

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project – M3M Broadway (Including (Retail, Office, Multiplex) and
 Serviced Apartments (M3M Sky Loft))
 RERA-GRG-1301-2023**
Hearing brief for Project u/s 4




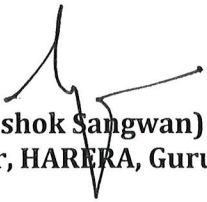
S.No.	Particulars	Details	
1.	Name of the project	M3M Broadway (Including (Retail, Office, Multiplex) and Serviced Apartments (M3M Sky Loft))	
2.	Name of the promoter	M/s Roshni Builders Pvt. Ltd.	
3.	Nature of the project	Commercial	
4.	Location of the project	Sector 71. Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of License Holder	Roshni Builders Pvt. Ltd. and Highrise Propbuild Pvt. Ltd.	
7.	Name of Change of Developer	M/s Roshni Builders Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole/ Phase	Whole	
10.	Phase no.	N/A	
11.	Online application ID	RERA-GRG-1301-2023	
12.	License no.	71 of 2018 dated 25.10.2018	valid up to 24.10.2023
13.	Total licensed area	7.84875 Acres	Area to be Registered 7.84875 acres
14.	Projected completion date	OC – 31.01.2024 CC – 30.04.2024	
15.	RC Compliances	RC no - 31 of 2018 – Complied	
16.	QPR Compliances (if applicable)	June-21 to Dec-22 Submitted only.	
17.	4(2)(I)(D) Compliances (if applicable)		
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	71 of 2018 dated 25.10.2018
	ii)	Zoning Plan Approval	Drg. No. DTCP-6668 dated 26.10.2018
	iii)	Building plan Approval	ZP-1267/AD(RA)/2021/18102 dated 27.07.2021
		Revised Building plan Approval	ZP-1267/JD(RA)/2023/1591 dated 17.01.2023
	iv)	Environmental Clearance	F.No.21-81/2018-IA-III dated 21.01.2019
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/214/1137-1140 dated 12.07.2018
	vi)	Revised Fire scheme approval	Applied on 03.02.2023

	vii)	Revised Service plan and estimate approval	Applied on 25.01.2023.
19.	Fee Details		
	Registration Fee	1,17,295.952 * 3.69 * 20 = Rs 86,56,441/-	
	Processing Fee	1,17,295.952 * 10 = Rs 11,72,960/-	
	Late Fee	N/A	
	Total Fee	Rs 98,29,401/-	
20.	DD amount	Rs 11,72,960/- Rs 7,46,502/- Rs 79,16,700/-	
	DD no. and date	002603 dated 09.02.2023. 002604 dated 09.02.2023. 508123 dated 21.11.2018.	
	Name of the bank issuing	Axis Bank Axis Bank ICICI Bank	
	Deficient amount	NIL	
21.	File Status	Date	
	File received on	10.02.2023	
	Deficiency conveyed on	22.02.2023	
	First hearing on	27.02.2023	
22.	Case History:		
	<p>The Promoter M/s Roshni Builders Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony namely "M3M Broadway (Including (Retail, Office, Multiplex) and Serviced Apartments (M3M Sky Loft))" located at Sector-71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 48989 dated 10.02.2023 and RPIN-587. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1301-2023. The project area for registration is 7.84875 acres as that of the licensed area i.e., 7.84875 acres vide License no -71 of 2018 dated 25.10.2018.</p> <p>Earlier the project was registered with the Authority vide registration no. 31 of 2018 dated 14.12.2018 for the FAR of 1,12,122.380 Sqm.</p> <p>Further, DTCP has granted additional FAR under TDR Policy (vide Certificate No. LC-1257-D/JE/2022/9612) and 12 % green FAR (LEED) over and above the TOD FAR and approved the revised building plan vide Memo. No. ZP-1267/JD(RA)/2023/1591 dated 17.01.2023. As per the revised building plans the total permissible FAR is 1,17,295.952 Sqm. However, the already registered FAR is 1,12,122.380 Sqm and the balance FAR comes out to be 5,173.57 Sqm. The promoter applied for whole including the FAR registered earlier.</p> <p>Therefore, the present application for registration of commercial project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/587 dated 22.02.2023 was issued to the promoter with an opportunity of being heard on 27.02.2023.</p> <p>The promoter has submitted the reply on 23.02.2023 which is being scrutinized and the status of documents is mentioned below:</p>		
23.	Present compliance status as on 27.02.2023	1. Consent of two-third allottees needs to be submitted as the building plans are revised.	

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	<p>of the deficiencies conveyed vide notice dated 22.02.2023.</p>	<p>Status: Submitted. There are 2055 total allottees out of which 1667 are unique. The consent of 1118 allottees are submitted out of 1667 allottees which are more than two-third.</p> <p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Correction Submitted but annexures not submitted.</p> <p>3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</p> <p>4. Revised Fire Scheme approval needs to be submitted. Status: Applied on 03.02.2023. Further submitted a cheque no. 046175 dated 09.02.2023 amounting to Rs 25 lakh as a security amount to submit the approval within the stipulated time prescribed by authority.</p> <p>5. Revised Service Plans and Estimates approval needs to be submitted. Status: Applied on 25.01.2023. Further submitted a cheque no. 046176 dated 09.02.2023 amounting to Rs 25 lakh as a security amount to submit the approval within the stipulated time prescribed by the authority.</p> <p>6. Non encumbrance certificate needs to be resubmitted after incorporating complete land area. Status: Not Submitted.</p> <p>7. List of sold and unsold inventory needs to be submitted. Status: Submitted.</p> <p>8. Electrical load availability needs to be submitted. Status: Not Submitted.</p> <p>9. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted.</p> <p>10. Cash flow Statement needs to be submitted. Status: Submitted.</p> <p>11. Bank undertaking needs to be submitted. Status: Submitted.</p> <p>12. Quarterly statement of expenditure and funds needs to be submitted. Status: Submitted.</p> <p>13. Copy of paid Challan IDC, license fee and conversion charges need to be submitted. Status: Submitted.</p> <p>14. CA certificate for expenses incurred and to be incurred needs to be submitted. Status: Submitted.</p> <p>15. Conversion charges, License fee, rate of EDC & IDC need to be as per LOI. Status: Submitted.</p> <p>16. CHG form needs to be submitted. Status: Submitted.</p>
24.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H).</p>

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		<ol style="list-style-type: none"> 2. Online DPI needs to be corrected. 3. Revised Fire Scheme approval needs to be submitted. 4. Revised Service Plans and Estimates approval needs to be submitted. 5. Non encumbrance certificate needs to be resubmitted after incorporating complete land area. 6. Electrical load availability needs to be submitted.
 Asha Chartered Accountant	 Sumeet Planning Coordinator	
Day and Date of hearing	Monday and 27.02.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 27.02.2023.</p> <p>Sh. Sumeet, Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Abhijeet Singh (AR), Sh. Bharat Vignal (Authorized Signatory) are present on behalf of the promoter. The AR of the promoter seeks 3 days time to submit revised non-encumbrance certificate.</p> <p>The matter to come up on 02.03.2023.</p>		
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram	