Project – AIPL Joy Gallery
RERA-GRG-2146-2025

Hearing brief for amendment in registration of Project u/s 4

S.No.	Particulars	Details		
1.	**Name of the project**	AIPL Joy Gallery		
2.	**Name of the promoter**	M/s Advance India Projects Ltd.		
3.	**About the promoter**	M/s Advance India Projects Ltd is an active Indian public limited real estate and construction company incorporated on 15 May 1997 and headquartered in Gurugram, Haryana, India (registered office at AIPL Business Club, Sector-62). It operates primarily in real estate development and construction across residential, commercial and retail assets. The company has an authorized capital of ₹16.10 crore and a paid-up capital of ₹15.59 crore. Promoters hold a majority of shares, with promoter shareholding historically above 90 %. Current board members include Jasvinder Singh Vohra, Bala Krishna Pandey, Harpreet Kaur Gadh, Inderjeet Singh, Ishaan Singh, and Daljeet Singh as directors.		
4.	**Nature of the project**	Commercial Colony		
5.	**Location of the project**	Sector- 66, Gurugram		
6.	**Legal capacity to act as a promoter**	Change of Developer		
7.	**Name of the license holder**	M/s R.C. Sood & Company Pvt. Ltd. (formerly known as RJS Finance and Investment Pvt. Ltd.)		
8.	**Status of project**	ongoing		
9.	**RERA Registration No.**	20 of 2020		
10.	**Validity of Registration Certificate**	17.08.2020		13.05.2025
11.	**RERA Extension No.**	Approved vide hearing dated 23.06.2025; however, the extension certificate could not be issued due to submission of incomplete documents.		
12.	**Date of receipt of application for amendment in registration**	16.01.2026		
13.	**Whether registration applied for whole**	Whole		
14.	**Online application ID**	RERA-GRG-PROJ-2146-2025		
15.	**License no.**	197 of 2008 dated 05.12.2008		valid up to 04.12.2026
16.	**Total licensed area**	4.418 acres	Area to be registered	4.418 acres

17.	**Projected completion date**	At the time of project registration, the promoter declared the timeline for completion of the project under Section 4(2)(l)(C) of the Act, 2016 as 13.05.2025, which was subsequently extended under Section 6 of the Act, 2016 up to 12.05.2026 (RC was not issued till date). It is observed that the promoter has now declared a further extended timeline under the said provision as **13.05.2028.**
18.	**QPR Compliances (if applicable)**	For RC No. 20 of 2020: QPR submitted from quarter Oct- Dec 2020 to Oct- Dec 2025
19.	**4(2)(l)(D) Compliances (if applicable)**	For RC No. 20 of 2020: All 4(2)(l)(d) reports of FY 2020-2021, 2021- 2022, 2022- 2023, 2023- 2024 & 2024- 2025 submitted
20.	**4(2)(l)(C) Compliances (if applicable)**	Not applicable
21.	**Status of change of bank account**	Not applicable
22.	**Details of proceedings pending against the project**	For RC No. 20 of 2020: RERA-GRG-4065-2022 - SCN issued for non-compliance of section 4(2)(l)(d) of the Act, 2016. Status: All 4(2)(l)(d) reports submitted. RERA-GRG-3431-2022 - SCN issued for non-submission of QPR. Status: Submitted upto December 2025. RERA-GRG-4333-2022 - SCN issued for non-compliance of RC Status: Disposed
23.	**RC Conditions Compliances (if applicable)**	For RC No. 20 of 2020: Approved Service plans and estimates within 3 months from the date RC i.e. 16.11.2020. Status: Approval submitted on 21.09.2020: within timeframe
24.	**No. of Tower**	1 office tower
25.	**No. of units**	Earlier registered 401 units and now amended to 449 units
26.	**Present stage of completion (%)**	96.24% (As per latest QPR submitted)- As per earlier approved plan.
27.	**Total Project cost**	Rs 661.25 Cr.
28.	**Incurred cost**	Rs 572.25 Cr.
29.	**To be incurred**	Rs 89 Cr.
30.	**Construction cost of tower**	Rs 316.82 Cr.
31.	**Land cost**	Rs 107 Cr.
32.	**Construction cost per Sq.ft.**	Not submitted
33.	**Sold Unit**	446
34.	**Unsold units**	116

Note: It is noted that, as per the registration certificate issued on the basis of the earlier approved building plans, the project comprised 401 units. However, the promoter sold 446 units, with 116 units remaining unsold, thereby making a total of 562 units, which is in excess of the approved and applied number of units.

It is observed that the promoter made changes to the approved building plans submitted at the time of registration, resulting in an increase in the number of units. During the site visit, it was observed that the promoter had applied for registration on the basis of the approved plans, and the project was registered accordingly. However, at the time of sale, the promoter subdivided the floor plates into multiple portions and sold the same accordingly.

Due to this, the number of sold and unsold units shown by the promoter exceeds the units approved in the registered as well as the revised approved building plans.

35.	**Total sale consideration from sold units**	Rs 521.28 Cr.		
36.	**Total amount received from sold inventory**	Rs 492.42 Cr.		
37.	**Amount to be received from existing allottee.**	Rs 28.86 Cr.		
38.	**Closing balance at the end of the quarter as on 31.12.2025**	Rs 2.62 lakhs		
39.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity upto**
	i)	**License Approval**	197 of 2008 dated 05.12.2008	04.12.2026
	iii)	**Revised Zoning plan approval**	Drg no. DTCP 7386 dated 02.03.2020	-
	iv)	**Building plan approval**	Memo no. ZP-572/SD(DK)/2020/8094 dated 13.05.2025	13.05.2030
		Revised Building plan approval	Memo no. ZP-572-IV/PA(DK)/2026/1849 dated 15.01.2026	14.01.2031
	v)	**Environment Clearance approval for expansion cum modification**	EC24C3802HR5299284N dated 20.02.2025	19.02.2035
	vi)	**Airport height clearance**	AAF/RHQ/NR/ATM/NOC/2024/792/2734-37 dated 05.09.2024	04.09.2032
	vii)	**Fire scheme approval**	FS/2020/205 dated 17.08.2020	-
		Revised fire scheme approval	**Not submitted, applied on 16.01.2026**	

	viii)	Revised Service plan estimates approval	Not submitted, applied on 22.01.2026
	xi)	Revised Electrification plan	Memo no. Ch- 02/CE-OP/DELHI/GGN-II/EP-208 dated 22.01.2026
40.	Fee Details		
	Note: It is noted that the project was already registered vide RC No. 20 of 2020 dated 17.08.2020, valid up to 13.05.2025, for an area measuring 4.418 acres with approved FAR of 61,965.02 sq. m. Subsequently, the promoter had applied for extension of registration under Section 6 of the Act, 2016, and the same was allowed vide order dated 23.06.2025 for the same FAR area. It was also noted that part changes in the approved building plans had been compounded by the DTCP, Haryana, at the time of grant of part Occupation Certificate dated 09.05.2024, while the remaining changes were yet to be compounded by DTCP, Haryana. Accordingly, the promoter has obtained approval of the revised building plans and has now applied for amendment along with an extended timeline for completion of the project under Section 4(2)(l)(C) of the Act, 2016, i.e. up to 13.05.2028.		
	Registration Fee		61965.02 * 3.62 * 20 = Rs 44,86,267/-
	Processing fee (Now to be forfeited)		**61965.02 * 10 = Rs 6,19,650/-**
	Late fee (150 % of registration fee on FAR 175 as decided at the time of registration)		**Rs 16,42,692/-**
	Total fee (a+b)		Rs 67,48,609/-
	Total fee for consideration (d-b)		Rs 67,48,609/- - Rs 6,19,650/- = Rs 61,28,959/-
41.	**Fee details at the time of extension**		
	Extension fee (Half of registration fee)		**Rs 22,43,134/-**
	Processing fee		**61965.02 * 10 = Rs 6,19,650/-**
	Late fee		Not applicable
	Total fee		Rs 28,62,784/-
	Total fee (Registration + extension)		**Rs 89,91,743/-**
	Note: The registration fee, extension fee, and late fee were paid as per the earlier approved building plans, which are now required to be adjusted, as the promoter has already paid the amount corresponding to the earlier registered FAR, and the processing fee (one-time) shall now stand forfeited.		
	Fee details at the time of amendment		

42.	**Registration fee as per the revised building plans dated 15.01.2026**	74859.616 * 4.37 *20= **Rs 65,42,730/-**
	Processing fee as per the revised building plans dated 15.01.2026	74859.616 * 10= **Rs 7,48,596/-**
	Total fee	Rs 65,42,730/- + Rs 7,48,596/- = Rs 72,91,326/-
43.	**Total fees including earlier registration, extension, and amendment {(b)+(c)+(f)+(g)+(k)+(l)}**	Rs 6,19,650+ Rs 16,42,692+ Rs 22,43,134+ Rs 6,19,650+ Rs 65,42,730+ Rs 7,48,596 = Rs 1,24,16,452/-
44.	**DD/ RTGS Details**	
	DD/ RTGS amount 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/- Total paid: Rs 67,48,611/-
	DD no. and date	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/ RTGS amount at the time of extension	1. Rs 22,43,134/- 2. Rs 6,19,650/- Total paid: Rs 28,62,784/-
	DD/ RTGS no. and date	1. 005816 dated 20.01.2025 2. 005815 dated 20.01.2025
	Name of the bank issuing	HDFC Bank
	DD/ RTGS amount at the time of amendment	Rs 2,00,000/- Rs 26,05,057/-
	DD/ RTGS no. and date	002067 dated 08.01.2026 002123 dated 17.02.2026
	Name of the bank issuing	HDFC Bank
	Total fee paid (Registration + Extension + Amendment)	Rs 98,11,395/-
	Deficient amount	No deficit fee
45.	**File Status**	**Date**
	File received on	16.01.2026
	First notice Sent on	06.02.2026
	1st hearing on	09.02.2026 (Adjourned)
	2nd hearing on	23.02.2026 (Adjourned)

	3rd hearing on	26.02.2026 (Preponed from 02.03.2026)

46. **Case History:**

The Promoter M/s Advance India Projects Ltd. who is a change of developer along with land owners M/s R.C. Sood & Company Pvt. Ltd. (formerly known as RJS Finance and Investment Pvt. Ltd.) applied for the amendment in registration of real estate Commercial Colony namely "AIPL Joy Gallery" located at Sector- 66, Gurugram, Haryana on 16.01.2026 and RPIN-1016. The Temp I.D. of REP– I (Part A-H) is RERA -GRG-PROJ-2146-2025. The project area for amendment in registration is 4.418 acres.

It is noted that the Director, Town and Country Planning Department (DTCP), Haryana initially granted a licence for land measuring 4.418 acres vide Licence No. 197 of 2008 dated 05.12.2008, valid up to 04.12.2026, which was subsequently registered with the Authority vide Registration Certificate No. 20 of 2020 dated 17.08.2020, valid up to 13.05.2025. Thereafter, the promoter applied for extension of registration under Section 6 of the Act, 2016, which was approved by the Authority on 23.06.2025; however, the Extension Certificate could not be issued due to submission of incomplete documents. In the last proceedings,

> *it was recorded that the promoter had obtained a part Occupation Certificate dated 09.05.2024, construction was ongoing, and a site inspection conducted on 19.06.2025 confirmed partial grant of OC, execution of balance works, partial development of the service road, and operation of some shops. The Authority further observed that certain changes had been made in the approved building plans, some of which had been compounded by DTCP, Haryana, while the remaining changes were yet to be compounded. Accordingly, the Authority allowed extension of registration for a period of one year under Section 6 of the Act, 2016, without prejudice to the rights of the existing allottees, and directed the promoter to apply for revision of registration after compounding of all changes in the approved building plans by DTCP, Haryana, along with consent of more than two-thirds of the existing allottees, subject to submission of pending deficiencies as mentioned in the remarks.*

Accordingly, the promoter has now applied for amendment of the registration after revision of the approved building plans dated 15.01.2026, and the amendments are as follows:

S.no	Particulars	Earlier approved plan	Revised approved plan
1	**Total project area**	4.418 acres	4.418 acres
2	**FAR area**	61965.02 Sq.m.	74859.616
3	**Total floors**	G + 26	G + 34
4	**Total Basements**	B + 5	B + 5
5	**Total units**	401	449

	Additionally, part occupation certificates have been received for G+3 floors, B1 & B2 vide memo no. ZP-572-II/PA(DK)/2024/14007 dated 09.05.2024. At the time of project registration, the promoter declared the timeline for completion of the project under Section 4(2)(l)(C) of the Act, 2016 as 13.05.2025, which was subsequently extended under Section 6 of the Act, 2016 up to 12.05.2026 (RC was not issued till date). It is observed that the promoter has now declared a further extended timeline under the said provision as **13.05.2028.** **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 28.01.2026 namely Nav Bharat Times, The Times of India & The Tribune. No objections were received up to 09.02.2026.** **As per directions of the authority, the concerned PE & CA conducted a site visit on 17.02.2026. The current status of the site is as follows:** The project comprises commercial and office spaces, and the structural work up to G+27 floors has been completed out of G+34. Five basements have been constructed as per the approved building plans. The fire staircase has been constructed and finished up to the 2nd floor; however, although the structural work of the upper floors has been completed, the finishing work is still pending. Internal finishing work is in progress on the upper floors, along with the external glass façade work. The lower three floors of the commercial portion have already received the Occupation Certificate. On the ground floor, approximately 8–10 shops are operational, and one shop is operational on the first floor. Finishing work in the remaining areas is ongoing. Services: The SGT and UGT works have been completed. The lifts in the commercial portion are installed and operational, whereas the lifts in the office tower are yet to be installed. Landscaping work at the site has been completed. Basement: Five basements have been constructed in accordance with the approved plans. Out of these, two basements are in working condition, while internal finishing work in the remaining basements is under progress. On the date of inspection, approximately 425 labourers were engaged at the site. **On 09.02.2026,** the matter was adjourned and to come up on 23.02.2026. **On 23.02.2026,** the matter was adjourned and to come up on 02.03.2026. The matter is preponed from 02.03.2026 to 26.02.2026 after the approval of the Authority. The promoter has submitted a reply on 17.02.2026 which was scrutinized and the status of the documents is mentioned below:	
47.	**Present compliance status as on 26.02.2026 of deficient documents conveyed in deficiency notice dated 06.02.2026.**	1. Deficit fee of Rs 26,05,057/- needs to be submitted. **Status: Submitted Rs 26,05,057/- vide DD no. 002123 dated 17.02.2026.**

		2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. **Status: Not submitted** 3. Online DPI needs to be corrected. **Status: Not submitted** 4. Original Registration Certificate needs to be submitted. **Status: Not submitted** 5. It is noted that in the application submitted for amendment, the land of the project is under a collaboration arrangement. While the development agreement defines the sharing pattern, the present application pertains to amendment of the project wherein the FAR area is being increased. Accordingly, the sharing ratio shall undergo a change. Therefore, the revised sharing model is required to be submitted. Further, the respective units falling under the share of the landowner and the promoter shall be clearly demarcated on the revised plans, duly stamped and signed by both the promoter and the landowner. **Status: The registered addendum agreement dated 02.07.2025 is submitted. However, the revised approved building plans were approved on 15.01.2026. Therefore, an affidavit regarding the sharing pattern, along with demarcation on the revised approved plans, is required to be submitted. The same shall be duly stamped and signed by both the promoter and the landowner.** 6. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration/ extension. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted** 7. The changes made in the building plans duly marked on the plans needs to be submitted along with the updated notarized affidavit from the director in tabular form. **Status: Submitted** 8. Updated Booking list of units sold to the allottees as on date of the application applied for amendment which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total

		consideration (along with paid amount and pending amount) needs to be submitted. **Status: Submitted** 9. List of the unsold units as on date of the application for amendment in registration which includes unit no and unit area needs to be provided. **Status: Submitted** 10. Consent of two-thirds of the existing allottees for revision of the building plans is required to be submitted, along with a list of such two-thirds allottees incorporating details of unique allottees, their contact details, and the date of booking. Further, a duly notarized affidavit from the Director of the promoter company shall also be submitted, affirming that the consents of two-thirds of the existing allottees furnished to the Authority are genuine and original. **Status: Submitted, as per the consent provided, the total number of allottees is 446, out of which the number of unique allottees is 372. 2/3rd of 446 comes to 248, whereas consents from 264 allottees have been submitted. However, it is noticed that the consents submitted are dated prior to the revision of the building plans.** 11. Copy of revised fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, applied on 16.01.2026.** 12. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, applied on 22.01.2026.** 13. Revised Electrification plan/ Electricity load availability connection needs to be submitted. **Status: Submitted** 14. Revised project report along with brochure of current project and project photos needs to be submitted. **Status: Project report submitted, brochure needs to be revised.** 15. Revised PERT chart specifying the completion date needs to be submitted. **Status: Submitted** 16. Copy of four sets of executed documents of Application form, Allotment letter, builder buyer

		agreement, conveyance deed and Payment receipt needs to be submitted. **Status: Submitted, but executed documents not in accordance with our draft and the Act.** 17. Cost of the land amounts to Rs 4324.20 lakhs needs to be clarified according to the area applied for the registration is 4.418 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted.** 18. Details of any other cost amounts to Rs. 13627.19 lakhs need to be submitted. **Status: Not Submitted** 19. REP II needs to be revised as amount of loan is missing as land is encumbered in favour of Piramal Finance Ltd. NOC from lender needs to be submitted. **Status: Submitted but Original NOC dated 11.04.2025 needs to be submitted.** 20. Original non-encumbrance certificate not below the rank of tehsildar certified on dated 07.01.2026 needs to be submitted. **Status: Submitted** 21. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date, CA Certificate of REP-1 (A-H), CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 03.03.2025 & CA Certificate of expenditure incurred and to be incurred dated 13.01.2026. **Status: Submitted but CA Certificate of financial and inventory details dated 17.02.2026 needs to be revised as total units does not match with sum of sold and unsold units. CA Certificate of net worth of promoter on latest date needs to be submitted as previously dated was 31.03.2025.** 22. Final Approval for change in Bank Account needs to be submitted. **Status: Not submitted** 23. Bank Undertaking needs to be revised as date is missing. **Status: Submitted**

		24. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 25. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 26. Background and experience of work of the promoter needs to be submitted. **Status: Not Submitted**
48.	**Remarks**	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Original Registration Certificate needs to be submitted. 4. It is noted that in the application submitted for amendment, the land of the project is under a collaboration arrangement. While the development agreement defines the sharing pattern, the present application pertains to amendment of the project wherein the FAR area is being increased. Accordingly, the sharing ratio shall undergo a change. Therefore, the revised sharing model is required to be submitted. Further, the respective units falling under the share of the landowner and the promoter shall be clearly demarcated on the revised plans, duly stamped and signed by both the promoter and the landowner. **Status: The registered addendum agreement dated 02.07.2025 is submitted. However, the revised approved building plans were approved on 15.01.2026. Therefore, an affidavit regarding the sharing pattern, along with demarcation on the revised approved plans, is required to be submitted. The same shall be duly stamped and signed by both the promoter and the landowner.** 5. Copy of revised fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, applied on 16.01.2026.** 6. Copy of approved revised service estimates and plans along with sanction letter from DTCP, needs to

		be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, applied on 22.01.2026.** 7. Revised brochure of current project needs to be submitted. **Status: Submitted, but brochure needs to be revised.** 8. Copy of four sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted. **Status: Submitted, but executed documents not in accordance with our draft and the Act.** 9. Cost of the land amounts to Rs 4324.20 lakhs needs to be clarified according to the area applied for the registration is 4.418 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted.** 10. Details of any other cost amounts to Rs. 13627.19 lakhs need to be submitted. 11. REP II needs to be revised as amount of loan is missing as land is encumbered in favour of Piramal Finance Ltd. NOC from lender needs to be submitted. **Status: Submitted but Original NOC dated 11.04.2025 needs to be submitted.** 12. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date, CA Certificate of REP-1 (A-H), CA Certificate of non-default in payment of debt & statutory liabilities on latest date as previously dated was 03.03.2025 & CA Certificate of expenditure incurred and to be incurred dated 13.01.2026. **Status: Submitted but CA Certificate of financial and inventory details dated 17.02.2026 needs to be revised as total units does not match with sum of sold and unsold units. CA Certificate of net worth of promoter on latest date needs to be submitted as previously dated was 31.03.2025.** 13. Final Approval for change in Bank Account needs to be submitted.

		Status: Not submitted 14. Background and experience of work of the promoter needs to be submitted. **Status: Not Submitted**

Recommendations:

The application submitted by the promoter for amendment of 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, Approved Revised Fire Scheme, Approved Revised Service Plans & Estimates and documents mentioned at S.No 48.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Revised Fire Scheme and Approved Revised Service Plans & Estimates within 4 months from the grant of amendment in registration.

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

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Thursday and 26.02.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.02.2026

Ms. Deepika, 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 promoter.

The Authorized Representative (AR) of the promoter submits that an application dated 16.01.2026 has been filed before the Authority seeking amendment of the existing Registration Certificate No. 20 of 2020 dated 17.08.2020, which was extended for a period of one year under Section 6 of the Act, 2016. Accordingly, the validity of the Registration Certificate is up to 12.05.2026 as on date. The AR further submits that the revised building plans of the said project were approved by the competent authority on 15.01.2026. As per the revised approval, the number of floors has been increased from G+26 to G+34, and the number of dwelling units has been increased from 401 to 449. The sanctioned FAR has also increased from 61,965.02 sq. m. to 74,859.616 sq. m.

Further, the AR of the promoter stated that at the time of project registration, the declared timeline for completion of the project under Section 4(2)(l)(C) of the Act, 2016 was 13.05.2025, which was subsequently extended under Section 6 of the Act, 2016 up to 12.05.2026. The AR of the promoter also submitted that, at present the Revised Fire Scheme Approval and the Approved Revised Service Plans & Estimates are presently under process and have not yet been obtained as on date. The AR undertakes to obtain and submit:

i. Revised Fire Scheme Approval and Approved Revised Service Plans & Estimates within four months from the date of grant of amendment of registration.

Further, she undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each as security deposits for timely compliance with the requirement mentioned at point (i). It is expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated timeframe, the said security amounts shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs the promoter to submit two separate Demand Drafts/Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority as security amounts for timely submission of the following approval:

a. Revised Fire Scheme Approval and Approved Revised Service Plans & Estimates within four months from the date of grant of amendment of registration.

In the event of non-submission of the above approval within the prescribed timeframe, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016 and the rules and regulations made thereunder.

In view of the above, the Authority decides to register only those units which have been duly approved by the competent authority, i.e., DTCP, amounting to 449 units as on date as per the approved revised building plans. The date of completion of the project shall remain 12.05.2026, as already specified while granting extension of registration under Section 6 of the Act ibid.

Approved as proposed, subject to rectification of the deficiencies mentioned above.

The Addendum Certificate shall be issued after submission of the remaining deficiencies mentioned above at Sr. No. 48, including correction in Forms A–H, Online DPI, affidavit regarding the sharing model duly signed by both parties and submission of two DDs/BGs of Rs. 25 lakhs each for submission of the Revised Fire Scheme Approval and Approved Revised Service Plans & Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA