

3

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 लाईस, गुरुग्राम, हरियाणा

Project – 3X Crossing RERA-GRG-1529-2024

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details			
1.	Name	e of the project	3X Crossing	Male 1		
2.	Name	e of the promoter	M/s Address Infrastructures Pvt Ltd			
3.	Natu	re of the project	Commercial Plotted Colony (SCO)			
4.	Locat	tion of the project	Sector- 109, Gurugram			
5.	Legal	capacity to act as a	Change of Developer			
	prom	oter				
6.	Name	e of license holder	M/s Gillson Chits P	vt. Ltd.		
7.	Statu	s of project	New			
8.	Whet appli	her registration ed for whole	on Whole Project			
9.	-	oletion date as ioned in REP-II	11.11.2026			
10.		e application ID	RERA-GRG-PROJ-1529-2024			
11.		Compliances (RC 77 of dated 17.08.2022)				
12.	(RC 7	l)(D) Compliances 7 of 2022)	Not submitted			
13.		l)(C) Compliances	N/A			
14.	Status of change of bank N/A account					
15.		ing against the project	RERA-GRG-2740-2023			
16.		onditions Compliances 7 of 2022)	Submission of standard design and service plans estimates approval – Submitted			
17.	Licen	se no.	95 of 2021 dated 12	Valid upto 11.11.2026	5	
18.	Total	area		Area to be registered	3.6423 acres	
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of a	Validity	upto	
	i)	License Approval	95 of 2021 dat	ed 12.11.202	11.11.2	026
	ii)	Zoning Plan Approval	N	N/A	l	
	iii)	Revised Site/Layout plan approval	Drg No. DGTCP 28.08	d N/A	A	
	iv)	Environmental Clearance	N	N/A	A	
25032 2022 2023	v)	Revised Standard Design/ Architectural Control Sheet	ZP-1583/	736068 dated 26.10.20	23	

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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण



			RERA-GRG-1529-2024			
	vi)	Service plan and estimate approval	LC-4456/JE(DS)/2022/25077 dated 23.08.2022			
20.	Fee	details				
	(a)	Registration fee	22109.763*1.5*20 = Rs 6,63,293/-			
	(b)	Processing fee	22109.763*10 = Rs 2,21,098/-			
	(c)	Late fee	N/A			
	(d)	Total	Rs 8,84,391/-			
	DD	DD Details				
	(a)	DD amount	Rs 6,63,292/-			
			Rs 2,07,313/-			
			Rs 13,786/-			
			Rs 2,57,950/-			
	(b)	DD no. and date	814593 dated 22.06.2022			
			814605 dated 02.07.2022			
			424923 dated 05.08.2022			
			036420 dated 09.01.2024			
	(c)	Name of the bank issuing	Punjab National Bank			
	(d)	Total amount paid	Rs 11,42,341/-			
	(e)	Processing fee forfeited for first registration application	Rs 2,21,098/-			
	(f)	Fee Paid but considered for this application	Rs 9,21,243/-			
	(g)	Deficient amount	Nil (Excess Rs 36,852/-)			
21.	File Status		Date			
	File	received on	16.01.2024			
	First notice Sent on		01.02.2024			
	First hearing on		05.02.2024 (Adjourned)			
	Second hearing on		07.02.2024			
	Third hearing on		19.02.2024			
registration of real estate commercial plot Gurugram under section 4 of the Real Estat receipt no. 64791 dated 16.01.2024 and R GRG-PROJ-1529-2024. Earlier the Promoter M/s Brisk Infrastru as per license applied for the registrat namely "3X Crossing" located at Sector		Promoter M/s Address Inf stration of real estate con agram under section 4 of t ipt no. 64791 dated 16.01 -PROJ-1529-2024. ier the Promoter M/s Br er license applied for t hely "3X Crossing" locat	frastructures Pvt Ltd who is change of developer (COD) applied for the nmercial plotted colony namely "3X Crossing" located at Sector-109, the Real Estate (Regulations and Development) Act, 2016 vide central 1.2024 and RPIN-701. The Temp I.D. of REP – I (Part A-H) is RERA - isk Infrastructures & Developers Pvt. Ltd. who was a collaborator the registration of same real estate commercial plotted colony ed at Sector-109, Gurugram under section 4 of the Real Estate ent) Act, 2016 vide central receipt no. 36217 dated 27.06.2022			

(Regulations and Development) Act, 2016 vide central receipt no. 36217 dated 27.06.2022 and RPIN-475. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1090-2022. Accordingly, the authority registered the project vide RC no. 77 of 2022 dated 17.08.2022 valid till 11.11.2026. After that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-4456-PA(VA)/2023/43257 dated 22.12.2023 granted approval of

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



change of developer (COD) from M/s Brisk Infrastructures & Developers Pvt. Ltd to M/s Address Infrastructures Pvt Ltd. Accordingly, M/s Address Infrastructures Pvt Ltd applied for registration of project and also stated that the project is already registered vide RC no. 77 of 2022.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/696 dated 01.02.2024 was issued to the promoter with an opportunity of being heard on 05.02.2024.

On 05.02.2024, The matter is adjourned to 07.02.2024.

On 07.02.2024, Sh. Sumeet, Engineering Officer briefed about the facts of the case. Sh. Ankit Sidana (AR) is present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies has already been submitted on 02.02.2024 and 06.02.2024. The office to examine the same. The matter to come up on 19.02.2024.

The promoter had submitted the reply on 02.02.2024, 06.02.2024, 07.02.2024 and 15.02.2024 which are scrutinized. It is also observed from the reply file that the promoter had obtained the sanction of building plans on some plots i.e., plot no. 1,2,6,7,8,9,10,11,16&17 and will construct the SCO and sell the same along with remaining plots as plots.

The status of documents is mentioned below:

23.	Present compliance status as on 19.02.2024 of the deficiencies conveyed in hearing dated 07.02.2024.		The application is regarding fresh registration or amendment in earlier registration of project due to change of developer and the affidavit of the director of company regarding no sale, booking of units in the project needs to be submitted by earlier developer and current developer i.e., COD holder. Status: Submitted. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H)
			application.
	 newtword sublexitions have 		Status: Not submitted
	when me with mensioner the statement	3.	Online DPI needs to be corrected.
	 A state of the second se		Status: Not submitted
		4.	Copy of LOI and fresh LC-IV needs to be submitted
	harbool metricents finite standal		Status: Submitted
		5.	Complete Collaboration agreement along with MOU, GPA,
	AD the basis of the contract		Addendum etc if any needs to be submitted.
			Status: MOU Submitted which is unregistered and needs to be clarified for area allocation.
	Color sector disease address to a Quije Boots and sector of a	6.	Jamabandi, Mutation and aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted
	na na ngogania na ngoganganag na pinitaki ngkas	7.	Latest Non-encumbrance certificate not below the rank of Tehsildar needs to be submitted. Status: Submitted
	e el processo y processo processo de	8	Latest Land title search report needs to be submitted.
	suffices of the providence of the summer	0.	Status: Submitted
		9.	Roads access permission needs to be submitted.
	setured of the set	i di di di	Status: Not submitted. However, applied on 08.02.2024.
		10.	Demarcation plan superimposed on the approved layout plan needs to be submitted.



11.00	(jihad sha) mesperang G di sekara	Status: Not submitted
104.0	S REGE LED DATE - PRESSURE INFORMATION PRO	11. Pert chart needs to be submitted.
10-12	Jum nerster s personeñou sinte un e	Status: Not submitted
		12. Draft application form, conveyance deed and payment receipt
0.00	s delicency notice with notic	needs to be submitted.
to you	a school of the section of the section of the	Status: Submitted
		13. Draft Allotment letter and Agreement for Sale needs to be
		submitted as per prescribed format.
		Status: Submitted
1018	* [원해], 2017년 1993, 2017년 2014년 1월	14. Draft brochure/advertisement document of the project needs
	a signar and signal representation	to be submitted.
	이 아이에 가지 않는 것은 아이는 아이들이 가지 않는 것이 같아. 이 아이들이 아이들이 않는 것이 같아. 아이들이 아이들이 아이들이 아이들이 아이들이 아이들이 아이들이 아이	Status: Not submitted
		15. Cost of the land needs to be clarified according to the area
	a tota interview and a set of the	applied for the registration. Status: Not submitted
	Sto Oak the producest had ab a	16. Financial resources needs to be clarified/revised.
	and the second second second second	Status: Submitted
	g như tran (thatar	17. Affidavit for 4(2)(l)(d) needs to be submitted.
		Status: Submitted
		18. KYC of only 1 Directors have been provided and for rest
	barrente de concercencier de cal por la	Directors KYC is needed.
	a kana kanggo dina makara kang din	Status: Submitted
	2. Stoppedia in Section on the Section of a section of the Sect	19. Project report needs to be submitted
	s alimid are initia an initiana. Tanya ng initi	Status: Submitted
	1980년 1922 - 국도 한 1994년 80년 19	20. Undertaking regarding auto credit of 10% of receipts from
		separate RERA account maintained under section 4(2)(l)(D)
	이 같이 나는데, 이야지, 아이지, 나이에서, 이상한 말을 가지요?	needs to be provided.
	andao edo ocetane-eto di seese u	Status: Submitted
		21. Challan copy of paid IDC, EDC needs to be provided.
		Status: Submitted
		22. CA certificate for Net worth of promoter needs to be
	to a state of the	provided.
	Contraction and the set of the	Status: Submitted
	With dates which the strength	23. Supporting documents for land cost needs to be provided.
		Status: Not submitted
	in the bigg to state a design of	24. Copy of Financial and inventory details certified by CA needs
	a fair a start of the	to be provided. Status: Submitted
	three while stands who has	25. Quarterly expenditure/Net cash flow statement/Quarterly
	and to do way to do way to the Alam	source of funds needs to be submitted.
		Status: Not submitted
		26. Board resolution needs to be updated for specifying same to
	a set which have sharing a significant set	be 70% collection account as per RERA rules.
	i berting o	Status: Not submitted
24.	Remarks	1. The annexures in the online application are not uploaded as
	In standing to be splittly in the	well as the correction needs to be done in the online (A-H)
	bondu uz adan godi na o	application.
	a 102 - 10 Ref. do hourige reaction	2. Online DPI needs to be corrected.
	any secondary and the particulation	3. Complete Collaboration agreement along with MOU, GPA,
		Addendum etc if any needs to be submitted.

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

	GURUGRAM Project - 3X Crossing RERA-GRG-1529-2024
	Status: MOU Submitted which is unregistered and needs to
	be clarified for area allocation
	4. Roads access permission needs to be submitted.
	5. Demarcation plan superimposed on the approved layout plan needs to be submitted.
	6. Pert chart needs to be submitted.
	 Draft brochure/advertisement document of the project needs to be submitted.
	8. Cost of the land needs to be clarified according to the area applied for the registration.
	9. Supporting documents for land cost needs to be provided.
	10. Quarterly expenditure/Net cash flow statement/Quarterly source of funds needs to be submitted.
	11. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.
hermen	Jaain
Ashish	Sumeet

AshishChartered AccountantDay and Date of hearingMonday and 19.02.2024

Engineering Officer

Ram Niwas
PROCEEDINGS OF THE DAY

Proceedings dated: 19.02.2024.

Proceeding recorded by

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case.

Shri Ankit Sidana is present on behalf of the promoter.

The AR of the promoter states that they are seeking registration in respect of commercial plotted colony for sale of commercial plots only and undertaking will be submitted in this regard. The road access permission is applied and the approval of same will be submitted within 3 months for which they will submit a BG/DD amount Rs 25 lakh as a security amount to submit the same. The agreement related to area distribution amongst landowner and developer is not registered and hence, the AR states that the document/agreement duly registered regarding area sharing and other rights will be submitted within one week along with other pending documents including uploading of pending QPR's and report u/s 4(2)(l)(D).

In view of the above, the matter is adjourned and to come up on 26.02.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) **Member, HARERA**

(Vijay Kumar Goyal)

Member, HARERA

(Arun Kumar) **Chairman, HARERA**

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-संपद्म (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

5 - Presi Dalam Barbaran - Chabala Ramadape ng malanggo Panana bar neos a Divisi a

Construction particular control acceleration.
 Construction plantication control acceleration.
 Construction plantication.
 Construction.
 Constr

and a richard an areas in the dashed according to the area bout of the rear attract a supporting use an area consistent and at an provided. Other is the subtract and the state model area at the state the

soon oo dhaarge nawde bi so sabpact ool. Di bool di cestikation newis or on sensectatio teopeliyane same in fer 1998 collest en recents negero librok olo s

сраба Киллекс Влентик Сбитер

recensional Annosa - Elimitanad Accordination Intellistication of the factor on behalf of the protection as the three are assistent registeracion in the part of component at

ation stifted