

Hearing brief for extension of project registration u/s 6

| S.No. | Particulars | Details |
|-------|--|---|
| 1. | Name of the project | Mixed Land Use {Residential (M3M Heights, M3M Skycity) & Commercial (M3M 65th Avenue)} |
| 2. | Name of the promoter | M/s Manglam Multiplex Pvt. Ltd. |
| 3. | Nature of the project | Mixed Land Use |
| 4. | Location of the project | Sector-65, Gurugram |
| 5. | Legal capacity to act as a promoter | License Holder |
| 6. | Name of license holder | M/s Manglam Multiplex Pvt. Ltd. |
| 7. | Status of project | Ongoing |
| 8. | RERA Registration No. | 01 of 2017 Dated 14.06.2017 (Superseded by GGM/688/420/2023/32 Dated 02.02.2023) |
| 9. | Validity of Registration Certificate | Valid From 14.06.2017 01/05/2024 |
| 10. | Date of receipt of application for extension | 11.11.2024 |
| 11. | Whether extension of registration applied for whole/phase | Whole Project |
| 12. | Extension applied till | 01.05.2025 |
| 13. | Online extension ID | RERA-GRG-PROJ-1800-2024 |
| 14. | Registration Temp ID | RERA-GRG-PROJ-552-2020 |
| 15. | QPR status | For RC 01 of 2017 - No QPR Submitted For RC 32 of 2023- Submitted till 1st July 2024- 30th September 2024. |
| 16. | 4(2)(I)(D) reports status | For RC 01 of 2017- For FY 2017- 2018, FY 2018- 2019, FY 2019- 2020 & FY 2020- 2021 Not submitted. For RC 32 of 2023- Submitted for FY 2023- 2024 |
| 17. | Other conditions of RC | For RC No.- 32 of 2023 Revised Service plans & Estimates- BG refunded Revised Fire Scheme approval- BG refunded |
| 18. f | 4(2)(I)(C) compliance | Applied u/s 6 |
| 19. | Status of change of bank account | N/A |
| 20. | Details of proceedings pending against the project | RERA-GRG-2582-2022 & RERA-GRG-5212-2019- SCN u/s 4(2)(I)(D) RERA-GRG-2703-2022- SCN for QPR |
| 21. | License no. | 15 of 2017 dated 02.05.2017 valid upto 01.05.2025 |
| 22. | Total licensed area | 14.4125 acres Area for extension of registration 14.4125 acres |
| 23. | Statutory approvals either applied for or obtained prior to registration | |



HARERA
GURUGRAM

Mixed Land Use {Residential (M3M Heights,
M3M Skycity) & Commercial (M3M 65th Avenue)}
TEMP ID- RERA-GRG-1800-2024

| S.No | Particulars | Date of approval | Validity up to |
|------|---|---|--|
| i) | License Approval | 15 of 2017 dated 02.05.2017 | 01.05.2025 |
| ii) | Building plan/ Site Plan Approval | ZP-1147/SD(BS)/2017/11864 dated 01.06.2017 | 31.05.2022 |
| | Revised building plan/ Site Plan Approval | ZP-1147-Vol-II/JD(RA)/2022/37914 dated 16.12.2022 | 15.12.2027 |
| iii) | Zoning Plan Approval | 5836 dated 02.05.2017 | - |
| | Revised Zoning cum demarcation plan | Drg. No. DTCP- 10393 dated 26.07.2024 | - |
| iv) | Environmental Clearance | EC22B039HR110502 dated 17.11.2022 | 16.11.2032 |
| v) | Revalidated Airport height clearance | AAI/RHQ/NR/ATM/NOC/REVALI DATION/2017/152/925-28 dated 27.04.2022 | 04.05.2025 |
| vi) | Fire scheme approval | FS/2021/38 dated 19.07.2021 FS/2023/483 dated 30.05.2023 FS/2024/3 dated 02.01.2024 | 18.07.2026 29.05.2026 01.01.2027 |
| vii) | Service plans and estimates approval | Memo No. LC-3281- JE(VA)/2019/7423 dated 11.03.2019 | |
| 24. | Reasons for delay | Due to various construction bans imposed by the NGT over the last few years the construction progress was deeply impacted yet the promoter has been granted the OC. | |
| 25. | Fee details | | |
| | Registration fee | 1,58,046.122*3.79*10= Rs 59,89,948/- 62,816.243*3.79*20= Rs 47,61,471/- Total: Rs 1,07,51,419/- | |
| | Late Fee | N/A | |
| | Processing fee | 2,20,862.365*10 = Rs 22,08,624/- | |
| | Total Fee | Rs 1,29,60,043/- | |
| | Extension Fee (Half of Registration fee) | 1,07,51,419/2= Rs 53,75,710 /- | |
| | Processing fee | 2,20,862.365*10 = Rs 22,08,624/- | |
| | Late fee | 500%* Rs. 53,75,710 /-= Rs 2,68,78,550/- | |
| | Total fee | Rs 3,44,62,884/- | |
| | Total fee (Registration + Extension) | Rs 4,74,22,927/- | |
| 26. | DD amount submitted at the time of registration | Rs 35,00,000/- Rs 26,24,400/- Rs 20,57,480/- Rs 21,07,460/- Rs 26,70,703/- | |
| | DD no. and date | 004705 dated 02.06.2017 004689 dated 13.06.2017 378635 dated 21.01.2023 378637 dated 21.01.2023 | |

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, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



| | | |
|-----|---|---|
| | | 514220 dated 30.01.2023 |
| | Name of the bank issuing | IndusInd Bank, ICICI Bank |
| | DD Amount submitted for extension | Rs 10,00,000/- |
| | DD/RTGS no. and date for extension | 502462 dated 11.11.2024 |
| | Name of the bank issuing | IndusInd Bank, ICICI Bank |
| | Total fee paid | Rs 1,39,60,043/- |
| | Deficient amount | Rs 3,34,62,884/- |
| 27. | File Status | Date |
| | File received on | 11.11.2024 |
| | First notice Sent on | 04.12.2024 |
| | 1st hearing on | 09.12.2024 |
| 25. | <p>Case History: -</p> <p>The Promoter M/s Manglam Multiplex Pvt. Ltd. applied for the extension of registration of real estate project namely "Mixed Land Use {Residential (M3M Heights, M3M Skycity) & Commercial (M3M 65th Avenue)}" located at Sector-65, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 82198 dated 11.11.2024 and EPIN-131. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1800-2024. The total project area for the extension of registration is 14.4125 acres part of vide license no - 15 of 2017 dated 02.05.2017 valid upto 01.05.2025.</p> <p>The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/131 dated 04.12.2024 was issued to the promoter with an opportunity of being heard on 09.12.2024.</p> <p>Further, Occupation certificate of the entire project has been granted by DTCP, Haryana vide memo no.s - ZP-1147/AD(RA)/2021/24938 dated 30.09.2021, ZP-1147-Vol-III/JD(RA)/2023/34512 dated 16.10.2023 and ZP-1147-V/PA(DK)/2024/28212 dated 09.09.2024.</p> <p>The application for the completion certificate has been applied by the promoter with the DTCP, Haryana dated 13.09.2024.</p> <p>The status of the documents is mentioned below:</p> | |
| 26. | Present compliance status as on 09.12.2024 of deficit documents as conveyed in deficiency notice issued on 04.12.2024. | <ol style="list-style-type: none"> Deficit Fee - Rs 3,34,62,884/- (Rs 75,84,334/- + Late fee of 500% i.e. Rs 2,68,78,550/-) needs to be submitted. Status: Not submitted The supporting documents of REP- V form needs to be submitted. Status: Reason for delay and current project photos submitted. Corrections in online DPI needs to be done. Status: Submitted, but corrections needs to be submitted. Original registration certificate needs to be submitted. Status: Submitted Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of |



HARERA
GURUGRAM

Mixed Land Use {Residential (M3M Heights,
M3M Skycity) & Commercial (M3M 65th Avenue)}
TEMP ID- RERA-GRG-1800-2024

| | | |
|--|--|--|
| | | <p>booking, average rate, and total consideration needs to be submitted.</p> <p>Status: Submitted</p> <p>6. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted.</p> <p>Status: Submitted</p> <p>7. Copy of mutation, jamabandi and aks shijra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.</p> <p>Status: Latest submitted</p> <p>8. Copy of information to revenue department needs to be submitted.</p> <p>Status: Submitted</p> <p>9. Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted.</p> <p>Status: Submitted</p> <p>10. PERT Chart specifying date of completion needs to be submitted.</p> <p>Status: Submitted</p> <p>11. Project report along with brochure of current project and project photos needs to be submitted.</p> <p>Status: Submitted</p> <p>12. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised.</p> <p>Status: Not submitted</p> <p>13. Copy of executed allottees related documents needs to be submitted.</p> <p>Status: Submitted</p> <p>14. Copy of DD submitted at the time of registration needs to be submitted.</p> <p>Status: Submitted</p> <p>15. Draft brochure and advertisement need to be submitted.</p> <p>Status: Submitted</p> <p>16. Cost of land amounts to Rs 57813.38 lakhs needs to be clarified according to area applied i.e. 14.4125 acres for extension.</p> <p>Status: Submitted</p> <p>17. Detail of loan from financial institution/banks amount to Rs 40000 lakhs mentioned in DPI needs to be submitted along with supporting documents.</p> |
|--|--|--|

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, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

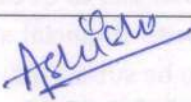
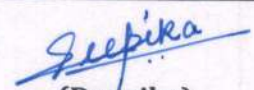
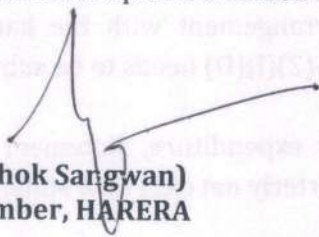
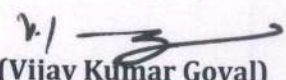
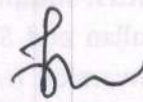


| | |
|-----------------------|--|
| | <p>Status: Needs to be clarified</p> <p>18. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 20.12.2022.</p> <p>Status: Submitted</p> <p>19. Clarification needs to be submitted for difference in IDW cost, as per DPI it is Rs 7312.35 lakhs whereas per approved service estimated Rs 2530.35 lakhs.</p> <p>Status: Submitted</p> <p>20. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 225977.14 lakhs whereas per REP 1 (A-H) it is Rs 270646 lakhs.</p> <p>Status: Bifurcation of cost increased needs to be submitted</p> <p>21. Independent Auditors Report along with financial statement for the financial year 2023-24 needs to be submitted.</p> <p>Status: Submitted</p> <p>22. CA Certificate for non-default, CA Certificate for net worth, CA Certificate for financial and inventory details needs to be submitted.</p> <p>Status: CA Certificate for financial and inventory details needs to be revised.</p> <p>23. CA Certificate for expenditure incurred and to be incurred needs to be submitted.</p> <p>Status: Submitted</p> <p>24. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p>Status: Submitted</p> <p>25. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p> <p>Status: Submitted</p> <p>26. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 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>Status: Submitted</p> |
| <p>Remarks</p> | <p>1. Deficit Fee - Rs 3,34,62,884/- (Rs 75,84,334/- + Late fee of 500% i.e. Rs 2,68,78,550/-) needs to be submitted.</p> <p>2. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised.</p> |



HARERA
GURUGRAM

Mixed Land Use {Residential (M3M Heights,
M3M Skycity) & Commercial (M3M 65th Avenue))
TEMP ID- RERA-GRG-1800-2024

| | | |
|--|--|---|
| | | <p>3. Detail of loan from financial institution/banks amount to Rs 40000 lakhs mentioned in DPI needs to be submitted along with supporting documents.</p> <p>4. Clarification needs to be submitted for difference in Project Cost, as per DPI it is Rs 225977.14 lakhs whereas per REP 1 (A-H) it is Rs 270646 lakhs.</p> <p>5. CA Certificate for non-default, CA Certificate for net worth, CA Certificate for financial and inventory details needs to be submitted.</p> <p>Status: CA Certificate for financial and inventory details needs to be revised.</p> |
| <p> (Ashish Dubey) Chartered Accountant</p> | | <p> (Deepika) Planning Executive</p> |
| Day and Date of hearing | | Monday and 09.12.2024 |
| Proceeding recorded by | | Ram Niwas |
| PROCEEDINGS OF THE DAY | | |
| <p>Proceedings dated: 09.12.2024</p> <p>Ms. Deepika, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Abhijeet Singh (AR) and Sh. Manik Sharma (AR) are present on behalf of the promoter.</p> <p>The representation submitted by the promoter regarding late fee be examined. Further, the promoter is directed to submit the other deficient documents mentioned above.</p> <p>The matter to come up on 23.12.2024.</p> | | |
| <p> (Ashok Sangwan) Member, HARERA</p> | | <p> (Vijay Kumar Goyal) Member, HARERA</p> |
| <p> (Arun Kumar) Chairman, HARERA</p> | | |