

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-1336-2023	
11.	License no.	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)	Submitted	
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	DRG No. DTP (G) 2559/2022 dated 20.06.2022, 03.08.2022
	iii)	Building plan Approval	ZO002/EO018/UE029/FBPLA/00000 00101 dated 15.11.2022
		Revised Building plan approval	ZO002/EO018/UE029/RBPL2/00000 00041 dated 28.02.2023
	iv)	Environmental Clearance	EC22B038HR131492 dated 13.10.2022
		Expansion Environment Clearance approval	Not Submitted
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/392/1574-77 dated 04.07.2022
	vi)	Fire scheme approval	Not Submitted
		Revised Fire scheme approval	Applied on 23.03.2023

	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)	Processing Fee (for superseding the earlier registration) 19,347.488 * 10 = Rs 1,93,475/-
	(e)	Total Rs. 17,87,708/-
	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)	DD amount at the time of superseding the earlier registration Rs 1,93,480/-	
(e)	DD no. and date 501177 dated 20.03.2023	
(f)	Name of the bank issuing ICICI Bank	
(g)	Deficient amount NIL	
18.	File Status	Date
	File received on	04.05.2023
	First notice Sent on	23.05.2023
	First hearing on	29.05.2023
13.	Case History:	
<p>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. 52774 dated 04.05.2023 and RPIN-612. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1336-2023. 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.</p> <p>The promoter has submitted the application for superseding the earlier registration granted due to revision in building plans. The fee was calculated on permissible FAR at the time of earlier registration but the promoter had proposed the less FAR. Now, the promoter has proposed/ utilized the balance FAR and got approved the revised building plans and applied for superseding the earlier registration. Therefore, only processing fee is considered for superseding the earlier registration.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/612 dated 23.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023.</p>		

	The promoter has submitted a reply on 25.03.2023 which is scrutinized and the status of the documents is mentioned below:	
14.	Present compliance status as on 29.05.2023 of the deficiencies conveyed in notice dated 23.05.2023.	<ol style="list-style-type: none"> Consent of 2/3rd allottees of the project needs to be submitted as the building plans are revised. Status: The promoter stated that total no. of sold units on building plan approval are 96 out of which 33 are unique allottees. The promoter has submitted the consent of 23 allottees. 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. Revised Fire Scheme approval needs to be submitted. Status: Applied on 23.03.2023. Expansion of Environment Clearance needs to be submitted. Status: Not Submitted.
15.	Remarks	<ol style="list-style-type: none"> Revised Fire Scheme approval needs to be submitted. Expansion of Environment Clearance needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act, 2016 is complete and all the requisite documents as required under section of the Act, 2016 and Haryana Rules, 2017 have been submitted and found in order except the fire scheme approval and expansion of environmental clearance.

It is recommended that the Authority may consider for grant of registration subject to submission of two DD/BG of Rs. 25 lakh each as security to submit the fire scheme approval and expansion of environmental clearance in the authority within 3 months.

Asha
Chartered Accountant


Sumeet
Engineering Officer

Day and Date of hearing	Monday and 29.05.2023
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Proceeding recorded by	Ram Niwas
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PROCEEDINGS OF THE DAY

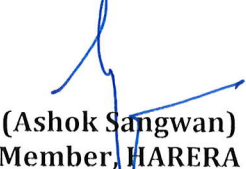
Proceedings dated: 29.05.2023.


Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Abhijit Singh, Sh. Manik Sharma and Sh. Bharat Vignmal, authorized representatives are present on behalf of the promoter.

The registration certificate issued for the project/ phase vide registration no. GGM/635/367/2022/110 dated 28.11.2022 stand subsumed in this registration. Approved as proposed. This is further without prejudice to rights of allottees under the Act of 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

