

## 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

	I considerate the second			registration u/s 4	
S.No.		culars	Details		A LOUIS CONTRACTOR OF THE STATE
1.		of the project	M3M Xpressway 114		
2.		of the promoter		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		License Holder		
MEL TO	prom	The state of the s	STATE OF STATE	rivinen tegori eteri	
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.		letion date as ioned in REP-II	30.04.2025	NAME OF THE PARTY	
10.	Online application ID		RERA-GRG-PROJ-1321-2023		TOTAL OF THE MANAGES
11.	Licen	se 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 o	of approval	Validity up to
	i)	License Approval	36 of 2023 of	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		documents is mani-
	iv)	Environmental Clearance	N/A		N/A
	v)	Architectural Control Sheet	ZP-1745/JD(RD)/2023/14122 dated 11		1.05.2023
	vi)	Service plan and estimate approval	Applied on 24.02	2023	asses, en va I
14.	Fee details				
	Registration fee		15061.907 * 1.5 * 20 = Rs 4,51,857/-		
i Time	Processing fee		15061.907 * 10 = Rs 1,50,619/-		
	Late fee		N/A		
	Total	e galernaërs za šnaer	Rs 6,02,476/-		
15.	DD an	nount	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		





TOWER	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:-

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.

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.

The promoter has submitted the reply on 10.04.2023 which was scrutinized and the deficiencies were conveyed to the promoter.

On 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.

The promoter has submitted the reply on 12.05.2023 which was scrutinized and the status of the documents is mentioned below:

- 18. Present compliance status as on 15.05.2023 deficiencies of the conveyed in the last hearing dated 17.04.2023.
- 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.

- Online DPI needs to be corrected. Status: Needs to be corrected.
- Approved architectural control sheet needs to be submitted. Submitted. Approved vide memo ZP-1745/JD(RD)/2023/14122 dated 11.05.2023. 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.
- 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.





RERA-GRG-PROI-1321-2023

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.

**Chartered Accountant** 

**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 Vigmal (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

X65 750140894040-X833	
	and the second s
	[10] 사람이 살아가는 아이는 집에 가르자는 그 아니지 않는 사람들은 사람들이 되어 가게 되었다.
	a surgest
line on a second state and	
	minings to a
	Recommendad and
	rangge mile stomming which the obtained a costan angles ad Fe
	2016 in per details gown annys in nomplere and offen
	enthicary and the control of the control of the angle of the
	(1) (see )
has 60 percengal	Dispersion A contract to the c
has 60 percengal	
Fagniser to 05 2023 Rose Nives	
Fagniser to 05 2023 Rose Nives	
Fognaring Officer  Founday and 19,00 2023  Founday and Noves  Foundation  Foun	
Fognaring Officer  Founday and 19,00 2023  Founday and Noves  Foundation  Foun	
Fognaering Officer  Founday and 19,00,2023  Foundays  Founday and 19,00,2023  Founday and the form of the project.	
Fognaering Officer Sunday and 19,00 2023 Sunday and 19,00 2023  According to paid about the jodes of the groject.  St. 185 and Vignal (AR) are physical on behalf of the	
Fognaering Officer Sunday and 19,00 2023 Sunday and 19,00 2023  According to paid about the jodes of the groject.  St. 185 and Vignal (AR) are physical on behalf of the	
Fognacing Officer  Rose Nives  Rose Nives  CONTRACT  According to release about the facts of the project.  Sh. Blocket Vignal (AB) are project on behalf of the resultance on 12 a5 2023 in which the approved of	Proceeding recorded by Proceedings enough by Proceedings dated 15.05.30.3 Proceedings dated 15.05.30.3 Sh. Sunsen Traylows my (Nices and his Asia, Charges) Sh. Sanger Traylows my (Nices and his Asia, Charges) Sh. Sanger Traylows and his Sharma (AR) and prometer. That AR of the graduites store that a reply has been
Fognacing Officer  Run Nives  Run Nives  4 According Irrelat State the Jame of the project.  Sh. Bhund Vignal (AR) are physical on behalf of the committee on 12 85 2023. In which the approval of en about of the approval of	Proceeding recorded by Proceeding recorded by Proceedings dead 15.05.30.3 Shows a Training Training (All) Should black asia, Chapter Sh. Should black asia, Chapter Sh. Shanled Shank (All) and prometer. The AS of the profites store that a reply has been a contractor and the prometer acongs and the plane has the
Fagnaering Officer  Run Nives  Run Nives  4 According to retar aroun the jaces of the groped.  Sh. Bh., ad Vignal (AR) are physical on behalf of the examination 12 a5 2023 in which the examps of earlined to earlinesting of earlinesting of	Proceeding recorded by Proceeding recorded by Proceeding recorded by Proceeding dead 15.05.30.3 Success they each of a star, Chapter th Success they called the star, Chapter th Success they are star, Chapter the Star Star (Chapter) Star Abrilged Star (April 5) Microb Starting (AR) and promoter Chapter (Ar of the producter starts that a reply has been anotherward control sires alongward the plane has be approved vide matter at Arackat the plane has be
Fagracering Officer  Standay and 19,00 2023  Standay and 19,00 2023  According to relead attentions facts or the project.  Standard Vigorial (AR) are physical on behalf of the examination on 12,00 2023 in which the approval of en arterior of the according compositions been 12,20 attention of shoot has been the standard of the according factor of shoot has been shoot dated the 2003 angularity of the standard of the according factor of the standard of the according of the standard of the according of the standard of the st	Proceeding recorder by Proceeding recorder by Proceeding detect 15.05.80.33 Showing of Treytowning Officer and his Asia, Changes Sh. Abrigot Stach (Air) St. Moule Sharing (Air) and promoter The AS of the gradient states that a reply has been architectural controller states that a reply has been approved yield name as Air AS 110(SO)/ABSAS approved serwer pike and astronomy a citage on A
Fognacing Officer  From Nives  Fig. 19.02 2023  Fig. 19.03 2023  Fig. 19.04 Viewel (AB) are mysert on behalf of the enemitset on 12.05/2023 in which the energy of short has been enemitset on 12.05/2023 in which the enemy of the enemitset on 12.05/2023 in which the enemy of the	Fracesting recorded by Pracesting recorded by Pracesting recorded by Pracesting recorded by Pracesting class of the State of the State of the State of the pracest of the pracest state state into a reply as the contract of the pracests according to the state of the pracests according to the state of the pracests according to the state of the praces of the state of the
Fognacing Officer  Run Nives  Run Nives  According foreign extra the face of the project.  Sh. Blund Vignal (AR) are present on behalf of the extraction of the expression of the extraction of the ES father which was extracted as a submarish of the ES father which was extracted above.	Proceeding recorded by Proceeding recorded by Proceedings dead 15.05.30.3  Showever linguises the thifteer earlies asia, Chargest Sh. Aintiget Stack (Ai) Sh. Microb Shares (Ai) and Sh. Aintiget Stack (Ai) Sh. Microb Shares (Ai) and Chargest promises.  The AR of the producter states that a reply has been activities and control of the producter states that a reply has been activities as the control of the producter states with a reply Roar/2025/Aintiget and a service piles and states a state and a categorie no. Secretary activities no. Secret
Fagnaring Officer  Run Nives  Run Nives  According to relocate about the facts of the project  Sh. Bit, and Vicenal (AR) are present on behalf of the externinal on 12 a5 2023. In which the approval of externinal the architectural come of short has been the short of 105 2024. In the plantageness of the architectural come of short has been extended astern 21 a5 2023 anapurerus Re 25 Lawles as a fault of a strain of 8 2 25 takes which was saturated described as a construction of a control about the allightest to substrain or a previous all control about the architect to substrain or a previous all control about	Proceeding recorded by Proceeding recorded by Proceeding recorded by Proceeding dead 15.05.31.3 Procedures direct the state of the seed of the state
Fagracering Officer  Standard and 19,00 2025  Russ Nives  Accordance from the facts of the apprecia- St. No. and Vignal (AR) are present on behalf of the entering The secondard round of short has been an entering The secondard round of short has been an entering The secondard round of short has been blood again 21,05,2023. Hadding for solutionsing of election and at 22,2023. Natural round of short has been election as an action of the 25 labels when the solutionsing of election of some of the 25 labels when the control short de substanting of actions again and control short and the substanting of the solution approved service plan and alternation of control approved service plan and an extension of some (A-14) form page to a sample of	Proceeding recorded by Proceeding recorded by Proceeding dead 15.05.31.3  Proceding dead 15.05.31.3  Sh. Surpey Trytheredge (Nicer and his asia, Chargest Sh. Surpey Trytheredge (Nicer and his asia, Chargest Sh. Shripey Trytheredge (Nicer and his asia, Chargest Sh. Shripey Trytheredge (Nicer and Sh. Shripey (Nicer and Shripey)) Proceded the productor store that a reply has been achieved the plane has a sign over a sign and the plane has a security amount has been advanted and request for a curry amount has been advanted and request for security amount has been advanted and request for sidn design of the Authority design of the stand and request for commons which is suppressed and surface and security of the Authority design is grantly and surface and surface asign of the case of the same as a finite and and surface and surf
Fagrouse Officer  Standay and 19,00 2005  Russ Nives  A contraction for a second size facts of the orders  Sh. No. and Vigoral (AR) are physical on behalf of the extending on 12,80 2003. In aftain the approval of extending fine architectural compositions for extending the architectural compositions for the 2003. Another has been the short of the architectural composition of short of short of another of the contraction of control aborat extending of the 25 telegraphic was solutioned as another to control approved server plan and the shiplest to control approved server plan and at a shiplest to control approved server plan and at a shiplest to control approved server plan and at a shiplest to control (A-11) form prove to sacconde at a shiplest to sample of the 25 tells which was	Proceeding recorded by  Proceeding recorded by  Proceeding recorded by  Proceeding check 15.05.30.3  Sh. Sampled Stack (Add. St. St. St. St. St. St. St. St. St. St

to tend ascend very new horizon.

EMBRAG padrockly.

Charles and very fi

(Albert Bangwan) Member Hancka

(ST. 20) YOU'VE CUTS!