M3M 113 Market
RERA-GRG-1179-2022

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	M3M 113 Market		
2.	Name of the promoter	Lekh Buildtech Pvt Ltd		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 113, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	Lekh Buildtech Pvt Ltd		
7.	Status of project	Ongoing		
8.	RERA Registration No.	59 of 2019 dated 15.10.2019		
9.	Validity of Registration Certificate	Valid From 15.10.2019	Valid Up to 31.10.2021 + 6 months covid = 30.04.2022	
10.	Date of receipt of application for extension	07.10.2022		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.04.2023		
13.	Online extension ID	RERA-GRG-1179-2022		
14.	Registration Temp ID	RERA-GRG-319-2019		
15.	QPR status	Submitted		
16.	4(2)(l)(D) reports status	Submitted		
17.	Other conditions of RC	Complied		
18.	License no.	123 of 2019 dated 17.09.2019	Valid up to 16.09.2024	
19.	Total licensed area	8.5260 Acres	Area to be registered	8.5260 Acres

20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	123 of 2019 dated 17.09.2019	16.09.2024
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No. DTCP 7616(i) dated 15.12.2020	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Not Submitted.	
	vi)	Service plans and estimates approval	LC-4110/Asstt.(MS)/2021/5742 dated 08.03.2021.	
21.	Reasons for delay	The promoter has completed the internal development works of the plotted colony well within the stipulated timeline submitted to		

		the authority and applied for completion of license to the DTCP on 16.03.2021. The file has been under process for approval and the same is expected within the timeline for extension requested to the authority.
22.	**Fee details**	
	Registration fee	51755.165*1.5*20 = ₹ 15,52,655/-
	Processing fee	51755.165*10 = ₹ 5,17,552/-
	Extension Fee (Half of Registration fee)	₹ 7,76,328/-
	Processing fee	51755.165*10 = ₹ 5,17,552/-
	Late fee	450% of extension fee = ₹ 34,93,476/-
	Total fee	₹ 68,57,563/-
23.	**DD amount submitted at the time of registration**	₹ 6,90,100/- ₹ 3,45,100/-
	DD no. and date for registration	509733 dated 16.09.2019 509732 dated 16.09.2019
	Name of the bank issuing	ICICI Bank
	DD Amount submitted for extension	₹3,45,100/-
	DD no. and date for extension	053709 dated 10.08.2022
	Name of the bank issuing	Kotak Bank
	Deficient amount	₹54,77,263/-
24.	**File Status**	**Date**
	File received on	07.10.2022
	First notice Sent on	21.10.2022
	First hearing on	31.10.2022
	Second hearing on	14.11.2022
25.	**Status of Documents**	1. Deficit fee of ₹ 54,77,263/- needs to be submitted. Status: Not submitted. 2. Correction in REP-V form needs to be done. Status: Not submitted. 3. Corrections in online DPI needs to be done. Status: Not submitted. 4. Original registration certificate needs to be submitted. Status: Not submitted.

		5. Approved service plans and estimates needs to be submitted. However, approval letter is submitted. **Status: Submitted.** 6. Architectural control sheet needs to be submitted. Status: Not submitted. 7. Copy of executed BBA needs to be submitted. **Status: Submitted.** 8. List of the plots sold to the allottees as on date of the application for extension of registration which includes name of the allottees, plot no, plot area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted.** 9. List of the unsold plots as on date of the application for extension of registration which includes plot no and plot area needs to be provided. **Status: Submitted.** 10. Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. **Status: Submitted.** 11. Information to revenue department regarding the entry of license needs to be submitted. Status: Not submitted. 12. Land title search report needs to be submitted. **Status: Submitted.** 13. Project Report needs to be submitted. **Status: Submitted.** 14. Non-encumbrance Certificate needs to be submitted. Status: Not submitted. 15. Electrical load availability needs to be submitted. **Status: Submitted.** 16. Approval NOC for external service like roads,, water supply, sewerage and storm water needs to be submitted. Status: Not submitted. 17. Demarcation plan superimposed on the approved layout plan needs to be submitted. Status: Not submitted. 18. Annual report for preceding 3 financial years needs to be provided. **Status: Submitted.** 19. CA certificate for non-default of statutory dues needs to be re-submitted on the latest date. Status: Not submitted. 20. CA certificate for financial and inventory details needs to be provided. Status: Not submitted.

		21. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Not submitted.
	Deficit Documents	1. Deficit fee of ₹ 54,77,263/- needs to be submitted. 2. Correction in REP-V form needs to be done. 3. Corrections in online DPI needs to be done. 4. Original registration certificate needs to be submitted. 5. Architectural control sheet needs to be submitted. 6. Information to revenue department regarding the entry of license needs to be submitted. 7. Non-encumbrance Certificate needs to be submitted. 8. Approval NOC for external service like roads,, water supply, sewerage and storm water needs to be submitted. 9. Demarcation plan superimposed on the approved layout plan needs to be submitted. 10. CA certificate for non-default of statutory dues needs to be re-submitted on the latest date. 11. CA certificate for financial and inventory details needs to be provided. 12. CA certificate for expenditure incurred and to be incurred needs to be provided.

Case History:-

The Promoter M/s Lekh Buildtech Pvt Ltd. who is a license holder applied for the extension of registration of real estate project namely "M3M 113 Market" located at Sector-113, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 42282 dated 07.10.2022 and EPIN-32. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-319-2019 and online generated for project extension temp id RERA-GRG-1179-2022. The total licensed area and project area for the extension of registration is 8.5260 acres vide license no – 123 of 2019 dated 17.09.2019.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/32 dated 21.10.2022 was issued to the promoter with an opportunity of being heard on 31.10.2022.

The promoter did not submit any reply.
On 31.10.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Manik Sharma (AR), Sh. Vineet Maheshwari (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. Deficiencies have already been conveyed to the promoter.

The AR of the promoter is directed to submit the deficit fee and remove the other deficiencies mentioned above. The matter to come up on 14.11.2022.

The promoter submitted the reply on 31.10.202 which is scrutinized and the remaining deficiencies are mentioned above.

(Asha)
Chartered Accountant

(Sumeet)
Engineer Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 14.11.2022

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The promoter states that the deficit documents alongwith the deficit fee as mentioned above will be submitted within three days.

The matter to come up on 21.11.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram