



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

M3M Xpressway 114  
RERA-GRG-PROJ-1321-2023

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	M3M Xpressway 114		
2.	Name of the promoter	M/s Generous Realtors Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 114, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Generous Realtors Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	30.04.2025		
10.	Online application ID	RERA-GRG-PROJ-1321-2023		
11.	License no.	36 of 2023 dated 20.02.2023	19.02.2023	
12.	Total licensed area	2.48125 acres	Area to be registered 2.48125 acres	
13.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	36 of 2023 dated 20.02.2023	Valid up to 19.02.2028
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No. DGTCP 9021 dated 20.02.203	
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Applied on 06.03.2023	
	vi)	Service plan and estimate approval	Applied on 24.02.2023	
14.	Fee details			
	Registration fee	15061.907 * 1.5 * 20 = Rs 4,51,857/-		
	Processing fee	15061.907 * 10 = Rs 1,50,619/-		
	Late fee	N/A		
	Total	Rs 6,02,476/-		
15.	DD amount	Rs 4,51,860/- Rs. 1,50,620/-		
	DD no. and date	501162 dated 14.03.2023. 501163 dated 14.03.2023.		
	Name of the bank issuing	ICICI Bank		

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament




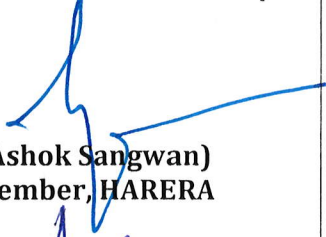

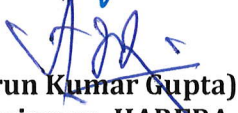
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<b>Deficient amount</b>	NIL
<b>16.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	28.03.2023
	<b>First notice Sent on</b>	07.04.2023
	<b>First hearing on</b>	17.04.2023
<b>17.</b>	<b>Case History:-</b> <p>The promoter M/s Generous Realtors Private Limited who is a license holder had applied for the registration of real estate project namely "M3M Xpressway 114" located at Sector-114, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50826 dated 28.03.2023 and RPIN-599. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1321-2023. The project area for registration is same as that of the licensed area i.e., 2.48125 acres. License no – 36 of 2023 dated 20.02.2023 valid up to 19.02.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/599 dated 07.04.2023 was issued to the promoter with an opportunity of being heard on 17.04.2023.</p> <p>The promoter has submitted the reply on 10.04.2023 which is scrutinized and the status of the documents is mentioned below:</p>	
<b>18.</b>	<b>Present compliance status as on 17.04.2023 of the deficiencies conveyed in the notice dated 07.04.2023.</b>	<ol style="list-style-type: none"><li>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. <b>Status: Submitted but needs to be corrected.</b></li><li>2 Online DPI needs to be corrected. <b>Status: Submitted but needs to be corrected.</b></li><li>3 Approved architectural control sheet needs to be submitted. <b>Status: The promoter has submitted a cheque no. dated 000807 dated 28.03.2023 amounting Rs 25 Lakhs as a security amount for submission of same within 6 months.</b></li><li>4 Approved Service Plan and Estimates needs to be submitted. <b>Status: The promoter has submitted a cheque no. dated 000804 dated 28.03.2023 amounting Rs 25 Lakhs as a security amount for submission of same within 6 months.</b></li><li>5 CA certificate for expenses incurred and to be incurred needs to be corrected as per DPI. <b>Status: Submitted.</b></li><li>6 Original copy of bank undertaking needs to be provided. <b>Status: Submitted.</b></li><li>7 Quarterly statement of expenditure needs to be provided. <b>Status: Submitted.</b></li></ol>
	<b>Remarks</b>	<ol style="list-style-type: none"><li>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.</li><li>2 Online DPI needs to be corrected.</li></ol>





		3 Approved architectural control sheet needs to be submitted. 4 Approved Service Plan and Estimates needs to be submitted.
 (Asha) Chartered Accountant		 (Sumeet) Engineering Officer
Day and Date of hearing	Monday and 17.04.2023	
Proceeding recorded by	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 17.04.2023. Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. The AR of the promoter has requested the Authority for 30 days times for submission of approved Architectural control sheet alongwith other deficiencies. The Authority allowed the time with the liberty to request for early hearing in case the approval from DTCP received before 30 days. The matter to come up on 15.05.2023.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA		 (Arun Kumar Gupta) Chairman, HARERA

