

Project hearing brief

SN	Particulars	Details	
1.	Name of the project	M3M Escala	
2.	Name of the promotor	M/s M3M India Pvt Ltd	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector 70A, Gurugram	
5.	Legal capacity	BIP Holder (in principal approval)	
6.	Name of the license holder	<ul style="list-style-type: none"> • M/s Vibhor Home Developers Pvt. Ltd. • M/s Haamid Real Estate Pvt. Ltd. • M/s Dae real Estate Pvt. Ltd. • M/s Pegeen Builders Pvt. Ltd. • M/s Red Topaz Real Estate Pvt. Ltd. • M/s Philia Estate Developers Pvt. Ltd. • M/s Nililma Real Estate Pvt. Ltd. • M/s Finian Estates Developers Pvt. Ltd. • M/s Abheek Real estate Pvt. Ltd. 	
7.	Name of the Collaborator	M/s DLF Home Developers Limited	
8.	Name of the BIP Holder	M/s M3M India Pvt Ltd and others	
9.	Status of project	Ongoing (OC Obtained)	
10.	Whether registration applied for whole/ phase	Whole as a BIP holder	
11.	Online application ID	RERA-GRG-PROJ-907-2021	
12.	License no.	16 of 2009 dated 29.05.2009	Valid upto 28.05.2024
13.	Total licensed area	27.471 Acres	Area to be registered 3.26706 Acres
14.	Statutory approvals either applied for or obtained prior to registration		
	i) License Approval	Date of approval	Validity upto
		16 of 2009 dated 29.05.2009	28.05.2024
	ii) Zoning Plan Approval	19.04.2010	
	iii) Building plan Approval	27.01.2017	26.01.2022
	iv) Environmental Clearance	15.09.2020	03.09.2023
	v) Fire scheme approval	06.03.2018	
	vi) Service plan and estimate approval	18.05.2017	
	File Status	Date	

	Project received on	25.08.2021
	1 st deficiency notice sent on	09.09.2021
	1 st hearing on	21.09.2021
	2 nd hearing on	05.10.2021
	3 rd hearing on	19.10.2021
	Reply submitted on	18.10.2021
15.	Present stage of completion for ongoing projects (%)	Ongoing (OC Obtained)
16.	(sold units - in case of ongoing/ unsold units)	Total 152 (sold 150, 2 unsold)
17.	Detail of encumbrances	Non encumbrance certificate submitted for 4.6375 acres.
18.	<p>Project Summary</p> <p>The promoter i.e. M/s M3M India Pvt Ltd has applied (online and manual) on dated 25.08.2021 for registration of their group housing colony project namely "M3M Escala" in sector 108, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application pertains to registration of group housing residential colony which has been licensed vide license no. 16 of 2009 for area admeasuring 27.471 acres valid upto 28.05.2024 issued in favour of various license holders in collaboration with M/s DLF Home Developers Ltd. DTCP, Haryana had issued in principle approval of change of developer from DLF Home Developers Pvt Ltd to Haamid Real Estates Pvt Ltd and grant joint development rights and marketing rights in favour of Capital Heights Pvt Ltd, Classic Infrasolutions Pvt Ltd, M3M India Pvt Ltd, Advance India Projects Pvt Ltd vide memo no. LC-139-II-JE(VA)/2020/13145 dated 27.07.2020.</p> <p>The present application pertains to registration of 3.26706 acres applied by M/s M3M India Pvt Ltd in legal capacity of BIP holder for which occupation certificate was obtained on 02.08.2018 vide memo no. memo. No. ZP-545/SD(BS)/2018/23018 dated 02.08.2018 for towers M1, M2 and EWS.</p> <p>On scrutiny of application, it was found that there were deficiencies in the application which have been mentioned in PE and CA scrutiny. Online corrections were found in Rep-I (Part A-H). Hence, the promoter may be issued 1st deficiency notice vide notice no.</p>	

HARERA/GGM/RPIN/365 dated 09.09.2021 to remove the above deficiencies/ observations and given an opportunity of hearing on 21.09.2021.

On 14.09.2021, the promoter has submitted an application requesting the authority for the adjournment of hearing because the concerned staff who is well conversant with the project is bed ridden with illness. Therefore, the promoter request to grant time till 30.09.2021 for removal of deficiencies and defer the hearing schedule for 21.09.2021.

On 21.09.2021, it has come to the notice of the authority that the promoter has submitted an application on 14.09.2021 requesting the authority for the adjournment of hearing because the concerned staff who was well conversant with the project was bed ridden with illness. Therefore, the authority considers the request of the promoter to grant week time for removal of deficiencies and deferred the hearing schedule for 21.09.2021. The matter decided to come up on 05.10.2021.

On 05.10.2021, the promoter had not submitted the reply of 1st deficiency notice. A comprehensive report was yet to be come from DTCP, promoters and co-promoters. Nothing could be done in absence of patent material fact. The matter decided to come up on 19.10.2021.

On 19.10.2021, a comprehensive report is yet to come from DTCP regarding promoters and co-promoters. Nothing could be done in absence of patent material fact. The matter decided to come up on 09.11.2021.

19. As per the reply submitted by the promoter on 18.10.2021, the documents which are submitted by the promoter are as follows:

1. Brochure of "M3M Escala" needs to be submitted.
Status: provided.
2. Copy of approval letter obtained from banks for home loan tie-up needs to be submitted. (Annexure D3)
Status: provided.

20. Deficit documents

1. Online corrections in REP-I (Part A-H) needs to be done.
Status: not done
2. Corrections in detailed project information needs to be done.
Status: online DPI not submitted.
3. Deficit fees of Rs. 10,62,474/- needs to be paid.
Status: not paid.
4. Details of litigation not provided.
Status: not provided.
5. Entry of collaboration agreement in revenue record needs to be done.



Status: not provided.

6. Approvals for water supply, sewage disposal, storm water drainage and road from competent authority needs to be submitted.

Status: not provided.

7. Details of all the community facilities which shall be handed over to the RWA or competent authority and to be constructed by the promoter itself and not forming part of basic sale price needs to be provided.

Status: not provided.

8. Details of sold and unsold inventory plot wise including size of plot, average rate and total consideration needs to be submitted.

Status: details of EWS units not submitted.

9. Copy of layout plan on which development and marketing rights are demarcated to different developers.

Status: not provided.

Status: not provided.

Folder A

Part-B-Statutory Approvals

10. Copy of LC IV and LC-IV A not submitted. (Annexure A3)

Status: not provided.

11. Copy of final BIP approval needs to be submitted. (Annexure A4)

Status: not provided.

12. Copy of collaboration agreement not submitted. (Annexure A5)

Status: not provided.

13. Revised project report needs to be submitted which includes all the sale proceeds till date, financial resources, cost of construction etc. (Annexure A6)

Status: needs to be revised.

14. NEC for the remaining area needs to be submitted. (Annexure A13)

Status: not provided.

15. REP-II needs to be revised. (Annexure A15)

Status: needs to be revised.

16. Copy of forest NOC not submitted. (Annexure A20)

Status: not provided.

17. Copy of HUDA construction water NOC not submitted. (Annexure A25)

Status: not provided.

Part-E-Project Cost/sale Proceeds

18. Cost of Land needs to be clarified according to the area applied for registration, an annexure in support of the same needs to be provided.

Status: not provided.

19. External development, Internal development charges, conversion charges, license fees need to be clarified.
Status: not clarified.
20. All the three-bank account i.e., Master Account, Separate RERA Account, Free Account needs to be submitted.
Status: not provided.
21. CA certificate for the expenditure incurred up to date of registration needs to be provided.

Folder B

Project proponents

22. Details of structural engineer and proof consultant along with KYC not provided.
Status: not provided.
23. Details of real estate agents not provided.
Status: details not provided.

Folder C

Various plans to be annexed

24. Copy of approved electricity supply plan, streetlighting plan, landscape plan needs to be submitted.
Status: approved plans not provided.
25. Copy of superimposed demarcation plan on approved site plan on A1 sheet not submitted. (Annexure C14)
Status: needs to be revised.
26. Road connectivity map showing existing and proposed road along the site needs to be submitted.
Status: needs to be revised.
27. PERT Chart needs to be submitted. (Annexure C15)
Status: not provided. Completion certificate not obtained.
28. Copy of approved fire scheme plans along with scheme needs to be submitted. (Annexure C22)
Status: approved plans along with fire scheme not provided.

Folder D

Financial Documents and Allottee related draft documents

29. Application form, allotment letter, builder buyer agreement, conveyance deed, payment plan, payment receipt executed with the existing allottees needs to be submitted. (D15, D16, D17, D18, D19)
Status: executed legal documents submitted but not matching with the booking list.
30. Allotment letter, conveyance deed, payment plan and payment receipt, builder buyer agreement in the prescribed format need to be submitted.



Status: Not as per prescribed format. Needs to be revised.

31. Copy of draft application form needs to be revised.

Status: Not as per prescribed format. Needs to be revised.

Part-H- Separate bank account details

32. Copy of Pan card, Aadhaar card, address proof of the person operating bank account needs to be submitted. (D8, D9, D10)

Status: not provided.

33. Board resolution duly acknowledged by bank for operation of bank account mentioning all three account nos. needs to be submitted. (D11)

Status: not provided.

34. Affidavit by the promoter regarding arrangement with the financial institution to abide by the provision of RERA needs to be submitted. (Annexure D12).

Status: not provided.

35. Bank undertaking needs to be submitted. (Annexure D13)

Status: not provided.

Additional documents in case of ongoing projects

36. CA certificate for financial and inventory details in respect of ongoing project needs to be submitted. (Annexure D20)

Status: needs to be revised. Financial figures not provided.

09/11/2021

Planning Coordinator

Day and Date of hearing Tuesday and 09.11.2021

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings Dated: 09.11.2021

Ms. Jyoti Yadav, Coordinator, Planning Branch briefed about the facts of the project.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) are present on behalf of the promoter.

The promoter is directed to obtain final approval of BIP permission from the competent authority. Nothing could be done in absence of patent material fact. In meanwhile the promoter is advised to rectify the remaining deficiencies which were already conveyed.

The matter to come up on 13.12.2021.

Dr. Krishana Kumar Khandelwal

Chairman, HARERA, Gurugram

Sh. Vijay Kumar Goyal

Member, HARERA, Gurugram