

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

ines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

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## M3M Capital Phase-3 RERA-GRG-1591-2024

S.No	Dentionland	g brief for registration of Project u/s 4		
5.NO	Particulars	Details		
1,	Name of the project	M3M Capital Phase 3		
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 Vibrant Infratech Pvt. Ltd., M/s Targe buildcon Pvt. Ltd., M/s Union Buildmart Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	Phase		
	Phase no.	3		
9.	Online application ID	RERA-GRG-PROJ-1591-2024		
10.	License no.	106 of 2021 dated 16.12.2021 214 of 2023 dated 20.10.2023Valid upto 15.12.2026 Valid upto 19.10.2028		
11.	Total licensed area	15.0625 Acres Area to be 0.9186 Acres registered		
12.	Projected completion date	OC: 31.07.2027 CC: 29.02.2028		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(l)(D) Compliances (if applicable)	N/A		
15.	4(2)(l)(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)	<ul> <li>RC No 06 of 2022:</li> <li>Approved Service Plans and Estimates Approval- Submitted with delay of 57 days</li> <li>Revised Fire Scheme- Submitted</li> <li>Revalidation of AAI NOC- Submitted</li> <li>Revised Environment Clearence- Not Submitted</li> <li>Revised Service Plans and Estimates Approval- Submitted</li> <li>Revised Fire Scheme- Submitted with delay of 15 days.</li> <li>Within 3 months</li> <li>RC No 87 of 2022:</li> <li>Revised Environment Clearence- Not Submitted</li> </ul>		

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-पंपदा (विगियमन और विकास) अधिगियम, 2016की पाल 20के अलंगत गठित प्राधिकरण

(19) विभिन्धमन आर विकास) आधानयम, 2010का धारा 20क अतगत गाठत भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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				RERA-GRG-1591-202		
2019		Salar and S	<ul> <li>Revised Service Plans and Estima</li> <li>Revised Fire Scheme- Submitted within 3 months</li> </ul>	with delay of 17 days		
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of approval	Validity upto		
	i)	License Approval	106 of 2021 dated 16.12.2021 214 of 2023 dated 20.10.2023	15.12.2026 19.10.2028		
	ii)	Zoning Plan Approval	Drg. No. DGTCP 10035 dated 12.02.2024			
	iii)	Building plan Approval	ZP-1531/PA(DK)/2022/27776 dated 12.09.2022	12.09.2027		
		Revised Building plan Approval	ZP-1531-II/JD(RD)/2024/6095 dated 19.02.2024	18.02.2029		
	iv)	Environmental Clearance	Not Submitted			
	v)	Airport height clearance	AAI/NHU/AR/ATM/NOC/2023/852 /3469-72 dated 13.12.2023	12.12.2031		
	vi)	Fire scheme approval	FS/2024/590 dated 01.05.2024			
28 : 28 :	vii)	Service plan and estimate approval	Not Submitted	an accord to a		
20.	Fee Details					
	Registration Fee		(40,628.54 x 4.450 x 10) + (2,628.68 x 4.450 x 20) = Rs. 20,41,923/-			
	Processing Fee		43,257.22 x 10 = Rs. 4,32,572/-	eligent (		
	Late Fee		N/A			
	Tota	l Fee	Rs. 24,74,495/-			
21.	DD a	imount	Rs. 20,42,000/- Rs. 4,32,600/-			
	DD	no. and date	506477 dated 22.03.2024 506478 dated 22.03.2024			
	Name of the bank issuing		ICICI Bank			
	Deficient amount		N/A			
22.	File Status		Date data data data data data data data d			
	File	received on	22.03.2024			
	Firs	t notice Sent on	18.04.2024			
	1 <sup>st</sup> hearing on		22.04.2024			
	2 <sup>nd</sup> hearing on		13.05.2024			
23.	The	<b>e History:</b> Promoter Union Buildm , M/s Targe buildcon Pv	art Pvt. Ltd. who is a in collaboration with t. Ltd. and M/s Union Buildmart Pvt. Ltd.	n M/s Vibrant Infratech I applied for the registrat		

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of real estate group housing colony namely "M3M Capital Phase- 3" located at Sector-113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68368 dated 22.03.2024 and RPIN-734. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1591-2024. The project area for registration is 0.9186 Acres out of the licensed area i.e., 15.0625 Acres acres vide License no – 106 of 2021 dated 16.12.2021 Valid upto 15.12.2026 and 214 of 2023 dated 20.10.2023 Valid upto 19.10.2028.

The total licensed area of the colony is 15.0625 Acres. The group housing colony is proposed to be developed in four phases.

Now, the promoter has applied for the Phase 3 of the Project.

## Proceeding dated 22.04.2024

24.

Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the<br/>facts of the case. None is present on behalf of the promoter. An e-mail request has been received<br/>for adjournment. Request is allowed. The director/CEO/Project-In charge of the promoter<br/>company is directed to be present along with the authorized representative of the landowner<br/>companies along with board resolution on the next date of hearing. The matter to come up on<br/>13.05.2024.Present compliance status<br/>as on 13.05.2024 of1. The annexures in the online application are not uploaded as<br/>well as the correction needs to be done in the online (A-H)

deficient documents conveyed vide notice dated 22.04.2024.	<ul> <li>application.</li> <li>Status: Corrections marked in A-H needs to be submitted.</li> <li>2. Online DPI needs to be corrected, as per the corrections marked in the DPI.</li> </ul>
	Status: Not Submitted
	3. Fire scheme approval needs to be submitted. <b>Status: Submitted</b>
	4. Approved Service plan and Estimates needs to be submitted.
	Status: Not submitted, application for approval of approved service plans and estimates is forwarded from HSVP to DTCP vide memo no. CE- I/SE(HQ)/EE(M)/SDE(G)/2024/112569 dated 01.05.2024.
	5. Environmental clearance approval needs to be submitted. Status: Not submitted, as per the reply submitted by the promoter the point no. 3.6.4 states that the EAC based on the information and facts had recommended the case for grant of EC to the project.
	<ul> <li>6. Project report along with brochure of current photos and project photos needs to be submitted.</li> <li>Status: Submitted</li> </ul>
in the section of the	7. PERT chart needs to be submitted.
the section of the se	Status: Submitted
ments to be paylond. e statement bedis (o et suble bas)	8. Draft Application from, Allotment letter, BBA, Conveyance deed needs to be submitted. <b>Status: Submitted</b>
Service means to be positive.	<ol> <li>Draft Brochure and advertisement need to be submitted.</li> </ol>
Receits to be category	Status: Submitted
a sar anne datana saranad and ta	10. Mining permission needs to be submitted. Status: Promoter stated that in BR-III, referring to the

approved building plan, they had paid the fee of Rs. Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

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RERA-GRG-1591-2024 1,39,67,233/- towards composition charges for no building plan approved for the site i.e. the promoter had started the construction prior to the approval of building plans for which composition charges had been paid. 11. Loan sanction agreement with Catalyst Trusteeship Limited and NOC needs to be submitted. Status: Not submitted 12. As per Independent Auditors Report dated 31.03.2023 company has granted advances to related party amounting Rs. 8,634.50 lakhs and unsecured loans Rs 53,835 lakhs. Details are required. **Status: Submitted** 13. Bank Undertaking needs to be revised as it is not signed by the bank's employee. **Status: Submitted** 14. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. **Status: Submitted** 15. Project Report needs to be submitted. Status: Submitted, but needs to be revised as costing details not matched with the DPI. 16. CA certificate for details in REP I are true & correct needs to be submitted. **Status: Submitted** 17. CA certificate for non-Default in payment of debt obligation needs to be submitted. **Status: Submitted** 18. CA certificate for cost incurred & to be incurred needs to be submitted. Status: Submitted, but not matched with the DPI. 19. CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 20. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted** 21. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Submitted** 22. Statement of quarterly expenditure needs to be submitted. Status: Submitted, but needs to be revised. 23. Statement of quarterly source of funds needs to be submitted. Status: Submitted, but needs to be revised. 24. Quarterly Net Cash Flow statement needs to be submitted. Status: Submitted, but needs to be revised. 25. Financial resources details in DPI needs to be updated. Status: Submitted, but needs to be revised. 26. DPI needs to be revised for expenditure incurred and to be incurred. **Status: Not provided** 

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		GURUGRAM M3M Capital Phase-3 RERA-GRG-1591-2024
25.N	Remarks	<ol> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>Status: Corrections marked in A-H needs to be submitted.</li> <li>Online DPI needs to be corrected, as per the corrections marked in the DPI.</li> <li>Status: Not Submitted</li> <li>Approved Service plan and Estimates needs to be submitted.</li> <li>Status: Not submitted, application for approval of approved service plans and estimates is forwarded from HSVP to DTCP vide memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/112569 dated 01.05.2024.</li> <li>Environmental clearance approval needs to be submitted.</li> <li>Status: Not submitted, as per the reply submitted by the promoter the point no. 3.6.4 states that the EAC based on the information and facts had recommended the case for grant of EC to the project.</li> <li>Mining permission needs to be submitted.</li> <li>Status: Promoter stated that in BR-III, referring to the approved building plan, they had paid the fee of Rs. 1,39,67,233/- towards composition charges for no building plan approved for the site i.e. the promoter had started the construction prior to the approval of building plans for which composition charges had been paid</li> <li>Loan sanction agreement with Catalyst Trusteeship Limited and NOC needs to be submitted.</li> <li>Status: Submitted, but needs to be revised as costing details not matched with the DPI.</li> </ol>
		<ol> <li>8. CA certificate for cost incurred &amp; to be incurred needs to be submitted.</li> <li>Status: Submitted, but not matched with the DPI and UDIN no. is also incorrect.</li> <li>9. Statement of quarterly expenditure needs to be submitted. Status: Submitted, but needs to be revised.</li> <li>10. Statement of quarterly source of funds needs to be submitted. Status: Submitted, but needs to be revised.</li> <li>11. Quarterly Net Cash Flow statement needs to be submitted. Status: Submitted, but needs to be revised.</li> <li>12. Financial resources details in DPI needs to be updated. Status: Submitted, but needs to be revised.</li> <li>13. DPI needs to be revised for expenditure incurred and to be incurred. Status: Not submitted</li> </ol>

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**Recommendation:** The application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents and approvals are found to be in order except the corrections in online DPI, (A-H) form, Approved Service plans & Estimates, Environment Clearence and other financial documents.

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bove.	ing may consider the grant of reg	istration subject to the submission
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Suruchi Pandey Chartered Accountant		Deepika
Day and Date of hearing	Manday and 12 of 2024	Planning Executive
Proceeding recorded by	Monday and 13.05.2024	
	Ram Niwas	
roceeding dated: 13.05.2024	<b>PROCEEDINGS OF THE DAY</b>	
TCP on 09.05.2024 after approva hase-III approved by DTCP and no pproved as proposed subject to c	al of SPE by Chief Engineer of HS o 3 <sup>rd</sup> party rights in respect of sai	mal (AR) are present on behalf of th . 34 lakhs have been deposited with SVP and the above project is distin d phase has been created till date. ncial documents as indicated abov of 3 <sup>rd</sup> party rights in the Phase to b (Vijay Kumar Goyal) Member, HARERA
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