



**PROCEEDINGS OF THE DAY**

|                        |                                     |
|------------------------|-------------------------------------|
| Day and Date           | Monday and 10.02.2020               |
| Subject                | Project Hearing                     |
| RPIN                   | 201                                 |
| Project                | AMB Selfie Walk                     |
| Promoter               | M/s AMB Infrabuild Pvt Ltd          |
| Represented through    | Akash Aggarwal (AR)                 |
|                        | Sunil Rawat (AR)                    |
| Proceeding recorded by | Sh. Ashish Kush, Planning Executive |

**Subject:** Project hearing regarding the registration of project "AMB Selfie Walk" at Sector 88, Gurugram developed by M/s AMB Infrabuild Pvt. Ltd.

Present Sh. Akash Aggarwal and Sh. Sunil Rawat on behalf of the promoter as authorised representative. On the scrutiny of the fee, a deficiency of Rs. 57,24,767/- lacs have been found. Promoter is directed to complete the deficient fee.

Besides this there are certain below noted deficiencies:

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. License no. 56 of 2013 having validity till 09/07/2017, further renewal of the same not enclosed with DPI. Application applied for renewal of license along with EDC/IDC receipts needs to be submitted.
3. Approved renewal of building plan along with challan submitted in the competent authority not submitted.
4. Fire scheme approval applied on 16.07.2014 but not approved from the competent authority till date.
5. Service estimates and plans applied on 22.10.2019 but not approved from the competent authority till date. Applied service estimates and plans needs to be submitted.
6. Deficit fee of Rs 57,24,767/- needs to be submitted.
7. Bank statement of the master account (100%) as on date of application applied for registration needs to be submitted.
8. Booking list of flats sold to the allottees as on date of the application applied for registration which includes name of the allottees, flat no. tower no., carpet area/super area, date of booking.
9. Details of unsold flats needs to be provided.
10. Land cost as per sale deed 20371 dtd 27/11/12 having value INR (65.45+3.27) Cr = 68.72 Cr, whereas in the DPI serial no. 1(a) land cost INR 69.98 cr has been provided which needs to be clarified.

11. Conversion charges as per LOI serial no. 1(b) is INR 620.94 lacs, however in DPI INR 628.74 lacs has been provided, clarification needs to be provided & supporting to be attached.
12. License fee as per LOI serial no. 1(c) is INR 2050.02 lacs, however in DPI INR 2755.02 lacs has been provided, clarification needs to be provided & supporting to be attached.
13. Serial no.2 EDC – INR 4440.94 lacs has been provided which is inclusive of interest INR 628.75 lacs, DTCP Interest sheet needs to be attached.
14. Serial no.4 Infrastructure Develop Charges – INR 788 lacs has been provided which is inclusive of interest INR 48.79 lacs, DTCP Interest sheet needs to be attached.
15. Break-up of Any other cost- serial no. 7.7 INR 3928.05 lacs needs to be provided.
16. Serial no. 7.1 -Breakup of Administrative cost of Rs 5250 lacs. Needs to be provided.
17. Serial no. 7.1 total estimated sales have been calculated on carpet area instead of sqm which needs to be corrected.
18. Serial no. 9- Financial Resources- Equity by promoter INR 46.60 cr already infused as on date of DPI, supporting for the same needs to be submitted & form of such security has to be clarified. Further serial no. 9.4 Instalment from allottee before completion of the project provided INR 104866.41 Cr which is far higher than the total estimated sales which needs to be corrected.
19. Loan from other sources INR 10023.15 Cr needs to be clarified.
20. Internal Development Work- INR 8600 Cr has been provided, however Approved cost for service plan estimates not found on record to be submitted.
21. Affidavit/indemnity bond from promoter to abide by the provision of RERA has been submitted, however the same is not as per the format prescribed by the authority, the format of the same has been provided in the HRERA web site.
22. Undertaking from the bank to abide by the RERA regulations not submitted.
23. Serial no. 5- Statement of quarterly estimated source of funds is not tallying with the figures provided in Part-E which needs to be rectified, however loan repayment not reflecting in the worksheet provided.
24. Financial for FY 2018-19 (if not yet finalized, then provide provisional) not available.
25. CA certificate mentions INR 14.25 cr as unsecured loan as promoter's contribution & further in the DPI INR 46.60 Cr has been mentioned as promoter's contribution, total promoter contribution needs to be explained.
26. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted.
27. Demarcation plan not submitted.
28. Revised project report needs to be submitted
29. PERT Chart not submitted
30. Electrical load availability connection NOC not submitted.
31. Approvals/NOCs from various agencies for connecting external services not submitted.
32. Allotment letter, BBA, application form, conveyance deed and payment receipt in the prescribed format needs to be submitted.
33. Revise REP-II needs to be submitted as date of completion is not mentioned in the REP-II.

34. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.

As per his statement they are in the process of being complied. The promoter requested for the adjournment. The authority rejects the request as notice dated 25.11.2019 for the removal of deficiency and personal hearing on 02.12.2019, a show cause notice dated 13.12.2019 was, sent for the non-removal of the deficiencies and personal hearing on 13.01.2020 which was adjourned to 16.01.2020, On 16.02.2020, the promoter requested the authority for the adjournment and ask for some time to comply with the deficiencies, as well the authority adjourn the hearing for 10.02.2020, but no reply is submitted by the promoter till 10.02.2020 nor the deficient fee. Hence the project is rejected with the directions to apply a fresh application after the compliances of the deficiencies mentioned above. The authority directed to forfeit the processing fee i.e Rs. 7,39,187/-

  
Samir Kumar  
(Member)

  
Dr. K.K. Khandelwal  
(Chairman)

