

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
			05.07.2027 19.10.2028
	ii)	Zoning Plan Approval	Drg No. DTCP 8447 dated 06.07.2022
		Revised Zoning Plan Approval	Drg. DTCP 10020 dated 09.02.2024
			N/A N/A
	iii)	Building plan approval	ZP-1605/AD(RA)/2022/24270 dated 16.08.2022
		Revised Building plan Approval	ZP-1605-Vol-II/JD(RA)/2024/5251 dated 12.02.2024
			15.08.2027 11.02.2029
	iv)	Environmental Clearance	SEIAA/HR/2022/132 dated 17.02.2020
			16.02.2027

	v)	Airport clearance height	N/A
	vi)	Revised Fire scheme approval	Applied dated 14.02.2024
	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
22.	Case History:		
	<p>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.</p> <p>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,</p>		

	<p>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.</p> <p>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.</p> <p>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.</p> <p>The status of documents is mentioned below:</p>	
<p>23.</p>	<p>Present compliance status as on 11.03.2024 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. 2. Online DPI needs to be corrected. 3. Revised service plans and estimates approval needs to be submitted. 4. Revised fire scheme approval needs to be submitted. 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. 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. 7. Revalidated mining permission needs to be submitted. 8. Road access permission needs to be submitted. 9. Draft brochure needs to be revised. 10. Copy of executed application form, allotment letter, BBA, conveyance deed if any, payment receipts need to be submitted. 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. 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. 13. Address of Authorized Signatory does not match. 14. REP-II needs to be revised as Occupation date is not mentioned. 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.

		<p>16. Form CHG-1 needs to be provided.</p> <p>17. Explanation on clarification needs to be provided for land cost. Land cost as per sale deed is Rs 3504.39 lakhs whereas per Clarification it is Rs. 2061.97 lakhs</p> <p>18. Amount of fund as per Cash flow statement is Rs 80394.06 lakhs where as per DPI it is 88084.35.</p> <p>19. Rate of EDC as per LOI is Rs 486.130 lakh per acre whereas DPI it is Rs 604.27 lakh per acre.</p> <p>20. Non-Encumbrance certificate dated 03.08.2022 is provided but company has taken loan on such land and filed the Form CHG-1 for creation of charge.</p> <p>21. Equity contribution as per DPI is Nil whereas per latest balance sheet it shows equity.</p> <p>22. Balance confirmation from bank is required as amount collected from investee till date is Rs 295476.54 lakhs as reflected in CA Certificate</p> <p>23. CA certificate for net worth is required. However as per Balance Sheet net worth is reflected is Rs 136.54 crores for the financial year 2022-2023</p>
24.	Remarks	All the above documents needs to be submitted.

Suruchi Pandey

(Suruchi Pandey)
Chartered Accountant

Sumeet

Sumeet
Engineering Officer

Day and Date of hearing	Monday and 11.03.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 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 Vigmal (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.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA