

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	M3M Route 65	
2.	Name of the promoter	M/s Manglam Multiplex Pvt. Ltd.	
3.	Nature of the project	Commercial Colony	
4.	Location of the project	Sector- 65, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of license holder	M/s Manglam Multiplex Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	28.02.2027	
10.	Online application ID	RERA-GRG-PROJ-1548-2024	
11.	QPR Compliances (RC 80 of 2022 dated 31.08.2022)	Submitted	
12.	4(2)(I)(D) Compliances (RC 80 of 2022)	Submitted	
13.	4(2)(I)(C) Compliances	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	No	
16.	RC Conditions Compliances (RC 80 of 2022)	Submission of Fire scheme approval and service plans estimates approval - Submitted	
17.	License no.	84 of 2022 dated 06.07.2022 213 of 2023 dated 20.10.2023	valid upto 05.07.2027 valid upto 19.10.2028
18.	Total area	4 acres	Area to be registered 4 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	84 of 2022 dated 06.07.2022 213 of 2023 dated 20.10.2023
	ii)	Zoning Plan Approval	Drg No. DTCP 8447 dated 06.07.2022
		Revised Zoning Plan Approval	Drg. DTCP 10020 dated 09.02.2024
	iii)	Building approval plan	ZP-1605/AD(RA)/2022/24270 dated 16.08.2022
			Validity upto
			05.07.2027 19.10.2028
			N/A
			N/A
			15.08.2027

	Revised Building plan Approval	ZP-1605-Vol-II/JD(RA)/2024/5251 dated 12.02.2024	11.02.2029
iv)	Environmental Clearance	SEIAA/HR/2022/132 dated 17.02.2020	16.02.2027
v)	Airport height clearance	N/A	
vi)	Revised Fire scheme approval	FS/2024/5 dated 20.03.2024	19.03.2029
vii)	Revised Service plan and estimate approval	Applied dated 14.02.2024	
20.	Fee details		
(a)	Registration fee	31270.438 *1.93178*20 = Rs 12,08,152/-	
(b)	Processing fee	31270.438 *10 = Rs 3,12,704/-	
(c)	Late fee	N/A	
(d)	Total	Rs 15,20,856/-	
	DD Details		
(a)	DD/RTGS amount	1. Rs 11,32,100/- 2. Rs 3,02,700/- 3. Rs 3,12,710/- 4. Rs 76,060/-	
(b)	DD/RTGS no. and date	1. 500950 dated 03.08.2022 2. 500951 dated 03.08.2022 3. 502021 dated 13.02.2024 4. 502022 dated 13.02.2024	
(c)	Name of the bank issuing	ICICI Bank	
(d)	Processing fee forfeited for first registration application	Rs 2,72,917/-	
(e)	Fee Paid but considered for this application	Rs 15,50,653/-	
(h)	Deficient amount	NIL	
21.	File Status	Date	
	File received on	15.02.2024	
	First notice Sent on	07.03.2024	
	First hearing on	11.03.2024	
	Second hearing on	27.03.2024	
22.	Case History:		
	The Promoter M/s Manglam Multiplex Pvt. Ltd. who is license holder applied for the supersession of registration of real estate commercial colony registered vide RC no. 80 of 2022 dated 31.08.2022 namely "M3M Route 65" located at Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66448 dated 15.02.2024 and		

RPIN-716. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1548-2024.

Earlier the Promoter M/s Manglam Multiplex Pvt. Ltd. who is a licensee applied for the registration of real estate commercial colony namely "M3M Route 65" located at Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39694 dated 17.08.2022 and RPIN-494. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1124-2022. Accordingly, the authority registered the project vide RC no. 80 of 2022 dated 31.08.2022 valid till 28.02.2027. After that the promoter had delicensed 0.25 acres from existing license and obtained other license for additional land 0.25 acres, total area measuring 4 acres and got approval of revised building plans from DTCP, Haryana along with TDR and GRIHA rating. Accordingly, M/s Mangalam Multiplex Pvt Ltd applied for supersession of earlier registration no. 80 of 2022. The processing fee for earlier registration is forfeited and balance fee is considered in this application.

The promoter states that there were total 522 allottees in the project at the time of public notice and 477 are unique allottees out of which consent of more than 2/3rd allottees i.e., 332 allottees submitted.

The application for supersession of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/716 dated 07.03.2024 was issued to the promoter with an opportunity of being heard on 11.03.2024.

On 11.03.2024, Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Abhijeet Singh (AR), Sh. Bharat Vignmal (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter. The AR of the promoter states that reply to the deficiencies has been submitted on 07.03.2024. The office to examine the same. Meanwhile the promoter is directed to publish a public notice of ten days in two leading newspapers one Hindi and one English regarding the objections if any from the existing allottees with respect to revision in building plans and 2/3rd consents submitted thereof. The matter to come on 27.03.2024 at 3.00 PM.

As per the directions of authority a public notice was published in two newspapers i.e., Danik Tribune and The Tribune dated 12.03.2024 regarding the objections till 21.03.2024 if any from the existing allottees with respect to revision in building plans and 2/3rd consents submitted thereof. No objections have been received in the authority.

The promoter has submitted the reply on 07.03.2024, 14.03.2024, 20.03.2024, 26.03.2024 & 27.03.2024 which have been scrutinized and the status of documents is mentioned below:

23.	<p>Present compliance status as on 27.03.2024 of the deficiencies conveyed in notice dated 07.03.2024.</p>	<ol style="list-style-type: none"> 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. Status: Needs to be corrected 2. Online DPI needs to be corrected. Status: Needs to be corrected 3. Revised service plans and estimates approval needs to be submitted. Status: Not submitted. However promoter states that the approval is in advance stage and the required BG demanded by DTCP for approval has been submitted.
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		<p>4. Revised fire scheme approval needs to be submitted. Status: Submitted. Memo no. FS/2024/5 dated 20.03.2024 valid till 19.03.2029.</p> <p>5. Mutation, Jamabandi and Aks-shajra certified on the latest date not more than six months prior from the date of application needs to be submitted. Status: Submitted</p> <p>6. Non-encumbrance certificate not below the rank of Tehsildar certified on latest date not more than six months of application needs to be submitted. Status: Submitted</p> <p>7. Revalidated mining permission needs to be submitted. Status: Submitted. Memo no. 2084 dated 22.03.2024.</p> <p>8. Road access permission needs to be submitted. Status: Submitted. Provisionally approved.</p> <p>9. Draft brochure needs to be revised. Status: Submitted</p> <p>10. Copy of executed application form, allotment letter, BBA, conveyance deed if any, payment receipts need to be submitted. Status: Application form, allotment letter, BBA Submitted</p> <p>11. List of the units sold to the allottees as on date of the application for supersession of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. Status: Submitted</p> <p>12. List of the unsold units as on date of the application for supersession of registration which includes unit no and unit area needs to be provided. Status: Submitted</p> <p>13. Address of Authorized Signatory does not match. Status: Submitted</p> <p>14. REP-II needs to be revised as Occupation date is not mentioned. Status: Submitted.</p> <p>15. Cost of Land as per REP 1 (A to H) is Rs 3770.32 lakhs whereas in DPI & CA certificate it is Rs 2061.97 lakhs. Total cost of project as per REP 1 (A to H) is Rs 36657.20 lakhs whereas in DPI it is Rs 39232.79 lakhs. Status: Submitted and corrections done in REP-I needs to be updated on website by IT team.</p> <p>16. Form CHG-1 needs to be provided.</p>
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24.	Remarks	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Revised service plans and estimates approval needs to be submitted.

Recommendations:

The application submitted by the promoter for supersession of 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 & estimates.

However, the promoter states that the approval of service plan & estimates is in advance stage and the

required BG demanded by DTCP for approval has been submitted.

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


 (Suruchi Pandey)
 Chartered Accountant


 Sumeet
 Engineering Officer

Day and Date of hearing	Wednesday and 27.03.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.03.2024.

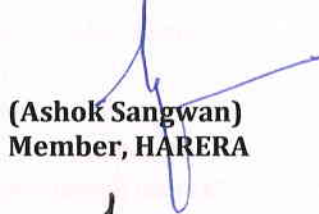
Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.


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 the approval of service plans and estimates is in advance stage of approval and the BG demanded by DTCP for approval of same has been deposited. The promoter will submit the approved service plan & estimates within three months of grant of registration of project.

Approved as proposed.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA


 (Arun Kumar)
 Chairman, HARERA