

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - M3M Soulitude2
Promoter - M/s Aawam Residency Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	M3M Soulitude 2	
2.	Name of the promoter	M/s Aawam Residency Pvt. Ltd.	
3.	Nature of the project	Residential Independent Floors and Commercial on 3 plots.	
4.	Location of the project	Sector- 113, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. M/s Adhikaansh Realtors Pvt. Ltd. (License no - 32 of 2021) 2. M/s Adhikaansh Realtors Pvt. Ltd. (License no - 102 of 2022)	
7.	Name of the Collaborator	M/s Aawam Residency Pvt. Ltd. (License no - 32 of 2021)	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
10.	Online application ID	RERA-GRG-1309-2023	
11.	License no.	32 of 2021 dated 03.07.2021 (For 52.2750 Acres)	Valid up to 02.07.2026.
		102 of 2022 dated 27.07.2022 (For 5.125 Acres)	Valid up to 26.07.2027.
12.	Total licensed area	57.40 acres	Area applied 6.6250 acres (6.3299 acres - RF and 0.2951 acres - CC)
13.	Projected completion date	30.09.2025	
14.	QPR Compliances (if applicable)	For RC no 2021/69 - Submitted - March 22 to March 24.	
15.	4(2)(I)(D) Compliances (if applicable)	For RC no 2021/69 - Submitted - 2021-22, 2022-23.	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	For RC no 2021/69 Environment Clearance - 02.11.2021(Within time). Amended/Corrected license - 24.11.2021(Within time). Annual Audit report 2020-21 -31.12.2021(Within time).	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	1. 32 of 2021 dated 03.07.2021 (For 52.2750 Acres)
			2. 102 of 2022 dated 27.07.2022(For 5.125 Acres)
			02.07.2026.
			26.07.2027



	ii)	Zoning Approval	Plan	DRG. NO. DTCP 8944. Dated 25.01.2023.	
	iii)	Building approval	plan	Arch. memo no. 89/P/A/94 along with email copy from DTP Gurugram and similar others dated 03.04.2024	02.04.2026
	iv)	Environmental Clearance		SEIAA/HR/2021/385 dated 02.11.2021	01.11.2031
	v)	Airport clearance	height	N/A	30.03.2029
	vi)	Fire approval commercial	scheme for	FS/2024/66 dated 21.06.2024. FS/2024/65 dated 21.06.2024.	
	vii)	Revised Service plan and approval	estimate	LC-4477/Asstt (RK)/2024/8974 dated 12.03.2024.	
21.	Fee Details				
	Registration fee		Residential - 25,669.496 * 2 * 2 * 10 = Rs 10,26,780/- Commercial - 1194.372 * 1.5 * 1.5 * 20 = Rs 53,747/- Total = Rs 10,80,527/-		
	Processing fee		(25669.496 * 2 + 1194.372 * 1.5) (51338.92 + 1791.558) = 53,130.55 * 10 = Rs 5,31,306/-		
	Late fee		N/A		
	Total		10,80,527 + 5,31,306 = Rs 16,11,833 /-		
22.	DD amount		Rs 10,81,200/- Rs 5,31,900/- Total - Rs 16,13,100/-		
	DD no. and date		665308 dated 12.06.2024. 665309 dated 12.06.2024.		
	Name of the bank issuing		IndusInd Bank		
	Total amount to be considered		16,11,833 - 16,13,100 = -1267/-		
	Deficient amount		NIL		
23.	File Status		Date		
	File received on		14.06.2024		
	First notice Sent on		05.07.2024		
	First hearing on		08.07.2024		
	Documents submitted on		08.07.2024		
	Documents submitted on		12.07.2024		



	Documents submitted on	15.07.2024
24.	<p>Case History:</p> <p>The Promoter M/s Aawam Residency Pvt. Ltd. who is a license holder has applied for the registration of real estate Residential Independent Floors and Commercial on 3 plots namely "M3M Soulitude 2" located at Sector- 89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 6.6250 acres (6.3299 acres – RF and 0.2951 acres – CC) but the licensed area i.e., 57.40 acres granted under license 32 of 2021 dated 03.07.2021 valid up to 02.07.2026. (For 52.2750 Acres) and 102 of 2022 dated 27.07.2022 valid up to 26.07.2027 (For 5.125 Acres).</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/765 dated 05.07.2024 was issued to the promoter.</p> <p>The promoter has applied for registration on 210 residential plots and commercial on 3 plots out of which 95 plots on which registration of independent residential floors is under consideration is still not registered with the Authority and the application of registration of DDJAY colony bearing license no 102 of 2022 dated 27.07.2022 (for 5.125 Acres) is also under the consideration of the Authority in which the next date of hearing has been scheduled on 29.07.2024.</p> <p>Proceedings dated 08.07.2024.</p> <p>Due to non-submission of reply the matter is adjourned to 22.07.2024.</p> <p>The promoter has submitted a letter dated 15.07.2024 in the Authority wherein, promoter stated that they have submitted an application for registration with the approved building plans for Stilt + 3 floors, commercial on 2 plots i.e., 1, 3 and 5. Now as per the new notification by ACS, Town and Country Planning, Haryana vide memo no Misc-2339(L)(S+4)/2024/19679-83 dated 02.07.2024, the construction of Stilt + 4 floors is resumed and the promoter is willing to proceed with the new and revised building plans. The promoter is further requested to allow to update the existing file and further proceed with the Stilt + 4 floors plans.</p>	
25.	<p>Present compliance status as on 22.07.2024 of deficient documents conveyed vide notice dated 05.07.2024.</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 - Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status - Submitted but needs to be revised. 3. Fire Scheme approval for commercial area needs to be submitted. If applied, then copy of the same needs to be submitted. Status - Submitted. 4. Non-encumbrance certificate not below the rank of Tehsildar six months prior to date of application needs to be submitted. Status - Submitted. 5. The promoter has applied for registration on 210 residential plots and commercial on 3 plots out of which 95 plots on which registration of independent residential floors is under consideration is still not registered with the Authority.



	<p>Status - License no 102 of 2022 dated 27.07.2022 (for 5.125 Acres) is not registered and under the consideration of the Authority.</p> <p>6. Mining permission needs to be submitted. Status - Submitted.</p> <p>7. Draft conveyance deed needs to be revised. Status - Submitted.</p> <p>8. REP II needs to be revised. Status - Submitted.</p> <p>9. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be submitted. Status - Submitted.</p> <p>10. DPI needs to be revised as financial resources mentioned in DPI is less than the total project cost. Status - Submitted.</p> <p>11. Details of financial resources mentioned in DPI amounting to Rs 6309.48 lakhs need to be submitted. Status - Submitted.</p> <p>12. As per Audited balance sheet dated 31.03.2023, term loan amounting Rs 30,000 lakhs is secured by way of mortgage of the project M3M Solitude land & building. Loan sanction agreement along with NOC needs to be submitted. Status - Submitted, Loan is fully repaid.</p> <p>13. Bank Undertaking needs to be revised and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status - Submitted.</p> <p>14. CA certificate for details in REP-1, CA certificate for Net worth of promoter and CA certificate for non-default in payment of debts and liabilities needs to be submitted. Status - Submitted.</p> <p>15. CA Certificate for expenditure incurred & to be incurred needs to be submitted. Status - Submitted.</p> <p>16. Cost of the land i.e., Rs 15,583.50 lakhs needs to be clarified according to the area applied for the registration is 6.6250 acres. Status - Submitted.</p> <p>17. Quarterly Net Cash Flow statement and quarterly expenditure statement and statement of quarterly source of funds needs to be submitted. Status - Submitted.</p> <p>18. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. Status - Submitted.</p>
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26.	Remarks	<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. The promoter has applied for registration on 210 residential plots and commercial on 3 plots out of which 95 plots on which registration of independent residential floors is under consideration is still not registered with the Authority.
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Ashish Dubey
Chartered Accountant

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing	Monday and 22.07.2024.
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.07.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, 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 and states that approval of revised building plan with provision of Stilt + 4 Floors is under consideration of the department and copies of approved plan along with the fees in lieu of increased FAR shall be submitted within one week. Further no 3rd party right in respect of the any of the unit in the above project has been created.

The matter to come up on 05.08.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

