Project	AIPL Autograph
Promoter	M/s Advance India Projects Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	AIPL Autograph		
2.	**Name of the license holders**	M/s Advance India Projects Ltd. (Transfer of License & Change of Developer)		
3.	**Name of the promoter**	M/s Advance India Projects Ltd.		
4.	**Nature of the phase**	Cyber Park Colony		
5.	**Location of the project**	Sector 66, Gurugram		
6.	**Legal capacity to act as a promoter**	Transfer of License & Change of Developer		
7.	**Status of project**	Ongoing		
8.	**Whether registration applied for whole/Phase**	Whole		
9.	**Phase no. (If applicable)**	N/A		
10.	**Online application ID**	RERA-GRG-1976-2025		
11.	**License no.**	112 of 2012 dated 27.10.2012		Valid up to 04.05.2026
12.	**Total licensed area**	6.1375 Acres	**Area to be registered**	6.1375 Acres
13.	**Project completion date as declared u/s 4(2)(l)(C)**	08.04.2026 (Date of CC)		
14.	**QPR Compliance (If applicable)**	For RC no. 49 of 2021: Submitted		
15.	**4(2)(l)(C) Compliance (If applicable)**	For RC no. 49 of 2021: Valid till 08.04.2026		
16.	**4(2)(l)(D) Compliance (If applicable)**	For RC no. 49 of 2021: Submitted		
17.	**Status of change of bank account**	N/A		
18.	**RC compliance**	For RC no. 49 of 2021: Revised approval submitted		
19.	**Number of units**	2682 units	Sold: 527 Unsold: 2155	
20.	**Total Project cost**	Rs. 1364.26 Crore		
21.	**Project Expenditure So far**	Rs. 743.10 Crore		
22.	**Estimates to be incurred**	Rs. 621.16 Crore		
23.	**Total Sale Consideration Received from sold units**	Rs. 344.12 Crores		

24.	**Total Sale Consideration to be received from sold units**	Rs. 186.80 Crores
25.	**Bank Balance in RERA Bank A/c as on 31.03.2025**	Rs 0.13 lakhs.
26.	**Status of completion of the project as per QPR**	70.86%
27.	**Statutory approvals either applied for or obtained prior to registration**	

S.N	Particulars	Date of approval	Validity up to
1.	License Approval	112 of 2012 dated 27.10.2012	04.05.2026
2.	Revised zoning Plan Approval	DTCP 10770 dated 14.01.2025	
3.	Revised Building plan approval	ZP-932-IV/PA(DK)/2025/26208 dated 10.07.2025	09.07.2030
4.	Environment Clearance approval (Expansion)	EC24B039HR197827 dated 02.07.2024	01.07.2034
5.	Airport height clearance	PALM/NORTH/B/082024/1183119 dated 05.09.2024	04.09.2032
6.	Fire scheme approval	FS/2025/34 dated 16.08.2025	
7.	Service plan and estimate approval	Not submitted	
8.	Electrical load	Ch.- 04/DGR-PLC dated 25.04.2025	

16.	**Fee Details**	
	Registration fee for application 818-2021	(1609.473 x 1.62 x 20) + (62471.385 x 2.62 x 20) = Rs. 33,25,648/-
	Late fee for application 818-2021 (300%)	=Rs. 99,76,944/-
	Processing fee for application 818-2021	64080.858 x 10 =Rs. 6,40,809/-
	Registration fee for application 1976-2025	(1639.278 x 1.65 x20) + (122796.707 x 5.15 x20) = Rs. 1,26,48,061/-
	Late fee for application 1976-2025	N/A
	Processing fee for application 1976-2025	124435.984 x 10 = Rs. 12,44,360/-
	Total fee	**Rs. 2,45,64,270/-**
17.	**DD Details**	

	DD amount	Rs. 6,40,810/- Rs. 33,57,840/- Rs. 1,00,000/- Rs. 1,02,54,973/- Rs. 2,33,703/-
	DD no. and date	004058 dated 19.04.2021 004059 dated 19.04.2021 001841 dated 11.07.2025 001860 dated 22.07.2025 000036 dated 20.08.2025
	Name of the bank issuing	HDFC Bank
	Total fee paid	**Rs. 1,45,87,326/-**
	Deficient amount	**Rs. 99,76,944/-**
18.	**File Status**	**Date**
	File received on	14.07.2025
	First notice Sent on	06.08.2025
	1st reply submitted on	20.08.2025
	1st hearing on	25.08.2025

19. Case History: -

1. The applicant M/s Advance India Projects. Ltd. has applied on 14.07.2025 for amendment of registration of Cyber Park Colony namely "AIPL Autograph" vide temp ID RERA-GRG-1976-2025.
2. The project pertains to license no. 112 of 2012 dated 27.10.2012 measuring 16.1375 Acres in sector 66, Gurugram registered in the Authority vide registration no. 49 of 2021 dated 10.09.2021.
3. Thereafter, the promoter availed the benefit of TDR and got the building plans revised vide memo no. ZP-932-IV/PA(DK)/2025/26208 dated 10.07.2025.
4. Major revisions in the building plan are as follows:

Particular	Earlier plan	Revised plan	Difference
Permissible FAR including IGBC benefit	162 %	165%	3%
TDR	-	250%	250%
Total proposed FAR in sqm	64076.352	124435.683	60359.331
No. of floors	G + 12	G + 23	11 additional floors

5. Public notices dated 19.07.2025 and 11.08.2025 with respect to the application dated 21.07.2025 for registration of the project and the consent of 2/3 allottees of the project submitted by the promoter was issued in The Times of India (English), The Tribune

		(English), and Nav Bharat Times (Hindi). No objection is received in the Authority till date. 6. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/932 dated 06.08.2025. 7. With respect to the deficit fee conveyed to the promoter, the promoter has not paid the late fee of Rs. 99,76,944/- stating that it pertains to the initial registration application and that the promoter is willing to submit a bank guarantee towards the remaining amount as a security measure, pending final decision. 8. It is noted that at the time of registration of the project, the matter regarding late fee was referred for legal opinion from the committee consisting of Sh. Venkat Rao, Advocate (Independent Member) and Mrs. Geeta Rathee Singh, Legal Officer of the Authority. The legal officer of the Authority opined that the Authority is well within its rights to communicate deficit fee on the promoter as the project falls within the definition of ongoing project and the promoter failed to get it registered within a period of 3 months from the date of commencement of the Act, 2016 and Mr. Venkat Rao, Advocate opined that even though the deficit fee is chargeable, the Authority may suitably consider waiving off the requisite deficit fee. 9. The additional documents and replies dated 25.07.2025, 04.08.2025, 07.08.2025 and 20.08.2025 submitted by the promoter have been examined and the status of remaining deficiencies is as follows:
20.	**Present compliance status as on 25.08.2025 of deficient documents as conveyed on 06.08.2025**	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. **Status: Not submitted** 2. Corrections in online DPI need to be done. **Status: corrected copy needs to be submitted** 3. Written consent from 2/3rd unique allottees with respect to the revision in building plans of the project needs to be submitted along with contact details of the allottees. **Status: Submitted** 4. List of sold units showing details such as name of the allottee, contact no., date of booking, unit No., carpet area of the unit, total consideration, amount realised from the allottee, amount yet to be realised from the allottee, etc. needs to be submitted. **Status: Submitted** 5. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. **Status: Submitted**

		6. Details of revision in the building plans in tabular form as well as marked on the site/ building plan needs to be submitted. **Status: Submitted** 7. Deficit fee of Rs. 1,02,10,647/- needs to be paid. **Status: Paid Rs. 2,33,703/- vide DD no. 000036 dated 20.08.2025. Deficit fee of Rs. 99,76,944/- needs to be paid.** 8. Approved fire scheme needs to be submitted. **Status: Submitted** 9. Approved service plans and estimates need to be submitted. **Status: Not submitted** 10. Revised electrical load approval/ assurance needs to be submitted. **Status: Submitted** 11. Revised NOCs for drinking water supply, sewerage connection and storm water drainage from the concerned authorities need to be submitted. **Status: Submitted** 12. Copies of 5 sets of executed allotment letter, payment plan and BBA need to be submitted. **Status: Submitted** 13. PERT chart of the project needs to be submitted. **Status: Submitted** 14. Draft payment plan needs to be revised. **Status: Submitted** 15. Cost of the land amounts to Rs 10427.54 lakhs needs to be clarified according to the area applied for the registration is 6.1375 acres. **Status: Submitted but needs to be revised and supporting documents needs to be submitted.** 16. Comparative Cost sheet needs to be submitted for increase in project cost as mentioned in DPI is Rs 136425.57 lakhs whereas per QPR it is Rs 90150.25 lakhs. **Status: Submitted** 17. Clarification needs to be submitted as taxes and cess do not mention in DPI. Details of any other cost mentioned in DPI needs to be submitted. **Status: Not Submitted** 18. REP II dated 11.07.2025, needs to be revised as land is encumbered. Further as per DPI land is encumbered in

		favour of Cataylst Trusteeship Ltd, repayment schedule and NOC from lenders needs to be submitted. **Status: Submitted** 19. Following Original CA Certificate needs to be submitted: (i) CA Certificate of net worth dated 31.05.2025, **Status: Submitted** (ii) Revised CA Certificate of REP-1 (A-H) and non-default dated 26.06.2025 as CA Certifies that there is no default in repayment of dues to bank or financial institution for the said project. **Status: Submitted** (iii) CA Certificate of financial and inventory details, and **Status: Submitted** (iv) CA Certificate of expenditure incurred and to be incurred dated 12.07.2025 **Status: Submitted** 20. Project Report, quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted **Status: Submitted** 21. Challan and schedule of EDC and IDC paid for the project needs to be submitted. **Status: Submitted**
21.	**Remarks**	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 2. Corrections in online DPI need to be done. **Status: corrected copy needs to be submitted** 3. Deficit fee of Rs. 1,02,10,647/- needs to be paid. **Status: Paid Rs. 2,33,703/- vide DD no. 000036 dated 20.08.2025. Deficit fee of Rs. 99,76,944/- needs to be paid.** 4. Approved service plans and estimates need to be submitted. **Status: Not submitted** 5. Cost of the land amounts to Rs 10427.54 lakhs needs to be clarified according to the area applied for the registration is 6.1375 acres. **Status: Submitted but needs to be revised and supporting documents needs to be submitted.** 6. Clarification needs to be submitted as taxes and cess do not mention in DPI. Details of any other cost mentioned in DPI needs to be submitted.

Project	AIPL Autograph
Promoter	M/s Advance India Projects Ltd.

		Status: Not Submitted
	(Ashish Dubey) **Chartered Accountant**	**(Neeraj Gautam)** **Associate Architectural Executive**
Day and Date of hearing	Monday and 25.08.2025	
Proceeding recorded by	Ram Niwas	

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Ms. Julie Jha (Advocate) is present on behalf of the promoter and state that the promoter has applied for the amendment of the earlier registration certificate no. 49 of 2021 dated 10.09.2021 pursuant to the revision of building plans obtained vide memo no. ZP-932-IV/PA(DK)/2025/26208 dated 10.07.2025 after availing the benefit of TDR. The AR further states that at the time of registration of the project, a representation was submitted by the promoter to waiver off the late fee on the project and requests the Authority to deal the matter regarding late fee separately and till then the promoter is willing to submit a bank guarantee of Rs. 50 lakhs on account of the same.

It is noted that upon the revision of building plans, the proposed number of floors in the Wing A of the project have increased from G+12 to G+23 (additional 11 floors). It is further noted that at the time of registration of the project, the matter regarding late fee was referred for legal opinion from the committee consisting of Sh. Venkat Rao, Advocate (Independent Member) and Mrs. Geeta Rathee Singh, Legal Officer of the Authority. The legal officer of the Authority opined that the Authority is well within its rights to communicate deficit fee on the promoter as the project falls within the definition of ongoing project and the promoter failed to get it registered within a period of 3 months from the date of commencement of the Act, 2016 and Mr. Venkat Rao, Advocate opined that even though the deficit fee is chargeable, the Authority may suitably consider waiving off the requisite deficit fee.

In view of the facts mentioned above, the promoter is directed to get structural feasibility certificate from the IIT Roorkee and submit the same in the Authority within three weeks. The promoter is further directed to rectify the deficiencies listed above at para 21 along with the late fee of Rs. 99,76,944/- which has already been conveyed to the promoter vide notice dated 06.08.2025.

The matter to come up on 15.09.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA