

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - M3M Smartworld Gems 2**  
**Promoter - M/s Adhikaansh Realtors Pvt. Ltd.**
**Hearing brief for registration of Project u/s 4**

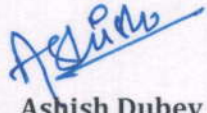

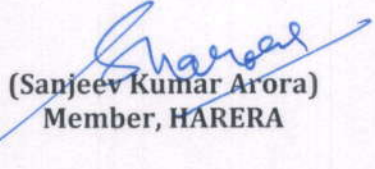
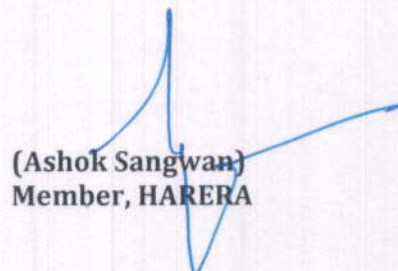
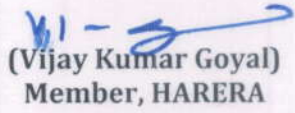
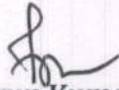
S.No	Particulars	Details	
1.	Name of the project	M3M Smartworld Gems 2	
2.	Name of the promoter	M/s Adhikaansh Realtors Pvt. Ltd.	
3.	Nature of the project	Residential Independent Floors and Commercial on 2 plots.	
4.	Location of the project	Sector- 113, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. M/s Adhikaansh Realtors Pvt. Ltd. (License no - 32 of 21) 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 21)	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
10.	Online application ID	RERA-GRG-1308-2023	
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 3.3875 acres (3.01875 acres - RF and 0.36875 acres - CC)
13.	Projected completion date	30.09.2025	
14.	QPR Compliances (if applicable)	For RC no 2021/70 - Submitted - March 22 to March 24.	
15.	4(2)(I)(D) Compliances (if applicable)	For RC no 2021/70 - 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 2021/70 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
	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)			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 for commercial	scheme for	FS/2024/777 dated 07.06.2024 for commercial 9. Approvals for 2 plots are still pending	
	vii)	Revised Service plan and approval	estimate	LC-4477/Asstt (RK)/2024/8974 dated 12.03.2024.	
21.	<b>Fee Details</b>				
	Registration fee		Residential - 11,430.999 * 2 * 2 * 10 = Rs 4,57,240/- Commercial - 1465.455 * 1.5 * 1.5 * 20 = Rs 65,945/- Total = Rs 5,23,185/-		
	Processing fee		(11,430.999 * 2 + 1465.455 * 1.5) (22,861.998 + 2198.1825) = 25060.1805 * 10 = Rs 2,50,602/-		
	Late fee		N/A		
	Total		5,23,185 + 2,50,602 = Rs 7,73,787 /-		
22.	DD amount		Rs 5,23,700/- Rs 2,51,700/- Total - Rs 7,75,400/-		
	DD no. and date		502250 dated 12.06.2024. 502249 dated 12.06.2024.		
	Name of the bank issuing		ICICI Bank		
	Total amount to be considered		7,73,787 - 7,75,400 = -1613/-		
	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		



	<b>Documents submitted on</b>	08.07.2024
	<b>Documents submitted on</b>	12.07.2024
	<b>Documents submitted on</b>	15.07.2024
<b>24.</b>	<b>Case History:</b>	<p>The Promoter M/s Adhikaansh Realtors Pvt. Ltd. who is a license holder has applied for the registration of real estate Residential Independent Floors and Commercial on 2 plots namely "M3M Smartworld Gems 2" located at Sector- 89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 3.3875 acres (3.01875 acres – RF and 0.36875 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/764 dated 05.07.2024 was issued to the promoter.</p> <p><b>Proceedings dated 08.07.2024.</b> Due to non-submission of reply the matter is adjourned to 22.07.2024.</p> <p><b>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., 8 and 9. 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.</b></p>
<b>25.</b>	<b>Present compliance status as on 22.07.2024 of deficient documents conveyed vide notice dated 05.07.2024.</b>	<ol style="list-style-type: none"> <li>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. <b>Status - Submitted but needs to be revised.</b></li> <li>2. Online DPI needs to be corrected. <b>Status - Submitted but needs to be revised.</b></li> <li>3. Fire Scheme approval for commercial area needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status - Submitted for 1 plot only.</b></li> <li>4. 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>5. Mining permission needs to be submitted. <b>Status - Submitted.</b></li> <li>6. Draft conveyance deed needs to be revised. <b>Status - Submitted.</b></li> <li>7. REP II needs to be revised. <b>Status - Submitted.</b></li> <li>8. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be submitted.</li> </ol>

		<p><b>Status - Submitted.</b></p> <p>9. DPI needs to be revise as financial resources not mentioned in DPI.</p> <p><b>Status - Submitted.</b></p> <p>10. Cost of the land i.e., Rs 37,329.14 lakhs needs to be clarified according to the area applied for the registration is 3.3875 acres.</p> <p><b>Status - Submitted.</b></p> <p>11. 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>12. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.</p> <p><b>Status - Submitted.</b></p> <p>13. As per REP-II land has encumbrance in favour of IDBI trusteeship services ltd amounting Rs 175 cr &amp; Rs 75 cr. Loan sanction agreement along with NOC needs to be submitted.</p> <p><b>Status - Loan Sanction Agreement Submitted, as per loan sanction agreement, borrower shall obtain prior NOC from lender which states buyers name, unit sold, sale value and any other information.</b></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.</p> <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. Quarterly Net Cash Flow statement and quarterly expenditure statement and statement of quarterly source of funds needs to be submitted.</p> <p><b>Status - Submitted.</b></p> <p>17. Project report needs to be submitted.</p> <p><b>Status - Submitted.</b></p>
26.	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>

		3. Fire Scheme approval for commercial area needs to be submitted. If applied, then copy of the same needs to be submitted.
 <b>Ashish Dubey</b> <b>Chartered Accountant</b>		 <b>Shashank Sharma</b> <b>Associate Engineer Executive</b>
<b>Day and Date of hearing</b>	Monday and 22.07.2024.	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 22.07.2024.</p> <p>Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vignal (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 3<sup>rd</sup> party right in respect of the any of the unit in the above project has been created.</p> <p>The matter to come up on 05.08.2024.</p>		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>		
 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>		
 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>		
 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>		

