AIPL Joy Gallery
M/s Advance India Projects Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
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 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			
	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

	iii)	Building plan Approval	ZP-572/SD(DK)/2020/8094 dated 14.05.2020	13.05.2025 Revalidated upto 13.05.2030 (Applied for revision also but kept on hold)
	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		The project got delayed due to GRAP 3 & 4 along with Impact of Covid-19 (2nd & 3rd wave)	
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/- 2. Rs 1,78,791/- 3. Rs 4,40,860/- 4. Rs 16,42,692/-	
	DD no. and date for registration		1. 003636 dated 11.03.2020 2. 003637 dated 11.03.2020 3. 003682 dated 11.06.2020 4. 003754 dated 29.08.2020	
	Name of the bank issuing		HDFC Bank	
	DD Amount submitted for extension		1. Rs 22,43,134/- 2. Rs 6,19,650/-	
	DD no. and date for extension		1. 005816 dated 20.01.2025 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	

	Third hearing on	21.04.2025 (Adjourned)
	Fourth hearing on	19.05.2025
	Fifth hearing on	09.06.2025
	Sixth hearing on	23.06.2025

31. Case History:-

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.

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.

On 24.02.2025, the matter was adjourned to 10.03.2025.

The promoter has submitted a reply on 04.03.2025 which was scrutinized and the deficiencies conveyed to the promoter.

On 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.

On 21.04.2025, the matter was adjourned to 19.05.2025.

As per the directions during proceedings dated 10.03.2025, the promoter has submitted the as built plans in respect of occupation certificate and the consent of 2/3rd existing allottees. Further all the consents are undated. The consents are pending for verification as the list needs to be revised and consents to be arranged in sequential manner.

The promoter has submitted reply on 16.04.2025 & 12.05.2025 which were scrutinized and the deficiencies conveyed to the promoter.

On 19.05.2025, 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 have hold the revision in building plans and applied for revalidation of existing building plans along with applicable revalidation fee. It is noted that as per registration certificate based on earlier building plans there were 401 units in the project and the promoter has sold out the 439 units with 110 units still unit, thereby making total 549 units in the project. This states that the promoter has sold the excess units which were not approved by the competent authorities. In view of

the above, the promoter is directed to explain the fact as to how the excess units have been sold out in the project. Further, the promoter is also show caused as to why penal proceedings under Section 59(1) of the Act of 2016 should not be initiated against the promoter for violation of Section 3 of the Act Ibid. The promoter has also submitted the consent of 2/3rd existing allottees in the project but all the consents are undated. A prominent public notice of 14 days for inviting objections if any in three newspapers (One Hindi and Two English) be published regarding the extension of registration of the project under Section 6 of the Act, 2016 for one year and the consent of 2/3rd existing allottees submitted prior to revision in building plans. Meanwhile, the promoter to submit the deficit documents along with above clarifications. The matter to come up on 09.06.2025.

Regarding show cause during proceedings dated 19.05.2025, promoter submits that;

Regarding number of units:

The sizes of the units of the approved building plan were modified and redistributed into smaller units. However, this redistribution was carried out purely through internal -block work, and there was no change to the following:

The total approved Floor Area Ratio (FAR)

The number of approved floors

Any other parameters that would necessitate a revision of the building plans or issuance of a revised BR-III

As these internal modifications did not warrant a revised building plan, the changes were duly acknowledged and accepted by the Town & Country Planning Department during the issuance of the Occupation Certificate. Furthermore, we wish to confirm that no objections or complaints have been received from any of the allottees in relation to the redistribution and optimization of internal spaces. Since the project is duly registered under RERA, the internal modifications-arising from the subdivision of larger units into smaller ones-should not be construed as a contravention of Section 3 of the Act.

Regarding the absence of a date in the consent letter.

This may please be considered a clerical oversight. (As no revised BR-III was issued, the requirement for obtaining allottees' consent does not arise). However, we respectfully request permission to submit the consents from the allottees along with the revised building plan for the tower area (i.e. Non-OC area) which is currently in planning for revision. This has also been detailed in the explanatory note submitted along with our request for extension under Section 6.

As per the directions of the Authority, a public notice of 14 days for inviting objections if any in three newspapers (One Hindi – Nav Bharat Times and Two English – The Times of India & The Tribune) has been published regarding the extension of registration of the project under Section 6 of the Act, 2016 for one year and the consent of 2/3rd existing allottees submitted prior to revision in building plans.

An objection dated 30.05.2025 has been received from one of the allottee in the project stating that he booked a unit from AIPL and on non completion of project on time he

filed a complaint with Authority wherein Authority ordered to refund the amount with interest. After lapse of time AIPL did not complied with order. Further extension has been sought on frivolous grounds and consequenses of granting extension will be further harassment & loss to allottees. Further if any extension is granted than compensation should be mandated.

In view of the above submission, allottee/objector prays to reject the application for extension and direct the builder to comply with orders. Further if extension is granted, than it should be conditional that AIPL paying interest to allottees on sum collected for entire period of extension and initiate penal proceedings under section 63and/or 64 for non compliance with Authority judgement & non performance of project obligations.

The promoter has submitted reply on 21.05.2025, 27.05.2025 & 05.06.2025 which were scrutinized and the deficiencies conveyed to the promoter.

On 09.06.2025, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Ms. Julie Jha (AR), Sh. Vijay Singh (AR) and Sh. Sonam Sharma (AR) are present on behalf of the promoter. Sh. Ashwani Kumar (Advocate) on behalf of the Shailendra Kumar Sinha objectioner to the public notice dated 27.05.2025. A objection has been received in the Authority against the public notice issued for extension of registration of project and the copy of same is handed over to the promoter for submission of reply to the same. The concerned official is directed to verify the consents submitted by the promoter on random basis. Meanwhile, the site of the project be also got inspected regarding the development works. The matter to come up on 23.06.2025.

The promoter has submitted reply on 18.06.2025 wherein the promoter submits the reply to the objection stating that the objector is an investor and desired to invest in the project AIPL Joy Square which is separate project of the promoter than the one AIPL Joy Gallery in which objection has been filed. A BBA was signed for allotted unit in project AIPL Joy Square but due to breach of terms and conditions, Allotment was cancelled on 12.08.2022. Further complaint was filed and same is decided on 20.11.2024 by the Authority. In view of the same promoter states that as neither the objector is allottee nor having any right or interest in the project AIPL Joy Gallery, hence the present objection should be dismissed. Further, the grievance of the objector has already been addressed vide judgement dated 20.11.2024.

The site of project has been inspected on 19.06.2025 and it is reported that the project site is located on 12 mt wide service road adjacent to 90 mt SPR. Service Road is not fully developed however the promoter has developed the part area of the road falling in their share and directly connected to 90 mt SPR. Further part OC has been granted and balance works are being carried out at the site. Some shops have also been made operation in the project.

All the consents submitted by the promoter are undated and the same have been cross verified (approx. 28 consents out of 257) on random basis as per directions during hearing dated 09.06.2025. 16 allottees said Ok that they have provided the consents rest of the calls either did not connect or not answered. **Further two allottees denied that they did not sign any such consent and will check if any such.**

The status of documents are mentioned below.

32.	**Present compliance status as on 23.06.2025 of deficit documents as conveyed in the notice dated 19.02.2025**	1 REP-V needs to be submitted. Status: Submitted but correction needs to be done 2 Online DPI needs to be corrected. Status: Submitted but correction needs to be done 3 Revalidated building plans needs to be submitted. **Status: Submitted and revalidated upto 13.05.2030. Further, as per last proceedings promoter has also applied for revision in building plans but kept on hold. However, sale made on revised building plans.** 4 Original RC needs to be submitted. Status: Promoter submitted undertaking that original RC has been misplaced. 5 Signed copy of LC-IV needs to be submitted. **Status: Submitted** 6 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. Status: Submitted. There are 401 total units as per RC & DPI but promoter submitted 439 sold units and 110 unsold units. The promoter clarification described above in case history. 7 List of unsold units needs to be submitted. Status: Submitted. There are 401 total units as per RC & DPI but promoter submitted 439 sold units and 110 unsold units. The promoter clarification described above in case history. 8 Site photographs for the physical status of construction need to be provided. **Status: Submitted** 9 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. **Status: Promoter stated that TDR utilization is under process & inprinciple approval obtained from DTCP. Further the project got delayed due to GRAP 3 & 4 along with Impact of Covid-19 (2nd & 3rd wave).** 10 Copy of draft Allotment Letter and BBA as per prescribed format needs to be revised. **Status: Submitted.** 11 Copy of draft Application form and Conveyance deed needs to be revised.

		Status: Submitted 12 Copy of executed Application form, Allotment Letter, BBA and Conveyance deed along with payment receipt needs to be submitted. **Status: Submitted and Conveyance deed under process of execution.** 13 Copy of Brochure/Advertisement document needs to be submitted. **Status: Submitted** 14 Land cost needs to be clarified according to area apply for registration. **Status: Submitted** 15 Final approval of change in bank account needs to be submitted. Status: Not submitted. However applied for the same. 16 Project report needs to be submitted. **Status: Submitted** 17 Original bank undertaking along needs to be submitted. **Status: Submitted** 18 KYC of project consultant needs to be submitted. **Status: Submitted** 19 Financial viability of the project needs to be submitted. **Status: Submitted** 20 CA certificate for non-default needs to be submitted. **Status: Submitted** 21 Affidavit of 10% auto deduct of EDC from separate RERA account needs to be submitted. **Status: Submitted** 22 Board resolution for operation of bank account needs to be submitted. **Status: Submitted** 23 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted original** 24 Complete details from MCA site needs to be provided. **Status: Submitted** 25 Latest CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted** 26 Cash flow statement needs to be submitted. **Status: Submitted** 27 COI needs to be provided. **Status: Submitted** 28 Quarterly statement of expenditure and sources needs to be submitted.

		Status: Submitted 29 Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted** 30 CA certificate for net worth needs to be provided. **Status: Submitted.** 31 CA certificate for inventory needs to be provided. Status: Submitted but needs to be revised. 32 NOC from the lender for creating third party rights needs to be submitted. **Status: Submitted**
	Remarks	1 REP-V needs to be corrected. 2 Online DPI needs to be corrected. 3 Revalidated building plans needs to be submitted. **Status: Submitted and revalidated upto 13.05.2030. Further, as per last proceedings promoter has also applied for revision in building plans but kept on hold. However, sale made on revised building plans.** 4 Original RC needs to be submitted. **Status: Promoter submitted undertaking that original RC has been misplaced.** 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. **Status: Submitted. There are 401 total units as per RC & DPI but promoter submitted 439 sold units and 110 unsold units. The promoter clarification described above in case history.** 6 List of unsold units needs to be submitted. **Status: Submitted. There are 401 total units as per RC & DPI but promoter submitted 439 sold units and 110 unsold units. The promoter clarification described above in case history.** 7 Final approval of change in bank account needs to be submitted. 8 CA certificate for inventory needs to be revised.

Recommendations:

All the required documents for extension under section 6 of the Act of 2016 have been submitted by the promoter and are in order except the above mentioned in Remarks. The promoter has obtained the part OC dated 09.05.2024 for the project.

A public notice of 14 days for inviting objections if any in three newspapers (One Hindi – Nav Bharat Times and Two English – The Times of India & The Tribune) has been published regarding the

extension of registration of the project under Section 6 of the Act, 2016 for one year and the consent of 2/3rd existing allottees submitted prior to revision in building plans. One objection has been received in the Authority against which the promoter has also submitted the reply. Further, there are changes in the total number of units in the project. Earlier there were 401 units in the project and as on date promoter has submitted 549 units in the project.
The Authority may consider for grant of extension of registration of the project subject to submission of above deficit documents mentioned in remarks.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 23.06.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.06.2025

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

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

An objection was received in the Authority against the public notice issued for extension of registration of project stating that a unit was booked from AIPL and on non-completion of project on time a complaint was filed with Authority wherein Authority ordered to refund the amount with interest but after lapse of time AIPL did not comply with orders of the Authority. Further stating that extension has been sought on frivolous grounds and consequences of granting extension will be further harassment & loss to allottees.

In view of the above submission, allottee/objector prays to reject the application for extension and direct the builder to comply with orders. Further if extension is granted, then it should be conditional that AIPL shall pay interest to allottees on sum collected for entire period of extension and initiate penal proceedings under section 63and/or 64 for non-compliance with Authority judgement & non-performance of project obligations.

The promoter has submitted the reply to the above objection stating that the objector is an investor and desired to invest in the project AIPL Joy Square which is separate project of the promoter than the one AIPL Joy Gallery in which objection has been filed. A BBA was signed for allotted unit in project AIPL Joy Square but due to breach of terms and conditions, Allotment was cancelled on 12.08.2022. Further complaint was filed and same is decided on 20.11.2024 by the Authority. In view of the same promoter states that as neither the objector is allottee nor having any right or interest in the project AIPL Joy Gallery, hence the present objection should be dismissed. Further, the grievance of the objector has already been addressed vide judgement dated 20.11.2024.

After perusal of the objection and reply of the promoter, the Authority hereby dismisses the objection as the same does not relate to the project applied for extension of registration and also the grievances of the objector are already addressed and Authority passed a separate order dated 20.11.2024 which is to be complied by the promoter.

The promoter has obtained the part occupation certificate dated 09.05.2024 for the project and further construction is going on in the project.

The site of project has been inspected on 19.06.2025 by concerned Engineering Officer & Chartered Accountant and it has been reported that the project site is located on 12 mt wide service road adjacent to 90 mt SPR. Service Road is not fully developed, however, the promoter has developed the part area of the road falling in their share and directly connected to 90 mt SPR. Further part OC has been granted and balance works are being carried out at the site. Some shops have also been made operation in the project.

It is noted that the promoter has made changes in the approved plans of the project, increasing the number of units in the project, submitted at the time of registration of the project. Part changes in the approved plan have been compounded by DTCP, Haryana at the time of grant of part OC dated 09.05.2024 for the project and the balance changes are yet to be compounded by DTCP, Haryana.

Since the above application is for extension of registration of the project already registered and hence extension of one year under section 6 of the Act of 2016 is allowed as per the details of the project already submitted at the time of registration. Further, this extension of registration is without prejudice to the rights of the existing allottees under the Act of 2016.

Further, the promoter is also directed to apply for revision in the registration of the project once the all changes in the building plans are compounded by the DTCP, Haryana along with consent of more than 2/3rd existing allottees. A condition to this effect shall also be incorporated in the extension certificate.

The extension of registration certificate shall be issued after submission of pending deficiencies mentioned at remarks.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA