

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - M3M Escala  
RERA-GRG-907-2021**
**Hearing brief for registration of Project u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	M3M Escala		
2.	Name of the promoter	M/s M3M India Pvt Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector 70A, Gurugram		
5.	Legal capacity to act as a promoter	BIP Holder (in principal approval)		
6.	Name of the license holder	1. M/s Vibhor Home Developers Pvt. Ltd. 2. M/s Haamid Real Estate Pvt. Ltd. 3. M/s Dae real Estate Pvt. Ltd. 4. M/s Pegeen Builders Pvt. Ltd. 5. M/s Red Topaz Real Estate Pvt. Ltd. 6. M/s Philia Estate Developers Pvt. Ltd. 7. M/s Nililma Real Estate Pvt. Ltd. 8. M/s Finian Estates Developers Pvt. Ltd. 9. 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	Phase		
	Phase no.	Not Mentioned		
11.	Online application ID	RERA-GRG-907-2021		
12.	License no.	16 of 2009 dated 29.05.2009	Valid till 28.05.2024	
13.	Total licensed area	27.471 Acres	Area to be Registered 3.26706 Acres	
14.	Projected completion date	Not Mentioned		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	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)	Airport height clearance	23.04.2010	
	vi)	Fire scheme approval	06.03.2018	
	vii)	Service plan and estimate approval	18.05.2017	
16.	Fee Details			





	<b>Registration Fee</b>	19713.415*1.75*10 = Rs 3,44,985/-
	<b>Processing Fee</b>	19173.415*10 = Rs 1,91,734/-
	<b>Late Fee</b>	300% of registration fee = Rs 10,34,955
	<b>Total Fee</b>	Rs 15,71,674/-
<b>17.</b>	DD amount	1. Rs 3,07,500/- 2. Rs 2,01,700/- 3. Rs 10,62,474/-
	DD no. and date	1. 500199 dated 16.08.2021. 2. 500200 dated 16.08.2021. 3. 007044 dated 20.03.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	<b>NIL</b>
<b>18.</b>	<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
	3 <sup>rd</sup> hearing on	19.10.2021
	4 <sup>th</sup> hearing on	09.11.2021
	5 <sup>th</sup> hearing on	13.12.2021
	6 <sup>th</sup> hearing on	27.12.2021
	7 <sup>th</sup> hearing on	17.01.2022
	8 <sup>th</sup> hearing on	31.01.2022
	9 <sup>th</sup> hearing on	15.03.2022
	10 <sup>th</sup> hearing on	18.04.2022
	11 <sup>th</sup> hearing on	09.05.2022
	12 <sup>th</sup> hearing on	23.05.2022
	13 <sup>th</sup> hearing on	27.09.2022
	14 <sup>th</sup> hearing on	11.10.2022
	15 <sup>th</sup> hearing on	26.10.2022 (adjourned)
	16 <sup>th</sup> hearing on	27.10.2022
	17 <sup>th</sup> hearing on	21.11.2022
	18 <sup>th</sup> hearing on	26.12.2022
	19 <sup>th</sup> hearing on	09.01.2023
	20 <sup>th</sup> hearing on	16.01.2023
	21 <sup>st</sup> hearing on	30.01.2023
22 <sup>nd</sup> hearing on	13.02.2023	
23 <sup>rd</sup> hearing on	13.03.2023	
24 <sup>th</sup> hearing on	03.04.2023	
<b>19.</b>	<b>Case History:</b>	



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.

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 Infrasoutions 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.

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.

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.

**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 was fixed for 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 was fixed for 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 was fixed for 09.11.2021.

**On 09.11.2021**, the promoter was 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 was advised to rectify the remaining deficiencies which were already conveyed. The matter was fixed for 13.12.2021.

**On 13.12.2021**, the promoter is directed to submit the deficit documents along with online DPI. The matter was fixed for 27.12.2021.

**On 27.12.2021**, matter was adjourned for 17.01.2022.

**On 17.01.2022**, matter was adjourned for 31.01.2022.

**On 31.01.2022**, the promoter is directed to submit the deficit documents along with corrected online DPI and REP-I (Part A-H). Matter was adjourned for 15.03.2022.





**On 15.03.2022**, the reply to the deficiencies notice submitted by the applicant promoter was scrutinized and still major deficiencies were noticed including non-obtaining of the BIP permission in favour of the applicant promoter and other statutory approvals requires to be submitted. The AR of the promoter clarified that the instant project applied for registration as ongoing project measuring 3.2 acres only out of 27.47 acres Group Housing Complex licensed in favour of M/s Haamid Real Estates Pvt. Ltd. in collaboration with DLF Homes Developers Ltd. However, the remaining developers are not paying the share of their fee and hence final grant of BIP permission is held up in DTCP. The AR was advised for taking up the matter with T&CP Department for early grant of BIP permission and rectification of all other deficiencies already conveyed before the application for registration to be further proceeded. The matter was fixed for 18.04.2022.

**On 18.04.2022**, none was present on behalf of the promoter. One last opportunity of 2 weeks' time is granted. The matter was fixed for 09.05.2022.

**On 09.05.2022**, No one is present on behalf of the promoter. Keeping in view the brief facts of the case, the promoter is directed to submit all the deficit documents and deficit fees along with final approval of BIP which is a mandatory requirement for grant of registration certificate. A notice be issued to the promoter for obtaining final BIP approval of the part of the project developed by them. Matter was fixed for 23.05.2022.

**On 23.05.2022**, No one appeared on behalf of the promoter. The promoter has not submitted the reply of the deficiencies which are conveyed to them nor submitted the final approval of BIP permission. The matter was sine die till the final approval of BIP permission is obtained from the competent authority.

**On 27.09.2022**, JS Sindhu (EE/M) Executive briefed about the facts of the project and following major deficiencies have pointed out i.e. (1). Deficit Fee- Rs 10,62,474/- (2). Final BIP approval. (3). Non-encumbrance certificate. (4). Fire scheme approval. (5). Builder buyer agreement as per prescribed format. (6). Allotment letter as per prescribed format. The matter was adjourned for 11.10.2022.

**On 11.10.2022**, The major deficiencies are Final BIP Permission, Non- Encumbrance, Fire Scheme approval. Deficit Fee- Rs 10,62,474/-. The authorized representative of the promoter is advised to deposit the deficient fee as mentioned against each within 7 days otherwise their matter will not be heard on the next date of hearing i.e., 26.10.2022. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from the filing of information in REP-I A to H format and detailed project information. The matter was fixed for 26.10.2022.

**On 26.10.2022**, the coram is not complete. The hearing was adjourned for 27.10.2022.

**On 27.10.2022**, The promoter was directed to rectify the deficiencies and submit the deficit fee if any. The matter was adjourned for 21.11.2022.

**On 21.11.2022**, Sh. Ashish Kush, Planning Executive briefed about the facts of the case. Sh. Manik Sharma (AR) and Sh. Abhijeet Singh (AR) are present on behalf of the promoter. The applied area of 3.26706 acres is a part of larger licensed area admeasuring 27.471 acres and granted in favour of M/s Haamid Real Estates Pvt. Ltd. & others wherein the applicant is neither a licensee nor a collaborator and hence the matter of grant of COD/BIP is under consideration of DTCP and the above application can be considered after its receipt. The AR states that the OC of the portion of area with the applicant was applied even before publication of the rules and stand obtained and hence requests for exemption of the late fee being charged. However, the Authority has already taken a view that the project is ongoing since no OC was obtained before above publication of above rules and hence the applicant was required to apply and seek the RC within three months of publication of above rules. Since the same was not adhered to and hence the applicant is advised to deposit the above deficit fee and other documents. AR seeks 4 weeks' time for its submission as the matter is before DTCP and the permission of COD/BIP is required to be obtained by the licensee company. The matter was fixed for 26.12.2022.



**On 26.12.2022** the AR of the promoter was directed to remove the deficiencies and the matter was adjourned to 09.01.2023.

**On 09.01.2023**, the matter was adjourned and fixed for 16.01.2023.

**On 16.01.2023**, the matter was adjourned and fixed for 30.01.2023.

**On 30.01.2023**, the matter was adjourned and fixed for 13.02.2023.

**On 13.02.2023**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Vineet Maheshwari (AR) is present on behalf of the promoter. The AR submits that COD permission has been received from DTCP and a copy is being filed in the registry of the Authority along with other deficit documents and seeks three weeks' time for doing the needful. The request is allowed. The matter to come up on 13.03.2023.

The promoter has submitted a reply on 09.03.2023 wherein the promoter has requested for grant of some more time i.e., till 28.03.2023 for submitting the information/documents which have been mentioned in the last hearing i.e., 13.02.2023.

**On 13.03.2023**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Ms. Pragya Sharan (AR) is present on behalf of the promoter. The representative of the applicant seeks a short adjournment of three weeks. The matter to come up on 03.04.2023.

The promoter has submitted a reply on 24.03.2023 which is scrutinized and the status of documents is mentioned below.

<p><b>20. Present compliance status as on 03.04.2023 of the deficiencies conveyed in the last hearing dated 13.03.2023.</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Status: Submitted but needs to be corrected.</li> <li>2. Corrections in detailed project information needs to be done. Status: Submitted but needs to be corrected.</li> <li>3. Deficit fees of <b>Rs. 10,62,474/-</b> needs to be paid. <b>Status: Submitted. DD no 007044 dated 20.03.2023 amounting to Rs 10,62,474/-</b></li> <li>4. Details of litigation not provided. <b>Status: Submitted that there is no pending litigation regarding the project.</b></li> <li>5. Entry of collaboration agreement in revenue record needs to be done. Status: Requested for exemption as OC for both towers has been granted by DTCP and conveyance deed of the allottees has been done.</li> <li>6. Approvals for water supply, sewage disposal, storm water drainage and road from competent authority needs to be submitted. Status: Not submitted. However, consent to operate has been submitted.</li> <li>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. <b>Status: Not applicable as the registration includes only 2 towers and shall be in scope of licensee.</b></li> <li>8. Details of sold and unsold inventory plot wise including size of plot, average rate and total consideration needs to be submitted. Status: Not Submitted.</li> </ol>
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	<ol style="list-style-type: none"><li>9. Copy of LC IV and LC-IV A not submitted. Status: Not submitted.</li><li>10. Copy of <b>final BIP approval needs to be submitted.</b> Status: Not submitted.</li><li>11. Copy of collaboration agreement not submitted. Status: Submitted but causes regarding irrevocable and sharing clause needs to be clarified.</li><li>12. Revised project report needs to be submitted which includes all the sale proceeds till date, financial resources, cost of construction etc. <b>Status: Submitted.</b></li><li>13. NEC for the remaining area needs to be submitted. <b>Status: Submitted for the area applied for registration.</b></li><li>14. REP-II needs to be revised. Status: Submitted but no completion date has been submitted as OC was received on 02.08.2018.</li><li>15. Copy of forest NOC not submitted. Status: Not submitted.</li><li>16. Copy of HUDA construction water NOC not submitted. Status: Requested for exemption as the OC was received for the project on 02.08.2018.</li><li>17. 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: Submitted but needs to be corrected.</li><li>18. External development, Internal development charges, conversion charges, license fees need to be clarified. Status: Not submitted.</li><li>19. All the three-bank account i.e., Master Account, Separate RERA Account, Free Account needs to be submitted. Status: Requested for exemption as OC for both towers has been granted by DTCP.</li><li>20. Details of structural engineer and proof consultant along with KYC not provided. Status: Requested for exemption as OC for both towers has been granted by DTCP.</li><li>21. Details of real estate agents not submitted. Status: Not submitted.</li><li>22. Copy of approved electricity supply plan, streetlighting plan, landscape plan needs to be submitted. <b>Status: Submitted.</b></li><li>23. Copy of superimposed demarcation plan on approved site plan on A1 sheet not submitted. <b>Status: Submitted.</b></li><li>24. Road connectivity map showing existing and proposed road along the site needs to be submitted. <b>Status: Submitted.</b></li><li>25. PERT Chart needs to be submitted. Status: Requested for exemption as OC has been obtained.</li><li>26. Copy of approved fire scheme plans along with scheme needs to be submitted. Status: Approved plans along with fire scheme not submitted.</li></ol>
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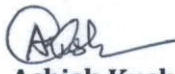
		<p>27. Application form, allotment letter, builder buyer agreement, conveyance deed, payment plan, payment receipt executed with the existing allottees needs to be submitted. Status: Not submitted.</p> <p>28. Allotment letter, conveyance deed, payment plan and payment receipt, builder buyer agreement in the prescribed format need to be submitted. Status: Request for exemption as conveyance deed of all units has been done.</p> <p>29. Copy of draft application form needs to be revised. Status: Request for exemption as conveyance deed of all units has been done.</p> <p>30. Copy of Pan card, Aadhaar card, address proof of the person operating bank account needs to be submitted. <b>Status: Submitted.</b></p> <p>31. Board resolution duly acknowledged by bank for operation of bank account mentioning all three account nos. needs to be submitted. Status: Requested for exemption as OC for both towers has been granted by DTCP.</p> <p>32. Affidavit by the promoter regarding arrangement with the financial institution to abide by the provision of RERA needs to be submitted. Status: Requested for exemption as OC for both towers has been granted by DTCP.</p> <p>33. Bank undertaking needs to be submitted. Status: Requested for exemption as OC for both towers has been granted by DTCP.</p> <p>34. CA certificate for financial and inventory details in respect of ongoing project needs to be submitted. Status: Needs to be revised. Financial figures not provided.</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done.</p> <p>2. Corrections in detailed project information needs to be done.</p> <p>3. Entry of collaboration agreement in revenue record needs to be done.</p> <p>4. Approvals for water supply, sewage disposal, storm water drainage and road from competent authority needs to be submitted.</p> <p>5. 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.</p> <p>6. Copy of LC IV and LC-IV A not submitted.</p> <p>7. Copy of <b>final BIP approval needs to be submitted.</b></p> <p>8. Clauses in the collaboration agreement needs to be clarified.</p> <p>9. REP-II needs to be revised.</p> <p>10. Copy of forest NOC not submitted.</p> <p>11. Copy of HUDA construction water NOC not submitted.</p> <p>12. Cost of Land needs to be clarified according to the area applied for registration, an annexure in support of the same needs to be corrected.</p> <p>13. External development, Internal development charges, conversion charges, license fees need to be clarified.</p> <p>14. All the three-bank account i.e., Master Account, Separate RERA Account, Free Account needs to be submitted.</p>





	<p>15. Details of structural engineer and proof consultant along with KYC not provided.</p> <p>16. Details of real estate agents not submitted.</p> <p>17. PERT Chart needs to be submitted.</p> <p>18. Copy of approved fire scheme plans along with scheme needs to be submitted.</p> <p>19. Application form, allotment letter, builder buyer agreement, conveyance deed, payment plan, payment receipt executed with the existing allottees needs to be submitted.</p> <p>20. Allotment letter, conveyance deed, payment plan and payment receipt, builder buyer agreement in the prescribed format need to be submitted.</p> <p>21. Copy of draft application form needs to be revised.</p> <p>22. Board resolution duly acknowledged by bank for operation of bank account mentioning all three account nos. needs to be submitted.</p> <p>23. Affidavit by the promoter regarding arrangement with the financial institution to abide by the provision of RERA needs to be submitted.</p> <p>24. Bank undertaking needs to be submitted.</p> <p>25. CA certificate for financial and inventory details in respect of ongoing project needs to be submitted.</p>
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Asha  
Chartered Accountant

  
Ashish Kush  
Planning Executive

**Day and Date of hearing**

Monday and 03.04.2023

**Proceeding recorded by**

Ram Niwas

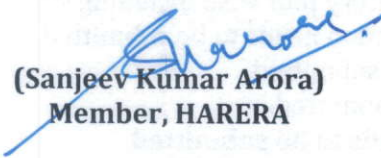
**PROCEEDINGS OF THE DAY**

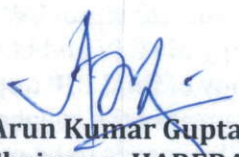
Proceedings dated: 03.04.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari (AS) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

The deficiencies have already been conveyed to the promoter. The AR of the promoter stated that they are in process of obtaining the final BIP from DTCP and requested the Authority for the adjournment of two months. The Authority allowed the same. The matter to come up on 05.06.2023.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA

  
(Ashok Sangwan)  
Member, HARERA