



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	ZP-1745/JD(RD)/2023/14122 dated 11.05.2023	
	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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

8 (D)



	Deficient amount	NIL
16.	File Status	Date
	File received on	28.03.2023
	First notice Sent on	07.04.2023
	First hearing on	17.04.2023
	Second hearing on	15.05.2023
17.	Case History:-	
	<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 was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 17.04.2023, Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Manik Sharma (AR) and Sh. Bharat Vignal (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.</p> <p>The promoter has submitted the reply on 12.05.2023 which was scrutinized and the status of the documents is mentioned below:</p>	
18.	Present compliance status as on 15.05.2023 of the deficiencies conveyed in the last hearing dated 17.04.2023.	<ol style="list-style-type: none">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. Status: Needs to be corrected.2 Online DPI needs to be corrected. Status: Needs to be corrected.3 Approved architectural control sheet needs to be submitted. Status: Submitted. Approved vide memo no. ZP-1745/JD(RD)/2023/14122 dated 11.05.2023. The promoter request to return the security amount submitted vide cheque no. 000807 dated 28.03.2023 amounting Rs 25 Lakhs as a security amount for submission of same within 6 months as the same is submitted.4 Approved Service Plan and Estimates needs to be submitted. Status: The promoter has submitted a cheque no. 000804 dated 28.03.2023 amounting Rs 25 Lakhs as a security amount for submission of same within 6 months.




Remarks
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.
2 Online DPI needs to be corrected.
3 Approved Service Plan and Estimates needs to be submitted.


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 corrections in online DPI, corrections in online (A-H) form and approved Service Plan and Estimates. The promoter has submitted a cheque no. 000804 dated 28.03.2023 amounting to Rs 25 Lakhs as a security amount for submission of approved Service Plan and Estimates within 6 months. This security amount shall be forfeited if the approval is not submitted within the time granted by the authority.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


(Asha)

Chartered Accountant


(Sumeet)

Engineering Officer


Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Ram Niwas


PROCEEDINGS OF THE DAY

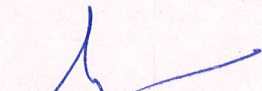
Proceedings dated: 15.05.2023.

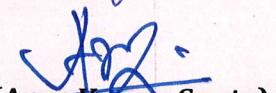
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vignmal (AR) are present on behalf of the promoter.

The AR of the promoter states that a reply has been submitted on 12.05.2023 in which the approval of architectural control sheet alongwith the plans has been attached. The architectural control sheet has been approved vide memo no. ZP-1745/JD(RD)/2023/14122 dated 11.05.2023. Further, for submission of approved service plan and estimates, a cheque no. 000804 dated 28.03.2023 amounting Rs 25 Lakhs as a security amount has been submitted and request for refund of amount of Rs 25 lakhs which was submitted vide cheque no. 000807 dated 28.03.2023 on account of submission of approved architectural control sheet. The Authority decided to grant the registration certificate subject to submission of approved service plan and estimates within 3 months and further subject to corrections in Online (A-H) form prior to issuance of registration certificate. The Authority further decides to refund the amount of Rs 25 lakhs which was submitted on account of approved architectural control sheet as the approval has already been submitted.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

