



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	M3M Mansion	
2.	Name of the promoter	M/s Union Buildmart Pvt. Ltd.	
3.	Nature of the project	Mixed Use	
4.	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	
8.	Whether registration applied for whole	Phase	
	Phase no.	1	
9.	Online application ID	RERA-GRG-PROJ-1547-2024	
10.	License no.	229 of 2023 dated 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	
		CC - 29.02.2032	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	229 of 2023 dated 02.11.2023.
	ii)	Zoning Plan Approval	DRG. No. DG,TCP-10034 dated 12.02.2024
			Validity upto
			01.11.2028
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	iii) Building Approval plan	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.	
	vii) Service plan and estimate approval	Applied on 04.03.2024.	
20.	Fee Details		
	Registration 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/-	
	Processing Fee	161615.680 * 10 = Rs 16,16,157/-	
	Late Fee	N/A	
	Total Fee	Rs 79,97,331/-	
21.	DD amount	Rs 16,16,170/- Rs 63,87,320/-	
	DD no. and date	506441 dated 21.02.2024 506439 dated 21.02.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
22.	File Status	Date	
	File received on	21.02.2024	
	First notice Sent on	14.03.2024	
	First hearing on	18.03.2024	
23.	Case History:		
	<p>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.</p> <p>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.</p> <p>The promoter has submitted a reply on 14.03.2024 which was scrutinized and the status of the documents is mentioned below:</p>		



<p>24. Present compliance status as on 18.03.2024 of deficient documents conveyed vide notice dated 14.03.2024.</p>		<ol style="list-style-type: none">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.2. 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.8. 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.
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		<p>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 these differences. Status: Clarified.</p> <p>17. Cost of land as REP-1 is Rs 79438.90 lakhs which include conversion & license fee whereas per DPI it is Rs 78426.26 lakhs. Therefore it do not match. Status: Submitted.</p> <p>18. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project are required. Status: Submitted.</p> <p>19. Total fund as per DPI is Rs 374516.88 lakhs whereas per Cash flow statement is Rs 276574.90 lakhs. Clarification is required for these differences. Status: Submitted.</p> <p>20. Brand name i.e. M3M is used by Union Buildmart Private limited, Board Resolution is required from the M3M India Pvt. Ltd. for permission granted to use the same. Status: Submitted.</p> <p>21. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted.</p> <p>22. Quarterly expenditure details provided in REP-1 is not matched with quarterly cash flow statement. Status: Submitted.</p> <p>23. Board resolution is required from both Vibrant Infotech Pvt Ltd as well as from Targe Buildwell Private Limited for authorizing Abhigyan as an authorize signatory for purpose of entering in developers agreement. Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environmental Clearance needs to be submitted.</p> <p>4. Fire Scheme approval needs to be submitted.</p> <p>5. Approved Service plan and estimates needs to be submitted.</p> <p>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.</p>

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, 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

Ashish Dubey

Chartered Accountant

Ashish
18/3/24

Ashish Kush

Planning Executive

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 Vignal (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
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

V.1-3
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA

