

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – M3M Paragon57
RERA-GRG-1037-2022
Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	M3M Paragon57	
2.	Name of the promoter	M/s Paryapt Infrastructure Pvt. Ltd.	
3.	Nature of the project	Commercial project (Distinct commercial component of residential plotted colony)	
4.	Location of the project	Sector- 57, Gurugram	
5.	Legal capacity to act as a promoter	Third-Party Right Holder	
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-1037-2022	
11.	License no.	N/A	N/A
12.	Total licensed area of colony	199.063 acres	Area to be registered 3.16 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.08.2026	
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	Validity upto
	i)	License Approval	N/A
	ii)	Zoning Plan Approval	DTCP 8546 dated 18.08.2022
	iii)	Building plan Approval	ZP-43-Vol-IV/JD(RA)/2022/36055 dated 01.12.2022
	iv)	Environmental Clearance	EC22A038HR111693 dated 25.03.2022
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2021/456/1871-1874 dated 29.11.2021
	vi)	Fire scheme approval	Applied on 02.12.2022
	vii)	Service plan and estimate approval	Applied on 06.12.2022
17.	Fee details		
	(a)	Registration fee	46,992.727 * 3.67 * 20 = Rs 34,49,266/-.

	(b) Processing fee	46,992.727 * 10 = Rs 4,69,927/-
	(c) Late fee	N/A
	(d) Total	Rs. 39,19,193/-
	DD Details	
	(a) DD amount	Rs. 4,70,000/- Rs 34,53,800/-
	(b) DD no. and date	500681 dated 29.11.2022 500682 dated 29.11.2022
	(c) Name of the bank issuing	ICICI Bank
	(d) Deficient amount	NIL
18.	File Status	Date
	File received on	02.12.2022
	First notice Sent on	14.12.2022
	First hearing on	19.12.2022
	Second hearing on	23.12.2022
13.	<p>Case History:</p> <p>The Promoter M/s Paryapt Infrastructure Pvt. Ltd. who is a third-party right holder applied for the registration of real estate commercial colony namely "M3M Paragon57" located at Sector-57, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 45128 dated 02.12.2022 and RPIN-540. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1037-2022. The project area for registration is same as that of the total area i.e., 3.16 acres vide conveyance deed dated 13.09.2021. The applied area is a distinct commercial component of the residential plotted colony admeasuring 199.063 acres.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/540 dated 14.12.2022 was issued to the promoter with an opportunity of being heard on 19.12.2022.</p> <p>The promoter submitted the reply on 16.12.2022 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 19.12.2022, the matter was adjourned to 23.12.2022.</p> <p>The promoter submitted the reply on 19.12.2022 and 22.12.2022 which were scrutinized and the status of documents are mentioned below.</p>	
14.	Present compliance status as on 23.12.2022 of the deficiencies conveyed during last hearing dated	<p>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>Status: Corrections done and hard copy needs to be</p>

	19.12.2022.	<p>submitted.</p> <p>2 Online DPI needs to be corrected. Status: Corrections done and hard copy needs to be submitted.</p> <p>3 Fire Scheme approval needs to be submitted. Status: Applied on 02.12.2022 and pending for approval. However, submitted cheque no. 000609 dated 30.11.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval.</p> <p>4 Approved service plan and estimates needs to be submitted. Status: Applied on 06.12.2022 and pending for approval. However, submitted cheque no. 000610 dated 30.11.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval.</p> <p>5 Legible copy of Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no Ch-25/DGR-26B dated 30.11.2022.</p> <p>6 Mining permission needs to be submitted. Status: Submitted. Approved vide memo no. 2059 dated 19.12.2022.</p> <p>7 Draft Allotment letter needs to be revised. Status: Submitted.</p> <p>8 Draft BBA needs to be revised. Status: Submitted.</p> <p>9 Draft Conveyance deed needs to be submitted. Status: Submitted.</p>
15.	Remarks	<p>1 Hard copy of online DPI and online A-H form needs to be submitted.</p> <p>2 Fire Scheme approval needs to be submitted - Applied on 02.12.2022 and pending for approval. However, submitted cheque no. 000609 dated 30.11.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval.</p> <p>3 Approved service plan and estimates needs to be submitted - Applied on 06.12.2022 and pending for approval. However, submitted cheque no. 000610 dated 30.11.2022 amounting to Rs 25 Lakhs as a guarantee for submission of approval.</p>

Recommendations:

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 Fire scheme

approval and Approved service plan & estimates for which as a guarantee to submit the same within 3 months from the grant of registration, two cheque amounting to Rs 25 Lakhs each vide no. 000609 and 000610 dated 30.11.2022 of ICICI Bank have been submitted. The cheques have been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration.


Asha

Chartered Accountant


Sumeet

Engineer Executive Cum
Planning Coordinator

Day and Date of hearing Friday and 23.12.2022

Proceeding recorded by Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated: 23.12.2022

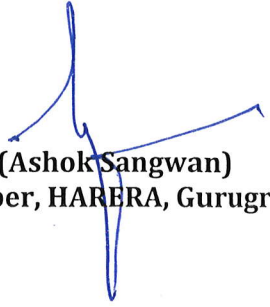
Sh. Sumeet, Engineer Executive Cum Planning Coordinator and Ms. Asha Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR), Sh. Bharat Vigmal(AR) and Sh. Ayush Gupta (AR) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


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


(Ashok Sangwan)
Member, HARERA, Gurugram