

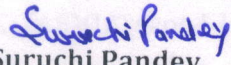
Hearing brief for registration of Project u/s 4

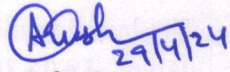
S.No	Particulars	Details	
1.	Name of the project	M3M Altitude	
2.	Name of the promoter	M/s Manglam Multiplex Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-65, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Manglam Multiplex Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Phase (New)	
	Phase no.	4	
9.	Online application ID	RERA-GRG-PROJ-1607-2024	
10.	License no.	234 of 2007 dated 16.10.2007.	valid up to 15.10.2024.
		52 of 2009 dated 28.08.2009.	valid up to 27.08.2024.
		35 of 2010 dated 06.05.2010.	valid up to 05.05.2025.
		228 of 2023 dated 31.10.2023.	valid up to 30.10.2028.
11.	Total licensed area	60.0250 acres	Area to be registered 2.79 acres
12.	Projected completion date	OC- 31.07.2031	
13.	QPR Compliances (if applicable)	56 of 2017 dated 17.08.2017 - March 2023, June 2023, September 2023, December 2023 and March 2024 - Pending.	
14.	4(2)(1)(D) Compliances (if applicable)	56 of 2017 dated 17.08.2017 - Submitted.	
15.	4(2)(1)(C) Compliances (if applicable)	56 of 2017 dated 17.08.2017 - Expired on 30.07.2023	
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	Validity upto
		Date of approval	

i)	License Approval	234 of 2007 dated 16.10.2007. 52 of 2009 dated 28.08.2009. 35 of 2010 dated 06.05.2010. 228 of 2023 dated 31.10.2023.	15.10.2024. 27.08.2024. 05.05.2025. 30.10.2028.
ii)	Zoning Plan Approval	DRG.NO. DGTCP 9767 dated 02.11.2023	
iii)	Building Approval plan	ZP-357-Loose/PA(DK)/2024/12287 dated 18.04.2024	17.04.2029
iv)	Environmental Clearance	SEIAA/HR/2020/132 dated 17.02.2020	16.02.2030
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/426/1970-1973 dated 10.07.2023	09.10.2031
vi)	Fire scheme approval	Applied on 19.04.2024	
vii)	Service plan and estimate approval	Applied on 22.04.2024	
20.	Fee Details-		
	Registration Fee	84,791.842 * 2.065 * 10 = Rs 17,50,952/-	
	Processing Fee	84,791.842 * 10 = Rs 8,47,918/-	
	Late Fee	N/A	
	Total Fee	Rs 25,98,870/-	
21.	DD amount	Rs 16,55,200/- Rs 8,55,210/- Rs 88,460/-	
	DD no. and date	502165 dated 18.04.2024. 502166 dated 18.04.2024. REF NO. 411628481576 dated 25.04.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	NIL	
22.	File Status	Date	
	File received on	19.04.2024	
	First notice Sent on	25.04.2024	
	First hearing on	29.04.2024	
23.	Case History: The Promoter M/s Manglam Multiplex Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "M3M Altitude" located at Sector-65, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 70033 dated 19.04.2024 and RPIN-740. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1607-2024. The project area for registration is 2.79 acres but the licensed area i.e., 60.0250 acres granted under License no - 234 of 2007 dated 16.10.2007 which is valid upto 15.10.2024, 52 of 2009 dated		

	<p>28.08.2009 which is valid upto 27.08.2024, 35 of 2010 dated 06.05.2010 which is valid upto 05.05.2025 and 228 of 2023 dated 31.10.2023 which is valid upto 30.10.2028.</p> <p>The building plans of the project are revised vide memo no. ZP-357-I-Loose/AD(RA)/2022/10654 dated 19.04.2022. Further, the building plans are revised vide memo no. ZP-357-Loose/PA(DK)/2024/12287 dated 18.04.2024 after granted of additional license having no. 228 of 2023 dated 31.10.2023 valid upto 30.01.2028.</p> <p>Now, the phasing has been approved by the DTCP. The project is to be developed in 11 Phases.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/740 dated 25.04.2024 was issued to the promoter with an opportunity of being heard on 29.04.2024</p> <p>The promoter has submitted a reply on 25.04.2024 which was scrutinized and the status of the documents is mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 29.04.2024 conveyed through notice dated 25.04.2024.</p>	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 88,460/-. Status: Submitted. REF NO. 411628481576 dated 25.04.2024 amounting Rs 88460/-. 2. 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 revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 19.04.2024. 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 22.04.2024. Receipt attached. 6. CA certificate for Net worth of promoter needs to be submitted of the latest date. Status: Submitted.
<p>25.</p>	<p>Remarks</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. 2. Online DPI needs to be corrected. 3. Fire Scheme approval needs to be submitted 4. Approved Service plan and estimates needs to be submitted.
<p>Recommendations:</p> <p>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, Fire Scheme approval and Approved service plan & estimates.</p> <p>The promoter shall submit two DD/BG amounting to Rs 25 lakhs each as a security amount to submit the Fire scheme approval and Approved Service plan and estimates within four month from the date of issuance of registration certificate.</p>		

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


Suruchi Pandey
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing Monday and 29.04.2024

Proceeding recorded by Ram Niwas

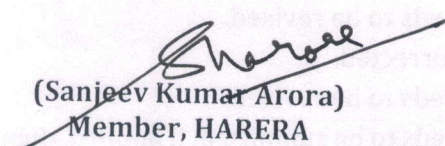
PROCEEDINGS OF THE DAY

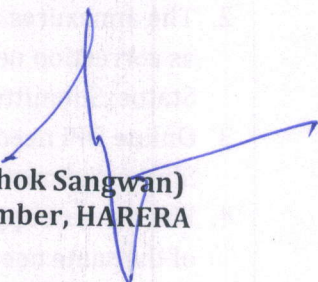
Proceedings dated: 29.04.2024

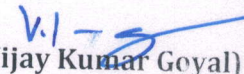
Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

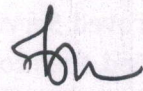
Sh. Abhijeet Singh (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakhs each for submission of approved Service plan and estimates and Fire scheme within four months from the grant of registration.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA