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	DTCP 7171 dated 11.09.2019	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	ZP-1400/SD(DK)/2020/21978 dated 15.12.2020.	
	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**	Rs 6,90,100/- Rs 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	Rs 3,45,100/- Rs 18,97,800/- Rs 35,79,463/-
	DD no. and date for extension	053709 dated 10.08.2022 500704 dated 28.11.2022 001449 dated 06.12.2022
	Name of the bank issuing	Kotak Bank
	Deficient amount	Nil
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
	Third hearing on	21.11.2022
	Fourth hearing on	26.12.2022
25.	**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 was directed to submit the deficit fee and remove the other deficiencies. The matter was fixed for 14.11.2022. The promoter submitted the reply on 31.10.2022 which was scrutinized and the remaining deficiencies were conveyed to the promoter. **On 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 was fixed for 21.11.2022. The promoter submitted a reply on 14.11.2022 which was scrutinized, and the remaining deficiencies were conveyed to the promoter. Further the promoter has submitted a reply on 17.11.2022 wherein the promoter has requested regarding waiving the late fee as the promoter has already completed all obligations towards the license and applied for completion certificate to DTCP well within the registration expiration date. **On 21.11.2022**, The AR of the promoter seeks four weeks' time for depositing the deficit fee and other relevant documents. The matter was adjourned and fixed for 26.12.2022. The promoter submitted the reply on 21.11.2022, 30.11.2022, 06.12.2022 and 23.12.2022 which were scrutinized, and the status of documents are mentioned below.
26.	**Present compliance status as on 26.12.2022 of the deficiencies conveyed in the last hearing i.e., 21.11.2022.**

1. Deficit fee of ₹ 54,77,263/- needs to be submitted.
   Status: Submitted vide DD no. 500704 dated 28.11.2022 amounting 18,97,800/- and vide DD no. 001449 dated 06.12.2022 amounting Rs 35,79,463/-.
2. Correction in REP-V form needs to be done.
   Status: Not submitted.
3. Corrections in online DPI needs to be done.
   Status: Submitted but needs to be corrected.
4. Architectural control sheet plan needs to be submitted.
   Status: Submitted.
5. Information to revenue department regarding the entry of license needs to be submitted.
   Status: Submitted.
6. Non-encumbrance Certificate needs to be submitted.
   Status: Submitted.

		7. Approval NOC for external service like roads, sewerage and storm water needs to be submitted. **Status: Sewer & Storm submitted, and road connected.**
	Deficit Documents	1. Correction in REP-V form needs to be done. 2. Corrections in online DPI needs to be done.

Recommendations:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order. The project has been completed and application for CC has been made to competent authority a copy of which is annexed with the application but the enclosed documents have not been submitted. The promoter may be advised to submit all the documents enclosed with the application for grant of CC by DTCP and the documents submitted subsequently to the application and also status of processing of application and queries if any.

It is recommended that the Authority may consider the grant of extension of registration.

(Asha)
Chartered Accountant

(Sumeet)
Engineer Executive

Day and Date of hearing	Monday and 26.12.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 26.12.2022

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

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

Approved as proposed subject to submission of documents as mentioned above.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

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