



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	M3M Jewel	
2.	Name of the promoter	M/s Lekh Buildtech Pvt. Ltd.	
3.	Nature of the project	Commercial project	
4.	Location of the project	Sector- 25, Gurugram	
5.	Legal capacity to act as a promoter	Conveyance deed from HSVP	
6.	Name of license holder	N/A	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1199-2022	
11.	License no.	N/A	N/A
12.	Total area	1.3207 acres	Area to be registered 1.3207 acres
13.	Completion date declared u/s 4(2)(I)(C)	30.03.2026	
14.	QPR compliances (if applicable)	N/A	
15.	4(2)(I)(D) compliances (if applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	N/A
	ii)	Zoning Plan Approval	DRG No. DTP (G) 2559/2022 dated 20.06.2022, 03.08.2022
	iii)	Building plan Approval	ZO002/E0018/UE029/FBPLA/00000 00101 dated 15.11.2022
	iv)	Environmental Clearance	EC22B038HR131492 dated 13.10.2022
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/392/1574-77 dated 04.07.2022
	vi)	Fire scheme approval	Applied on 16.11.2022
	vii)	Service plan and estimate approval	N/A
17.	Fee details		
	(a)	Registration fee	19,347.488 * 3.62 * 20 = Rs 14,00,758/-.
	(b)	Processing fee	19,347.488 * 10 = Rs 1,93,475/-

	(c)	Late fee	N/A
	(d)	Total	Rs. 15,94,233/-
DD Details			
	(a)	DD amount	Rs. 12,14,000/- Rs 1,80,200/- Rs 1,86,800/- Rs 13,300/-
	(b)	DD no. and date	500669 dated 10.11.2022 500668 dated 10.11.2022 500675 dated 17.11.2022 500676 dated 17.11.2022
	(c)	Name of the bank issuing	ICICI Bank
	(d)	Deficient amount	NIL
18.	File Status		Date
	File received on		16.11.2022
	First notice Sent on		21.11.2022
	First hearing on		22.11.2022
	Second hearing on		28.11.2022
13.	Status of Document		<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted. Online DPI needs to be corrected. Status: Submitted. Fire Scheme approval needs to be submitted. Status: Submitted the amount of Rs 25 Lakhs as a guaranteed vide cheque no. 001229, dated 19.11.2022. Affidavit regarding the non-encumbrance of the land needs to be submitted. Status: Submitted. Mining permission needs to be submitted. Status: Not submitted. Draft BBA needs to be revised. Status: Submitted. Draft brochure of the project needs to be submitted. Status: Submitted.
14.	Deficiencies		<ol style="list-style-type: none"> Fire Scheme approval needs to be submitted. Mining permission needs to be submitted.

Case History:

The Promoter M/s Lekh Buildtech Pvt. Ltd. who is a third-party right holder applied for the registration of real estate commercial colony namely "M3M Jewel" located at Sector-25, Gurugram under section 4 of the

Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 44132 dated 16.11.2022 and RPIN-534. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1199-2022. The project area for registration is same as that of the total area i.e., 1.3207 acres vide conveyance deed dated 11.11.2022 from HSVP, Gurugram. The project file along with the additional documents submitted on 18.11.2022 have been scrutinised and the remaining deficiencies are conveyed to the promoter.

On the request of the promoter the matter is listed for hearing on 22.11.2022.

The promoter has submitted reply on 22.11.2022 which is scrutinised, and deficiencies have been conveyed to the promoter. The promoter has also submitted a cheque No. 001229, dated 19.11.2022 amounting to Rs. 25 lakhs as a guarantee for submission of fire scheme approval.

On 22.11.2022, Sh. Sumeet, Engineer Executive and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Manik Sharma (AR), Sh. Abhijeet Singh (AR) and Sh. Ankit Singh (AR) are present on behalf of the promoter. The matter is adjourned to 28.11.2022.

All the requisite approvals have been submitted by the promoter except submission of fire scheme approval and mining permission. The Authority may grant registration of the project subject to submission of fire scheme approval and mining permission within three months.

Recommended for grant of registration.


Asha
Chartered Accountant


Sumeet
Engineer Executive

Day and Date of hearing	Monday and 28.11.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated: 28.11.2022


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

S/Shri Abhijeet Singh, Manik Sharma, Bharat Vignal, ARs of the promoter are present on behalf of the promoter.


The Estate officer vide their memo no. 11163 dated 25.11.2022 had granted the permission of creation of third-party rights by way of sale of independent unit(s) in the project to be developed on the property admeasuring 5344.61 sqm on Plot No. 1, Sector 25, Urban Estate, Gurugram.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

