

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूग्रुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - M3M Mansion RERA-GRG-1547-2024

S.No	Donti	culars	Hearing	The state of the s	gistratic	on of Project u/s 4	
5.NO	Partio	culars		Details			
1.	Name	of the project		M3M Mansion			9319
2.	Name of the promoter		M/s Union Buildmart Pvt. Ltd.				
3.	Nature of the project		Mixed Use				
ł.	Location of the project		Sector-113, Gurugram				
5.	Legal capacity to act as a promoter		Collaborator				
6.	Name of the license holder		M/s Union Buildmart Pvt. Ltd. and Others				
7.	Status of project		New		4.59		
3.	Whether registration applied for whole		Phase	NAME.	18,00	1669 4351	
	Phase	e no.		1	100	.62.61.28	levens de
9.	Onlin	e application I	D	RERA-GRG-PROJ-1547-2024		a i Champion and a Champion	
10.	Licen	se no.		229 of 2023 dated 02.11.2023.		ated 02.11.2023.	valid up to 01.11.2028
11.	Total	licensed area		10.2250 acres Area to be registered			8.7100 acres
12.	Projected completion date		OC - 31.07	.2031	240	THERMAN PROPERTY.	
			CC - 29.02.2032				
13.	QPR Compliances (if applicable)		N/A		165.X9 15.	un begische sittl	
14.	4(2)(l)(D) Compliances (if applicable)		N/A	N.	osao krift	an gattasid iz	
15.	4(2)(l)(C) Compliances (if applicable)		N/A			Prince History	
16.	Status of change of bank account		N/A		a Administrative Em domina presea	ni) a Promoto si N estate estat esta esta	
17.	Details of proceedings pending against the project		N/A		721 Tac Pang + D Cratico ta B 7 100 Ac	7197 bas \$202.50 rs 7197 bas \$202.50 rs	
18.	RC Conditions Compliances (if applicable)			N/A			is to PES - on who -:
19.	Statutory approvals either applied for or obtained prior to registration						
	S.No	Particulars	135 500 1	in the	Date of	approval	Validity upto
	i) License Approval		229 of 2023 dated 02.11.2023.			01.11.2028	
	ii)	Zoning Approval	Plan	DRG. N		CP-10034 dated 2.2024	-
			The second secon	-	100000000000000000000000000000000000000		



				RERA-GRG-1547-2024			
	iii)	Building plan Approval	ZP-1910/JD(RD)/2024/6314 dated 20.02.2024	19.02.2029			
	iv) Environmental Clearance		Not Submitted				
	v) Airport height clearance		AAI/RHQ/NR/ATM/NOC/2023/852/ 3469-72 dated 13.12.2023	12.12.2031			
	vi) Fire scheme approval		Applied on 13.03.2024.	L. Asmodillopping			
	vii) Service plan and estimate approval		Applied on 04.03.2024.				
20.	Fee Details						
	Regis	stration Fee	Residential – 1,60,911.065 * 3.935 * 10 = Rs 63,31,850/- Commercial – 704.625 * 3.5 * 20 = Rs 49,324/- Total – Rs 63,81,174/-				
	Proce	essing Fee	161615.680 * 10 = Rs 16,16,157/-				
	Late Fee		N/A				
	Total Fee		Rs 79,97,331/-	alud stroft bellegs			
21.	DD a	mount	Rs 16,16,170/- Rs 63,87,320/-	Pháse no.			
	DD no. and date		506441dated 21.02.2024 506439 dated 21.02.2024	oa samusa 1911			
	Name of the bank issuing		ICICI Bank				
	Deficient amount		NIL STADED TO STADED	. i.i. — Projectoù completi			
22.	File Status		Date				
	File received on		21.02.2024	annunganal 1940 - El			
	First notice Sent on		14.03.2024	rienno fodustra a			
	First hearing on		18.03.2024	(eldesiliggs   -   ]			

## 23. Case History:

The Promoter M/s Union Buildmart Pvt. Ltd. who is a collaborator applied for the registration of real estate mixed land use colony namely "M3M Mansion" located at Sector- 113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66754 dated 21.02.2024 and RPIN-721 The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1547-2024. The project area for registration is 8.7100 acres and the licensed area i.e., 10.2250 acres granted under License no – 229 of 2023 dated 02.11.2023 which is valid upto 01.11.2028.

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/690 dated 14.03.2024 was issued to the promoter with an opportunity of being heard on 15.01.2024.

The promoter has submitted a reply on 14.03.2024 which was scrutinized and the status of the documents is mentioned below:

24.	Present compliance statu						
	as on	18.03.2024 of					
	deficient	documents					
	conveyed vide notice dated						
	14.03.2024.						

- 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.
- Online DPI needs to be corrected.Status: Submitted but needs to be corrected.
- 3. Environmental Clearance needs to be submitted. Status: Not Submitted.
- 4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

  Status: Applied on 13.03.2024, receipt attached.
- 5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 04.03.2024, receipt attached.
- 6. Approval NOC's from various agencies for connecting external services like road needs to be submitted.

  Status: The promoter stated that they will obtain the temporary access before commencement of construction of project and later apply for road access permission.
- 7. Pert chart needs to be revised. **Status: Submitted.**
- Mining permission needs to be submitted.
   Status: Submitted. Approved vide no. 5392 dated
   22.02.2024 valid upto 21.02.2025.
- 9. Draft Brochure needs to be revised. **Status: Submitted.**
- 10. GST Certificate needs to be update as Directors details reflected in GST Certificate is not same as MCA website.

Status: Submitted.

11. Cost of the land needs to be clarified according to the area applied for the registration as Cost of Land as per DPI is Rs78426.26 lakhs whether it is for whole project or for area applied i.e. for 8.71 acres.

Status: Submitted.

12. Form CHG-9 required with annexures filed at MCA.

Status: Submitted.

13. As per Independent Auditors Report dated 31.03.2023 company has granted advances to related party amounting Rs. 8,634.50 lakhs, unsecured loans Rs 53,835 lakhs & security deposits of Rs 38,000 lakhs. Clarification and reason is required for these huge amount while the worth is negative.

Status: Clarified.

- 14. Net worth as per balance sheet dated Rs -1075.78 lakhs. **Status: Submitted.**
- 15. Audited Balance sheet dated 31.03.2022 is not submitted. **Status: Submitted.**



	- serige somme and vilual and	16. EDC rate as per DPI for GH is 696.46 & CC is 846.10 whereas per
		LOI it is for GH is 624.60 & CC is 972.26. Needs clarification for
	bhasimea shin Lakes	these differences.
	j jestova je	Status: Clarified.
		17. Cost of land as REP-1 is Rs 79438.90 lakhs which include
	tradinalise of our aby ab a	conversion & license fee whereas per DPI it is Rs 78426.26 lakhs.
		Therefore it do not match.
	Trees li bestimbles più de de de-	Status: Submitted.
	buting a set of	18. Challan and Schedule of payment of IDC, EDC, License Fee, and
	Jadousia Iguam A 11.	Conversion fees paid for the project are required.
	ali e ed da shasia salisimitas bud	Status: Submitted.
	bot kindes au el given umis i	19. Total fund as per DPI is Rs 374516.88 lakhs whereas per Cash
	COZ3 sugsipt anarched	flow statement is Rs 276574.90 lakhs. Clarification is required
	1 (15 ) ** Ellende vierd ** Saldring (15 Zusch) **	for these differences.
		Status: Submitted.
	tend that they will obtain but	20. Brand name i.e. M3M is used by Union Buildmart Private limited,
	rest in approximation to the re-	Board Resolution is required from the M3M India Pvt. Ltd. for
	tingeating of as	permission granted to use the same.
		Status: Submitted.
		21. CA certificate for Net worth of promoter needs to be submitted.
	and the state of t	Status: Submitted.
	Terr on shiv beveryor	22. Quarterly expenditure details provided in REP-1 is not matched
	210110	with quarterly cash flow statement.
	Hardy Ad	Status: Submitted.
		23. Board resolution is required from both Vibrant Infotech Pvt Ltd
	santol santoniil as susban ad	as well as from Targe Buildwell Private Limited for authorizing
	sama as MOA wedstle.	Abhigyan as an authorize signatory for purpose of entering in
		developers agreement.
	to on clarifical agencians to	Status: Submitted.
25.	Remarks	1. The annexures in the online application are not uploaded as well
	tratern 'alarky' for ar a san	as correction needs to be done in the online (A-H) application.
		2. Online DPI needs to be corrected.
		3. Environmental Clearance needs to be submitted.
	All Many bold same same of	4. Fire Scheme approval needs to be submitted.
		5. Approved Service plan and estimates needs to be submitted.
	or the DEEDLEE Below recognitive at	6. Approval NOC's from various agencies for connecting external
	F - Paritherina (Plac Co.)	services like road needs to be submitted.
	a nab writing a still ( ) is a	Status: The promoter stated that they will obtain the
	a i tol haripper a researchean	temporary access before commencement of construction of
		project and later apply for road access permission.

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, Environmental Clearance, Fire Scheme approval, Approved service plan & estimates and Road Access permission.

The promoter shall submit three DD /BG amounting to Rs 25 lakhs as a security amount to submit the Environmental Clearance, Fire Scheme approval and Approved service plan and Estimates within 3 months from the date of issuance of registration certificate.

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

Ashish Dubey

Chartered Accountant
Day and Date of hearing

Monday and 18.03.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.03.2024.

Sh. Ashish Kush, Planning Executive and Ms. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh, CEO, Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of DD/BG of Rs. 25 lakhs each as a security amount for submission of Approved service plan estimates, Fire scheme approval and EC within four months. The AR further states that the construction will be completed and OC obtained within six years while completion of the project including all the amenities shall be completed within the date specified in the DPI. The road access permission will be submitted within three months and condition to this effect will be incorporated in the RC.

Sanjeev Kumar Arora) Member, HARERA (Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

**Planning Executive** 

(Arun Kumar) Chairman, HARERA 2017/2017 15-**949** TACH-DAMASIN

regresses in addre (A-17 in the traverous sets clearings sets behave approval. Approval sets

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The abatism Stage CEC, St. Margie Sharp a (A10) and Sh. Bharat Vanuel (AR) are present on be

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