

**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)	2021-22 submitted only	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	71 of 2018 dated 25.10.2018 24.10.2023
	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 26.07.2026
		Revised Building plan Approval	ZP-1267/JD(RA)/2023/1591 dated 17.01.2023 16.01.2028
	iv)	Environmental Clearance	F.No.21-81/2018-IA-III dated 21.01.2019 20.01.2029
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/214/1137-1140 dated 12.07.2018 12.07.2026
	vi)	Revised Fire scheme approval	Applied on 03.02.2023

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	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
	Second hearing on		02.03.2023
22.	<p>Case History: 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>The promoter has submitted required 2/3rd consent from the existing allottees regarding the above revision/changes in the building plans. The promoter has intimated that 2055 units (only 1667 unique allottees) have been sold and consent of 1118 allottees out of 1667 unique allottees have been submitted in the authority making it to more than 2/3rd of allottees required under section 14 (2)(ii) of the Act.</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 was scrutinized and the remaining deficiencies were conveyed to the promoter.</p>		

	<p>On 27.02.2023, Sh. Sumeet, Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the case. Sh. Abhijeet Singh (AR), Sh. Bharat Vigmal (Authorized Signatory) are present on behalf of the promoter. The AR of the promoter seeks 3 days' time to submit revised non-encumbrance certificate. The matter to come up on 02.03.2023.</p> <p>The promoter has submitted the reply on 24.02.2023, 27.02.2023 and 02.03.2023 which were scrutinized and the status of documents is mentioned below:</p>	
23.	<p>Present compliance status as on 02.03.2023 of the deficiencies conveyed in last hearing dated 27.02.2023.</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be corrected. 2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3. 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. 4. 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. 5. Non encumbrance certificate needs to be resubmitted after incorporating complete land area. Status: Submitted. 6. Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no. Ch-71/SE/R-APDRP/OLNC/HT/GGM-I/SOL-982 dated 22.06.2021.
24.	<p>Remarks</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H). 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.
<p>Recommendations</p> <p>The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Revised Fire Scheme approval and Revised approved service plan & estimates.</p>		

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The promoter has submitted two Cheques vide no 046175 and 046176 dated 09.02.2023 amounting Rs 25 lakhs each as a security amount to submit the Revised Fire Scheme approval and Revised approved service plan & estimates within stipulated time i.e., 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider for grant of registration subject to the submission of above. *This is without prejudice to the rights of the existing allottees under the Act of 2016.*

Asha
Asha

Chartered Accountant

Sumeet
Sumeet

Planning Coordinator

Day and Date of hearing	Thursday and 02.03.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.03.2023.

Sh. Sumeet, Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma and Sh. Bharat Vignal (Authorized Signatory) are present on behalf of the promoter.

Approved as proposed.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA