

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Name: Mixed Land Use {Residential (M3M Heights, M3M Skycity) & Commercial (M3M 65th Avenue)}
TEMP ID- RERA-GRG-1800-2024
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	RERA Registration No.	01 of 2017 Dated 14.06.2017 (Superseded by GGM/688/420/2023/32 Dated 02.02.2023)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 32 of 2023- Submitted till 1 st July 2024- 30 th September 2024.
16.	4(2)(I)(D) reports status	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.	Number of towers	6 Residential Towers + 1 Retail
22.	Number of units	2369 (Residential: 1244 + Commercial: 1125)
23.	Present stage of completion (%)	93.67% (As per latest QPR submitted)- September 2024
24.	Total Project cost	Rs 2259.77 Cr
25.	Project expenditure so far	Rs 1908.38 Cr



HARERA
GURUGRAM

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26.	Estimated expenditure for completion so far		Rs 351.39 Cr	
27.	License no.		15 of 2017 dated 02.05.2017	valid upto 01.05.2025
28.	Total licensed area		14.4125 acres	Area for extension of registration 14.4125 acres
29.	Statutory approvals either applied for or obtained prior to registration			
	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/REVAL IDATION/2017/152/925-28 dated 27.04.2022	04.05.2025
	vi)	Fire scheme approval	FS/2021/38 dated 19.07.2021	18.07.2026
			FS/2023/483 dated 30.05.2023	29.05.2026
			FS/2024/3 dated 02.01.2024	01.01.2027
	vii)	Service plans and estimates approval	Memo No. LC-3281- JE(VA)/2019/7423 dated 11.03.2019	
30.	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.	
31.	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 on earlier registered area (Detailed calculation dealt on file)		200% of extension fees (Applied on 11.11.2024, RC valid upto 31.10.2024) 200% Rs 50,28,947/-= Rs 1,00,57,894/-	

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 नवित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	Late fee on additional registered FAR.	500% of extension fees (Applied on 11.11.2024, RC valid upto 31.10.2024) 500%* Rs 3,46,763 /-= Rs 17,33,814/-
	Total fee	Rs 1,93,76,042/-
	Total fee (Registration + Extension)	Rs 3,23,36,085/-
32.	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 514220 dated 30.01.2023
	Name of the bank issuing	IndusInd Bank, ICICI Bank
	DD Amount submitted for extension	Rs 10,00,000/- Rs 43,75,710/- Rs 22,08,623/- Rs 80,63,564/-
	DD/RTGS no. and date for extension	502462 dated 11.11.2024 502544 dated 05.12.2024 502545 dated 05.12.2024 502546 dated 05.12.2024
	Name of the bank issuing	IndusInd Bank, ICICI Bank
	Total fee paid	Rs 2,86,07,940/-
	Deficient amount	Rs 37,28,145/-
	File Status	Date
	File received on	11.11.2024
33.	First notice Sent on	04.12.2024
	1st hearing on	09.12.2024
	2nd hearing on	23.12.2024
	3rd hearing on	06.01.2025
	4th hearing on	20.01.2025
25.	Case History: - 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.	



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.

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.

The application for the completion certificate has been applied by the promoter with the DTCP, Haryana dated 13.09.2024.

On 09.12.2024, 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. The representation submitted by the promoter regarding late fee be examined. Further, the promoter is directed to submit the other deficient documents mentioned above. The matter to come up on 23.12.2024.

After scrutiny of the representation, the file is already put up before the authority for necessary directions regarding applicability of late fees.

On 23.12.2024, Ms. Deepika, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vimal (AR) are present on behalf of the promoter. The matter to come up on 06.01.2025.

On 06.01.2025, Due to gazetted holiday, the matter is adjourned and to come up on 20.01.2025.

The status of the documents is mentioned below:

<p>26. Present compliance status as on 20.01.2025 of deficit documents as conveyed in deficiency notice issued on 06.01.2025.</p>	<ol style="list-style-type: none"> Deficit Fee – Rs 37,28,145/- needs to be submitted. Status: Not submitted, representation submitted by the promoter regarding applicability of late fees is under examination. 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
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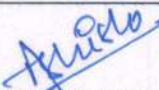

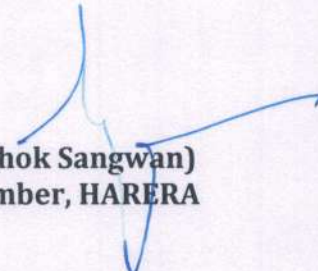

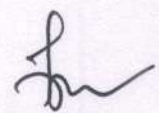
	<p>booking, average rate, and total consideration needs to be submitted. Status: Submitted</p> <p>6. An explanatory note setting out the reasons for delay in completion of the project along with photographs of the site needs to be submitted. Supporting documents for reasons for delay of the project is also needs to be submitted. 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. Status: Latest submitted</p> <p>8. Copy of information to revenue department needs to be submitted. 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. Status: Submitted</p> <p>10. PERT Chart specifying date of completion needs to be submitted. Status: Submitted</p> <p>11. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>12. Copy of draft application form, allotment Letter, BBA, conveyance deed and payment receipt need to be revised. Status: Submitted</p> <p>13. Copy of executed allottees related documents needs to be submitted. Status: Submitted</p> <p>14. Copy of DD submitted at the time of registration needs to be submitted. Status: Submitted</p> <p>15. Draft brochure and advertisement need to be submitted. 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. Status: Submitted</p>
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	<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. Status: No Dues Certificate submitted</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. 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. 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. Status: Submitted</p> <p>21. Independent Auditors Report along with financial statement for the financial year 2023-24 needs to be submitted. 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. Status: Submitted</p> <p>23. CA Certificate for expenditure incurred and to be incurred needs to be submitted. 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. 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. 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>
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		Status: Submitted
27. Remarks		1. Deficit Fee – Rs 37,28,145/- needs to be submitted. Status: Not submitted, representation submitted by the promoter regarding applicability of late fees is under examination. 2. Corrections in online DPI needs to be done.
<p>Recommendation: The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficiencies pending in S. No. 27.</p> <p>It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.</p>		
 (Ashish Dubey) Chartered Accountant		 (Deepika) Planning Executive
Day and Date of hearing		Monday and 20.01.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 20.01.2025</p> <p>Ms. Deepika, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of the promoter. The AR states that OC of the project has already been obtained and CC is also applied and will be submitted within the proposed extended period of RC.</p> <p>Approved as proposed subject to submission of deficit fee of Rs. 37,28,145/- as worked out on the file.</p>		
 (Ashok Sangwan) Member, HARERA		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA

