

New PWD Rest House, Civil Lines, Gurugram, Haryana

गया पी.डब्ल्यू.डी. विभाग गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - M3M Antalya Hills 3**  
**RERA-GRG-1648-2024**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	M3M Antalya Hills 3	
2.	Name of the promoter	M/s Loon Land Development Limited	
3.	Nature of the project	Residential Independent Floors and Commercial 2	
4.	Location of the project	Sector- 79 & 79-B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Ajay Pal, M/s Loon Land Development Limited and others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no. applied	N/A	
	Nature of phase	N/A	
9.	Online application ID	RERA-GRG-PROJ-1648-2024	
10.	License no.	195 of 2022 dated 29.11.2022	Valid till 28.11.2027
11.	Total licensed area	24.74375 acres	Area to be registered 4.17 acres (3.71 acres - RF and 0.46 acres - CC)
12.	Projected completion date	OC - 31.07.2028 CC - 31.10.2028	
13.	QPR Compliances (05 & 06 of 2023 superseded by 59 & 60 of 2024)	Submitted	
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	RERA-GRG-3818-2023 (RC: 05 of 2023) RERA-GRG-3819-2023 (RC: 06 of 2023)	
18.	RC Conditions Compliances (if applicable)	Approval of service plans and estimates not submitted. Suo- motu proceedings are pending. However, revised service plans and estimates for 24.74375 acres have been obtained on 23.04.2024.	
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	S.No	Particulars	Date of approval
	i)	License Approval	195 of 2022 dated 29.11.2022
	ii)	Revised Zoning Plan Approval	DRG. NO. DTCP 9814 DRG. NO. DTCP 9815 dated 17.11.2023
	iii)	Building plan Approval	Arch. memo no. 79/PH2/A1/33 along with email copy from DTP Gurugram and similar others dated 03.04.2024
iv)	Environmental Clearance	SEIAA/HR/2022/188 dated 07.12.2022 (For DDJAY Plotted colony)	
			Validity upto
			28.11.2027
			-
			02.04.2026
			06.12.2032

	v)	Airport clearance height	N/A (Height less than 15 mtr)
	vi)	Fire scheme approval	Not submitted (For commercial)
	vii)	Service plan and estimate approval	LC-4211 to 4214/Asstt(RK)/2024/12449 dated 23.04.2024 (For DDJAY Plotted colony)
20.	<b>Fee Details</b>		
	<b>Registration Fee</b>		Residential - 15012.91 * 2 * 2 * 10 = Rs 6,00,516/- Commercial - 1855.70 * 1.75 * 1.75 * 20 = Rs 1,13,662/- Total = Rs 7,14,178/-
	<b>Processing Fee</b>		33273.295 * 10 = Rs 3,32,733/-
	<b>Late Fee</b>		N/A
	<b>Total Fee</b>		Rs 10,46,911/-
21.	<b>RTGS/DD amount</b>		Rs 5,83,210/- Rs 1,45,790/- Rs 1,13,660/- Rs 32,470/- Rs 1,71,781/- Total - Rs 10,46,911/-
	<b>RTGS/DD no. and date</b>		502220 dated 18.05.2024 502221 dated 18.05.2024 502222 dated 18.05.2024 502223 dated 18.05.2024 502267 dated 26.06.2024
	<b>Name of the bank issuing</b>		ICICI Bank
	<b>Deficient amount</b>		Nil
	22.	<b>File Status</b>	
<b>File received on</b>		20.05.2024	
<b>First hearing on</b>		10.06.2024 (Adjournment request)	
<b>First notice sent on</b>		24.06.2024	
<b>Second hearing on</b>		01.07.2024	
23.	<p><b>Case History:</b>  The Promoter M/s Loon Land Development Limited who is a collaborator applied for the registration of real estate project Residential Independent Floors and Commercial 2 namely "M3M Antalya Hills 3" located at Sector-79 &amp; 79B, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 71810 dated 20.05.2024 and RPIN-751. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1648-2024. The project area for registration is 4.17 acres (3.71 acres - RF and 0.46 acres - CC).</p> <p>This application for registration of project Residential Independent Floors and Commercial 2 is a part of residential plotted colony under DDJAY being developed over an area measuring 24.74375 acres under license no. 195 of 2022 dated 29.11.2022. The area of land owners/ land owning company other than Loon Land Development Limited shall remain freezed for the purpose of sale of plots till the said land is either purchased by M/s Loon Land Development Ltd. or execution of registered collaboration agreement with the land owners/ land owning company.</p> <p>Now, the promoter has applied for registration of residential floors on 128 plots (384 floors) and a commercial building over commercial 2 which are unfreezed.</p> <p>The matter was listed for hearing on 10.06.2024.</p> <p><b>On 10.06.2024</b>, the matter was adjourned on the request of the promoter for an adjournment.</p>		



	<p>The application for registration of the project was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/751 dated 24.06.2024 was issued to the promoter with an opportunity of being heard on 01.07.2024.</p> <p>The promoter has submitted a reply on 25.06.2024, 26.06.2024 &amp; 01.07.2024 which were scrutinized and the status of the documents is mentioned below.</p>	
<p><b>24. Present compliance status as on 01.07.2024 of deficit documents conveyed through notice dated 24.06.2024.</b></p>		<ol style="list-style-type: none"> <li>1. Deficit fee Rs 1,71,781/- needs to be submitted. <b>Status: Submitted vide DD no. 502267 dated 26.06.2024 amount Rs. 1,71,781/-.</b></li> <li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be corrected</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Submitted but needs to be corrected</b></li> <li>4. Collaboration agreement needs to be submitted. <b>Status: Promoter states that collaboration agreements are not registered and area measuring 0.68125 acres (collaborator's land) is freezed by DTCP.</b></li> <li>5. Fire Scheme approval for commercial area needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Not submitted</b></li> <li>6. Jamabandi, Mutation and aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted <b>Status: Submitted</b></li> <li>7. Non-encumbrance certificate not below the rank of Tehsildar six months prior to date of application needs to be submitted <b>Status: Submitted</b></li> <li>8. PERT chart needs to be submitted. <b>Status: Submitted</b></li> <li>9. Mining permission needs to be submitted. <b>Status: Submitted</b></li> <li>10. Draft allottees documents i.e., application form and conveyance deed needs to be submitted. <b>Status: Submitted</b></li> <li>11. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be submitted. <b>Status: Submitted</b></li> <li>12. DPI needs to be revised as details are not filled in Part D &amp; D1 of DPI. <b>Status: Submitted.</b></li> <li>13. CA certificate for details in REP-1 needs to be submitted. <b>Status: Submitted</b></li> <li>14. CA certificate for Net worth of promoter needs to be submitted.</li> </ol>

		<p><b>Status: Submitted</b></p> <p>15. CA Certificate for expenditure incurred &amp; to be incurred needs to be submitted</p> <p><b>Status: Submitted</b></p> <p>16. CA certificate for non-default in payment of debts and liabilities needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>17. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p><b>Status: Submitted</b></p> <p>18. Statement of quarterly expenditure needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>19. Statement of quarterly source of funds needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>20. Quarterly Net Cash Flow statement needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>21. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>24. Project Cost as per the project report is Rs 17,907.78 lakhs whereas per REP 1 (A-H) is Rs 43,405.68 lakhs. Clarification required.</p> <p><b>Status: Revised project report &amp; REP 1 (A-H) submitted</b></p> <p>25. REP II needs to be revised OC &amp; CC date cannot be same.</p> <p><b>Status: Submitted</b></p> <p>26. As per REP II, land has encumbrance in favour of Indiabulls amounting Rs 524 cr &amp; Rs 410.20 cr. Loan sanction agreement needs to be submitted and NOC from bank needs to be submitted.</p> <p><b>Status: Submitted</b></p>
25.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Collaboration agreement needs to be submitted.</p> <p><b>Status: Promoter states that collaboration agreements are not registered and area measuring 0.68125 acres (collaborator's land) is freezed by DTCP.</b></p>



		4. Fire Scheme approval for commercial area needs to be submitted. If applied, then copy of the same needs to be submitted.
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**Recommendation:**

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 for commercial and Collaboration agreements which are unregistered & DTCP has frozen that area of collaborator which is not part of registration.

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

**Ashish Dubey****Chartered Accountant****Sumeet****Engineering Officer**

<b>Day and Date of hearing</b>	Monday and 01.07.2024
<b>Proceeding recorded by</b>	Naresh Kumari

**PROCEEDINGS OF THE DAY**

Proceedings dated: 01.07.2024

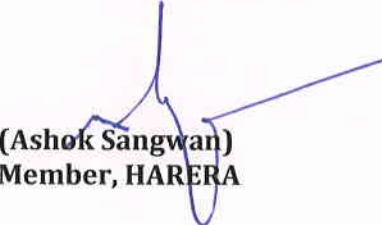
Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Present: S/Shri Abhijeet Singh, Manik Sharma and Bharat Vigmal (AR).

Approved as proposed as the plans have been approved by the competent authority and for the commercial component measuring 0.46 acres only, having height less than 15 meters, fire scheme approval is applied and is to be granted by the local fire officer which shall be submitted within 2 months from the grant of registration of the project and condition to this effect will be incorporated in the RC.



**(Sanjeev Kumar Arora)**  
Member, HARERA



**(Ashok Sangwan)**  
Member, HARERA



**(Vijay Kumar Goyal)**  
Member, HARERA



**(Arun Kumar)**  
Chairman, HARERA



**HARERA**  
**GURUGRAM**

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