



**Project hearing brief**

SN	Particulars	Details	
1.	<b>Name of the project</b>	M3M Escala	
2.	<b>Name of the promotor</b>	M/s M3M India Pvt Ltd	
3.	<b>Nature of the project</b>	Group Housing	
4.	<b>Location of the project</b>	Sector 70A, Gurugram	
5.	<b>Legal capacity</b>	BIP Holder	
6.	<b>Name of the license holder</b>	<ul style="list-style-type: none"> <li>• M/s Vibhor Home Developers Pvt. Ltd.</li> <li>• M/s Haamid Real Estate Pvt. Ltd.</li> <li>• M/s Dae real Estate Pvt. Ltd.</li> <li>• M/s Pegeen Builders Pvt. Ltd.</li> <li>• M/s Red Topaz Real Estate Pvt. Ltd.</li> <li>• M/s Philia Estate Developers Pvt. Ltd.</li> <li>• M/s Nililma Real Estate Pvt. Ltd.</li> <li>• M/s Finian Estates Developers Pvt. Ltd.</li> <li>• M/s Abheek Real estate Pvt. Ltd.</li> </ul>	
7.	<b>Name of the Collaborator</b>	M/s DLF Home Developers Limited	
8.	<b>Name of the BIP Holder</b>	M/s M3M India Pvt Ltd and others	
9.	<b>Status of project</b>	Ongoing (OC Obtained)	
10.	<b>Whether registration applied for whole/ phase</b>	Whole as a BIP holder	
11.	<b>Online application ID</b>	RERA-GRG-PROJ-907-2021	
12.	<b>License no.</b>	16 of 2009 dated 29.05.2009	Valid upto 28.05.2024
13.	<b>Total licensed area</b>	27.471 Acres	<b>Area to be registered</b> 3.26706 Acres
14.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>i) License Approval</b>	<b>Date of approval</b>	<b>Validity upto</b>
		16 of 2009 dated 29.05.2009	28.05.2024
	<b>ii) Zoning Plan Approval</b>	19.04.2010	
	<b>iii) Building plan Approval</b>	27.01.2017	26.01.2022
	<b>iv) Environmental Clearance</b>	15.09.2020	03.09.2023
	<b>v) Fire scheme approval</b>	06.03.2018	
	<b>vi) Service plan and estimate approval</b>	18.05.2017	
	<b>File Status</b>	<b>Date</b>	
	Project received on	25.08.2021	





	1 <sup>st</sup> deficiency notice sent on	09.09.2021
	1 <sup>st</sup> hearing on	21.09.2021
	2 <sup>nd</sup> hearing on	05.10.2021
15.	<b>Present stage of completion for ongoing projects (%)</b>	Ongoing (OC Obtained)
16.	<b>(sold units - in case of ongoing/ unsold units)</b>	Total 152 (sold 150, 2 unsold)
17.	<b>Detail of encumbrances</b>	Non encumbrance certificate submitted for 4.6375 acres.
18.	<b>Project Summary</b>	<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.</p> <p>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 Infrsolutions 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. HARERA/GGM/RPIN/365 dated 09.09.2021 to remove the above deficiencies/ observations and given an opportunity of hearing on 21.09.2021.</p> <p>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.</p>





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 1<sup>st</sup> 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.

**19. Deficit documents**

**Major Deficiencies/Observations**

1. Online corrections in REP-I (Part A-H) needs to be done which are mentioned above at point A.
2. Corrections in detailed project information needs to be done.
3. Deficit fees of Rs. 10,62,474/- needs to be paid.
4. Details of litigation not provided.
5. Entry of collaboration agreement in revenue record needs to be done.
6. Approvals for water supply, sewage disposal, storm water drainage and road from competent authority needs to be submitted.
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.
8. Details of sold and unsold inventory plot wise including size of plot, average rate and total consideration needs to be submitted.
9. Copy of layout plan on which development and marketing rights are demarcated to different developers.

**Folder A**

**Part-B-Statutory Approvals**

10. Copy of LC IV and LC-IV A not submitted. (Annexure A3)
11. Copy of final BIP approval needs to be submitted. (Annexure A4)
12. Copy of collaboration agreement not submitted. (Annexure A5)
13. Revised project report needs to be submitted which includes all the sale proceeds till date, financial resources, cost of construction etc. (Annexure A6)
14. NEC for the remaining area needs to be submitted. (Annexure A13)
15. REP-II needs to be revised. (Annexure A15)
16. Copy of forest NOC not submitted. (Annexure A20)
17. Copy of HUDA construction water NOC not submitted. (Annexure A25)





### **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.
19. External development, Internal development charges, conversion charges, license fees need to be clarified.
20. All the three-bank account i.e., Master Account, Separate RERA Account, Free Account needs to be submitted.
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.
23. Details of real estate agents not provided.

### **Folder C**

#### **Various plans to be annexed**

24. Copy of approved electricity supply plan, streetlighting plan, landscape plan needs to be submitted.
25. Copy of superimposed demarcation plan on approved site plan on A1 sheet not submitted. (Annexure C14)
26. Road connectivity map showing existing and proposed road along the site needs to be submitted.
27. PERT Chart needs to be submitted. (Annexure C15)
28. Copy of approved fire scheme plans along with scheme needs to be submitted. (Annexure C22)
29. Brochure of "M3M Escala" needs to be submitted.

### **Folder D**

#### **Financial Documents and Allottee related draft documents**

30. Copy of approval letter obtained from banks for home loan tie-up needs to be submitted. (Annexure D3)
31. 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)
32. Allotment letter, conveyance deed, payment plan and payment receipt, builder buyer agreement in the prescribed format need to be submitted.
33. Copy of draft application form needs to be revised.

### **Part-H- Separate bank account details**

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





35. Board resolution duly acknowledged by bank for operation of bank account mentioning all three account nos. needs to be submitted. (D11)
36. Affidavit by the promoter regarding arrangement with the financial institution to abide by the provision of RERA needs to be submitted. (Annexure D12).
37. Bank undertaking needs to be submitted. (Annexure D13)

**Additional documents in case of ongoing projects**

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

*V.1 - S*  
19/10/21  
Planning Coordinator

**Day and Date of hearing**

Tuesday and 19.10.2021

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings Dated: 19.10.2021

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.

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.

*k*  
**Sh. Samir Kumar**

Member, HARERA, Gurugram

*V.1 - S*  
**Sh. Vijay Kumar Goyal**

Member, HARERA, Gurugram

*[Signature]*  
**Dr. Krishana Kumar Khandelwal**

Chairman, HARERA, Gurugram

