Sapphire57
RERA-GRG-2168-2026

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Sapphire57	
2.	**Name of the promoter**	M/s Ameya Commercial Project Pvt. Ltd.	
3.	**About the promoter**	The promoter i.e. M/s Ameya Commercial Projects Pvt. Ltd. has been incorporated on 20.10.2009 vide CIN No. U70200DL2009PTC195340 situated at Shop No.-12 F/F, Sect B, Pkt-7 LSC Vasant Kunj, South West Delhi, New Delhi, Delhi, India, 110070. Sh. Deepak Gupta and Sh. Sanjay Gupta are the directors of the company.	
4.	**Nature of the project**	Commercial Colony	
5.	**Location of the project**	Sector-57, Gurugram, Haryana	
6.	**Legal capacity to act as a promoter**	collaborator	
7.	**Name of license holder**	Sh. Naresh Kumar, Kuldeep, Rajinder Singh Ss/o Late Jagmal S/o Sh. Dhanna, Sh. Rajkaran S/o Dhanna & Sunita D/o SH. Sher Singh	
8.	**Status of project**	Ongoing	
9.	**RERA Registration No.**	01 of 2022	
10.	**Validity of Registration Certificate**	Valid From 19.01.2022	Valid upto 30.04.2026
11.	**Date of receipt of application for extension**	30.01.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	29.04.2027	
14.	**Online extension ID**	RERA-GRG-2168-2026	
15.	**QPR status**	Submitted from April 2022- June 2022 to October 2025- December 2025	
16.	**4(2)(l)(D) reports status**	All 4(2)(l)(d) reports submitted till FY 2021-2022, FY 2022-2023, FY 2023- 2024 & FY 2024- 2025.	
17.	**4(2)(l)(C) compliance**	Not applicable	
18.	**Compliance of RC conditions**	For RC No. 63 of 2022 dated 11.07.2022: Approved Service plan and estimates within 3 months – Approved Service Plans and Estimates are submitted with the application filed by the promoter under Section 6 of the Act, 2016. However, the compliance bank guarantee could not be forfeited till date due to non-renewal of the same.	
19.	**Status of change of bank account**	Not applicable	
20.	**Details of proceedings pending against the project**	For RC No. 01 of 2022: RERA-GRG-4458-2022: Regarding Non- compliance of the RC condition	

		Status: Pending
21.	**No. of towers**	1 Tower
22.	**No. of floors**	G + 4
23.	**No. of units**	Commercial Units: 239
24.	**Present stage of completion (%)**	98.9%
25.	**Total Project cost**	Rs 77.44/- Crores (As per latest QPR)
26.	**Project expenditure so far**	Rs 60.27/- Crores
27.	**Estimated expenditure for completion so far**	Rs 17.17/- Crores
28.	**Construction cost of towers**	Rs 32.98/- Crores (As per DPI submitted)
29.	**Land cost**	Rs 6 /- Crores
30.	**Construction cost per Sq.ft.**	Rs 1848.62 Sq.ft.
31.	**Sold Unit**	63 Units
32.	**Unsold units**	175 Units

Note: As per the Registration Certificate issued under Section 4 of the Act, 2016, the project comprises 239 units. However, in the promoter's reply, the sold and unsold inventory submitted mentions a total of 238 units. Accordingly, the promoter is required to clarify the discrepancy.

33.	**Total amount received from sold inventory**	Rs 23.62/- Cr		
34.	**Amount to be received from existing allottee.**	Rs 31.61/- Cr		
35.	**Closing balance at the end of the quarter as on 30/09/2025**	Rs 2,000/-		
36.	**License no.**	24 of 2021 dated 24.05.2021		Valid up to 23.05.2026
37.	**Total licensed area**	1.60625 Acres	**Area for extension of registration**	1.60625 Acres

38.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	24 of 2021 dated 24.05.2021	23.05.2026
	ii)	**Zoning Plan Approval**	Drg. No. DTCP 7780 dated 01.06.2021	-
	iv)	**Building plan approval**	Memo no. ZP-1476/AD(RA)/2021/20043 dated 17.08.2021	16.08.2026
	v)	**Environmental Clearance**	Not applicable	
	vi)	**Airport height clearance**	Not applicable	
	vii)	**Fire scheme approval**	Memo no. FS/2021/133 dated 20.12.2021	

	viii)	Service plans and estimates approval	Memo no. LC-4134/JE(SK)/2025/19939 dated 27.05.2025
	xi)	Electrical load availability connection	Memo no. Ch-6/SE/OP-II/Sub-Urban/CCF-172 dated 18.06.2025
39.	Reasons for delay		The delay in completion occurred due to following reasons: 1. Government imposed GRAP restrictions on construction activities. 2. Impact of construction ban cycles on construction workforce and project timelines. 3. Escalation in cost of construction materials and consequential financial constraints.
40.	Fee details		
	Registration fee		Commercial- 11375.44 x 1.75 x 20= Rs 3,98,140/-
	Processing fee		11375.44 x 10= Rs 1,13,754/-
	Late Fee		N/A
	Total registration fees u/s 4		**Rs 5,11,894/-**
	Extension Fee (Half of Registration fee)		Rs 1,99,070/-
	Processing fee at the time of extension		11375.44 x 10= Rs 1,13,754/-
	Late fee		N/A
	Total extension fee u/s 6		Rs 3,12,824/-
	Total fee (Registration + Extension)		Rs 8,24,718/-
41.	DD amount submitted at the time of registration		Rs 5,11,900/-
	DD no. and date for registration		155664 dated 04.10.2021
	Name of the bank issuing		Bank of Baroda
	DD/RTGS Amount submitted for extension		Rs 1,13,754/- Rs 1,99,070/-
	DD/RTGS no. and date for extension		096552 dated 29.01.2026 096570 dated 09.02.2026
	Total fee paid (Registration + Extension)		Rs 8,24,724/-
	Name of the bank issuing		Bank of Baroda
	Deficient amount		Nil
42.	File Status		**Date**
	File received on		30.01.2026
	Notice Sent on		17.02.2026
	1st hearing on		23.02.2026 (Adjourned)
	2nd hearing on		09.03.2026
	3rd hearing on		30.03.2026

43.	**Case History: -** The Promoter M/s Ameya Commercial Project Pvt. Ltd. who is a collaborator along with license holders namely Sh. Naresh Kumar, Kuldeep, Rajinder Singh Ss/o Late Jagmal S/o Sh. Dhanna, Sh. Rajkaran S/o Dhanna & Sunita D/o SH. Sher Singh applied for the extension of registration of real estate Commercial Colony namely "Sapphire57" located at Sector-57, Gurugram, Haryana under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 106662 dated 30.01.2026 and EPIN-182. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-2168-2026. The total licensed area is 1.6062 Acres and project area for the extension of registration is same. The license no – 24 of 2021 dated 24.05.2021 has been granted for development of Commercial Colony on an area admeasuring 1.60625 Acres. The application for extension of registration of Commercial Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/182 dated 17.02.2026 was issued to the promoter with an opportunity of being heard on 23.02.2026. **The Part Occupation Certificate for the commercial building (Ground Floor to 3rd Floor and Basement), forming part of the commercial colony area measuring 1.60625 acres under License No. 24 of 2021 dated 24.05.2021, has been issued vide Memo No. ZP-1476/JD(RA)/2025/28975 dated 28.07.2025.** **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:** Sapphire 57 is a commercial development located in Sector 57, Gurugram, developed by Ameya Commercial Projects Pvt. Ltd. The project is situated near Golf Course Extension Road and currently accessed from 18m wide road; the project is developed on a land parcel of approximately 1.6 acres and comprises a commercial complex having G+4 floors consist of retail shops, food courts, restaurants, and other commercial spaces. As per the site visit, the superstructure and substructure have been completed, and all the services have been laid out. The basement has also been constructed. During the visit, it was observed that electrical work was ongoing in the shops, along with internal finishing work in the units on the 4th floor. **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 09.02.2026 namely Dainik Bhaskar, Hindustan Times & The Tribune. Whereas, 14 objections are received in the authority dated 17.02.2026 filed by Sh. Kanishk Arora.** It argues against granting a registration extension under Section 6 of the RERA Act, 2016, citing the promoter's non-compliance with legal requirements. **Key Legal Violations:** The promoter obtained the Occupation Certificate on July 28, 2025, but failed to execute and register a declaration under the Haryana Apartment Ownership Act, 1963, within 90 days (by October 26, 2025), or convey title and possession as required by RERA Section 17. It also unilaterally increased the allotted super area from 623 sq. ft. to 673 sq. ft. without allottee consent, violating RERA Section 14 on adherence to sanctioned plans. **Financial Disputes:** The area increase raised the sale price from Rs. 52,50,000 to Rs. 63,51,910, implying a higher rate per sq. ft. (Rs. 9,438 vs. original Rs. 8,426), plus demands

for electrification (Rs. 15,88,280), IFMS (Rs. 1,34,600), and advance maintenance (Rs. 1,14,356), all deemed arbitrary and lacking justification.

Promoter's Alleged Motive: The objections claim the promoter's delays and inflated demands aim to coerce allottees into surrendering units for resale at escalated market values, exploiting their own defaults.

Prayers Requested: The filing seeks project registration cancellation or conditional extension only after compensation for delays, reversal of area/charge increases, lawful possession handover, and revised accounts. Dated February 16, 2026, by AKJ Attorneys & Solicitors LLP.

The objections filed by the complainant were provided to the promoter for submission of a reply. Accordingly, on 03.03.2026, the reply to the said objections has been submitted, stating that:

On 23.02.2026, the matter was adjourned and fixed for 09.03.2026.

The objections filed by the complainant were provided to the promoter for submission of a reply. Accordingly, on 03.03.2026, the reply to the said objections has been submitted, briefly stating that:

The promoter submitted that the objections filed by the complainant are not maintainable in the present proceedings, as the current matter relates only to the extension of project registration under Section 6 of the Real Estate (Regulation and Development) Act, 2016. Issues such as delay in possession, financial demands, area enhancement, and other individual grievances raised by the objector fall outside the scope of these proceedings.

It was further stated that the objector has already filed a separate complaint bearing No. RERA-GRG-4835-2025 before the Authority where the same grievances are already under consideration. Therefore, raising the same issues again in the present proceedings amounts to duplication of proceedings and abuse of the process of the Authority.

The promoter also submitted that an allottee has no locus standi to oppose the extension application under Section 6, as the law empowers the Authority to consider the extension based on the promoter's application. The promoter argued that granting extension would actually protect the interests of all allottees by keeping the project under the regulatory framework of the Act, whereas cancellation would harm the interests of multiple allottees who have invested in the project.

It was further stated that the extension application has been filed in compliance with Rule 7 of the Haryana RERA Rules, 2017, along with all necessary documents.

Accordingly, the promoter requested the Authority to reject the objections filed by the objector, allow the extension of registration for the project "Sapphire 57" situated at Sector-57, Gurugram, and dismiss the request for cancellation of registration.

Proceedings dated 09.03.2026, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Krishan Tiwari (AR), Sh. Sagar Gupta (AR), and Sh. Akhilesh (AR) are present on behalf of the promoter. Sh. Apoorv Jain (Advocate) is present on behalf of the complainant and states that the promoter has failed to execute and register a mandatory declaration under Section 2 of the Haryana Apartment Ownership Act, 1963, within 90 days of obtaining the Occupation Certificate on 28.07.2025 and did not comply with Section 17 of the RERA Act, 2016, requiring a

	registered conveyance deed. He further states that the promoter unilaterally increased the unit's super area without the allottee's consent, which escalated the basic sale price from Rs. 8,426/sq. ft. to Rs.9,438/sq. ft. on the added area. In respect of the complaint as above, the Authorized Representative of the promoter submitted that the same grievances are already under consideration before the RERA court. The AR also states that an allottee (complainant) has no locus standi to oppose the extension application under Section 6 of the Act, 2016, and argues that granting extension would protect the interests of all allottees by keeping the project under the regulatory framework of the Act, whereas cancellation would harm multiple allottees who have invested in the project. **The AR of the promoter also seeks an adjournment of three weeks as the Director of the company is unavailable for the scheduled hearing owing to prior unavoidable circumstances.** Upon consideration of the submissions made by the complainant, **the Authority observes that the issues raised may be placed before the Authority in the prescribed manner under Section 31 of the Act, 2016. Accordingly, the complainant is at liberty to avail appropriate remedy in accordance with law.** The Authority has taken note of the submissions made by the Authorized Representative of the promoter and it is directed that the promoter shall submit the remaining deficit documents, before the next date of hearing. Further, **the Director of the promoter company shall remain present on the next date of hearing.** The matter to come up on 30.03.2026. The status of the documents after scrutiny of reply dated 20.02.2026 & 03.03.2026 is mentioned below:	
44.	**Present compliance status as on 30.03.2026 of deficient documents as conveyed through last hearing dated 09.03.2026**	1. Deficit fee of Rs 1,99,064/- needs to be paid. **Status: Submitted Rs 1,99,064/-, vide DD no. 096570 dated 09.02.2026.** 2. Original Registration Certificate needs to be submitted. **Status: Not submitted** 3. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. **Status: Submitted** 4. 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 and extension of registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted an affidavit from the director of the company, stating that there is no change in the approval, financial details, or documents submitted earlier at the time of project registration and extension of registration.** 5. REP-V form needs to be submitted along with the requisite documents.

		Status: Not submitted 6. REP-II needs to be revised, as the date mentioned for completion of the project u/s 4(2)(l)(c) is incorrect. **Status: Submitted, but the date of completion needs to be revised.** 7. Correct DPI under section 6 of the Act, 2016 needs to be submitted. **Status: Not submitted** 8. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted, stating that 63 units are sold.** 9. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted stating that 175 units are sold, and if the sold and unsold units are added, the total comes to 238 units, whereas as per the Registration Certificate issued under Section 4, 239 units are registered. Hence, the same needs to be clarified.** 10. PERT Chart specifying date of completion for the applied project needs to be submitted. **Status: Submitted, but needs to be revised.** 11. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not as per our format.** 12. Site photographs for the physical status of construction/ development on the project site needs to be submitted. **Status: Submitted** 13. Land cost needs to be clarified according to area apply for registration. **Status: Not submitted** 14. Background of promoter along with experience and qualification of the director needs to be submitted. **Status: Submitted** 15. Project report needs to be submitted. **Status: Submitted, but needs to be revised.** 16. Annual balance sheet for the financial year 2024-25 needs to be submitted. **Status: Submitted** 17. Board resolution for operation of bank account needs to be submitted. **Status: Not submitted**

		18. Bank undertaking needs to be revised. **Status: Not submitted** 19. Cash flow statement needs to be revised. **Status: Submitted** 20. Quarterly statement of expenditure and sources needs to be submitted. **Status: Submitted** 21. Latest non-encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted** 22. Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 23. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted** 24. Following Original CA Certificate needs to be submitted: CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. **Status: Certificate of non-default in payment of debt & statutory liabilities submitted, whereas, other certificates mentioned above needs to be submitted.** 25. CA Certificate of financial and inventory details of the project needs to be submitted. **Status: Not submitted** 26. CA Certificate of net worth of promoter needs to be submitted. **Status: Submitted**
45.	**Remarks**	1. Original Registration Certificate needs to be submitted. 2. 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 and extension of registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted an affidavit from the director of the company, stating that there is no change in the approval, financial details, or documents submitted earlier at the time of project registration and extension of registration.** 3. REP-V form needs to be submitted along with the requisite documents.

		4. REP-II needs to be revised, as the date mentioned for completion of the project u/s 4(2)(l)(c) is incorrect. **Status: Submitted, but the date of completion needs to be revised.** 5. Correct DPI under section 6 of the Act, 2016 needs to be 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, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted, stating that 63 units are sold.** 7. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted stating that 175 units are sold, and if the sold (63 units) and unsold units are added, the total comes to 238 units, whereas as per the Registration Certificate issued under Section 4, 239 units are registered. Hence, the same needs to be clarified.** 8. PERT Chart specifying date of completion for the applied project needs to be revised. 9. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not as per our format.** 10. Land cost needs to be clarified according to area apply for registration. 11. Project report needs to be revised. 12. Board resolution for operation of bank account needs to be submitted. 13. Bank undertaking needs to be revised. 14. Following Original CA Certificate needs to be submitted: CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. **Status: Certificate of non-default in payment of debt & statutory liabilities submitted, whereas, other certificates mentioned above needs to be submitted.** 15. CA Certificate of financial and inventory details of the project needs to be submitted.
Recommendation: The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 45.		

HARERA
GURUGRAM

Sapphire57
RERA-GRG-2168-2026

It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 29.04.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate.

Asha
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 30.03.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 30.03.2026
Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Akshat Gupta (AR), Sh. Sanjay Gupta (AR) & Sh. Lakshmi Saini (CA) are present on behalf of the promoter and states that reply to the remaining deficiencies will be submitted within a period of 7 days in the Authority.

Sh. Kanishk Arora (for and on behalf of AKJ Attorneys & Solicitors LLP), the complainant, is present and states that they have booked a multiplex unit measuring 10,000 sq. ft. (super area) in the said project, and any change, modification, or alteration in the building plan, configuration, or project specifications directly affects their rights and interests.

Upon consideration of the submissions made by the complainant, the Authority is of the considered view that the issues raised by the complainant primarily arise out of and are governed by the terms and conditions of the private contractual arrangement executed between the parties. Such matters, involving adjudication of contractual rights and obligations, fall outside the regulatory scope of the present proceedings for extension of registration and are more appropriately adjudicated by a court of competent jurisdiction. In view of the above, the present complaint is hereby dismissed. However, the complainant is granted liberty to avail appropriate remedies as may be available under law before the competent court/forum.

Approved as proposed, subject to rectification of the deficiencies mentioned above at S. No 45.

The Extension of the Registration Certificate shall be issued after the rectification of the remaining deficiency at S. No. 45, including the submission of online DPI under Section 6.

(Arun Kumar)
Chairman, HARERA