh. Akshat Gupta (AR) and Sh. Sanjeev Gupta (AR) are present on behalf of the promoter.

The AR of the promoter stated that they have obtained the revalidation of building plans and in process of obtaining the remaining approval which are in process and expected to obtain within one month. In view of the same, the AR of the promoter seeks four weeks' time to rectify the above mentioned deficiencies.

Meanwhile, the PE/PC to visit the site of the project.

In view of the same, the request is allowed and the matter to come up on 26.05.2025.

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA