



Project - M3M Mansion Phase -2
RERA-GRG-1848-2025

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	M3M Mansion Phase-2	
2.	Name of the promoter	M/s Union Buildmart Pvt. Ltd.	
3.	Nature of the project	Mixed Use	
4.	Location of the project	Sector-113, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Union Buildmart Pvt. Ltd. and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase	
	Phase no.	2	
9.	Online application ID	RERA-GRG-PROJ-1848-2025	
10.	License no.	229 of 2023 dated 02.11.2023.	valid up to 01.11.2028.
11.	Total licensed area	10.2250 acres	Area to be registered 1.515 acres
12.	Projected completion date	OC - 28.02.2031 CC - 29.02.2032	
13.	QPR Compliances (if applicable)	N/A	
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	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Estimated cost of the project	Rs. 1120.38 Crs.	
20.	Expenditure Incurred	Rs. 52.98 Crs.	
21.	Expenditure to be Incurred	Rs. 1067.40 Crs.	
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	229 of 2023 dated 02.11.2023.
	ii)	Zoning Plan Approval	DRG. No. DG,TCP-10792 dated 17.01.2025
	iii)	Building plan Approval	ZP-1910-II/SDRD/2025/3474 dated 27.01.2025
			Validity upto
			01.11.2028
			-
			26.01.2030



	iv) Environmental Clearance	EC24B3812HR5825930N dated 19.05.2024	18.05.2034
	v) Airport height clearance	PALM/NORTH/B/112923/840364 dated 13.12.2023	12.12.2031
	vi) Fire scheme approval	Applied on 04.02.2025	
	vii) Service plan and estimate approval	Applied on 05.02.2025	
23.	Fee Details		
	Registration Fee	47681.342 * 5.120 * 10 = Rs 24,41,285/-	
	Processing Fee	47681.342 * 10 = Rs 4,76,813/-	
	Late Fee	N/A	
	Total Fee	Rs 29,18,098 /-	
24.	DD amount	Rs. 24,41,300/- Rs.4,76,900/- Total- 29,18,200/-	
	DD no. and date	502634 dated 22.01.2025 502633 dated 22.01.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil (Excess paid Rs.102/-)	
25.	File Status	Date	
	File received on	24.01.2025	
	First notice Sent on	11.02.2025	
	First hearing on	17.02.2025	
	First reply submitted on	11.02.2025	
26.	Case History:		
	<p>The Promoter M/s Union Buildmart Pvt. Ltd. who is a collaborator applied for the registration of real estate mixed land use colony namely "M3M Mansion Phase 2" located at Sector- 113, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85901 dated 24.01.2025 and RPIN-861 The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1848-2025. The project area for registration 1.515 acres and the licensed area i.e., 10.2250 acres granted under License no - 229 of 2023 dated 02.11.2023 which is valid upto 01.11.2028.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/861 dated 11.02.2025 was issued to the promoter with an opportunity of being heard on 17.02.2025.</p> <p>The promoter has submitted a reply on 11.02.2025 which was scrutinized and the status of the documents is mentioned below:</p>		
27.	Present compliance status as on 17.02.2025 of	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).	

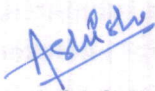
<p>deficient documents conveyed vide notice dated 11.02.2025.</p>	<p>Status:- Not done</p> <p>2. Corrections in the online DPI need to be done. Status:- Not done</p> <p>3. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted</p> <p>4. Copy of approved environment clearance needs to be submitted. Status:- Submitted</p> <p>5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: - Applied on 05.02.2025. Receipt enclosed</p> <p>6. Copy of fire scheme approval needs to be submitted. Status: - Applied on 04.02.2025. Receipt enclosed</p> <p>7. Project report need to be revised. Status:- Submitted</p> <p>8. Allottee related document builder buyer agreement need to be revised. Status:- Submitted</p> <p>9. Cost of land needs to be clarified according to area i.e. 1.515 acres applied for registration along with supporting documents. Status:- Submitted</p> <p>10. Affidavit for revenue sharing model with the landowner needs to be submitted. Status:- Submitted</p> <p>11. Quarterly expenditure statement, quarterly source of funds and net cash flow statement needs to be revised. Status:- Submitted</p> <p>12. The promoter affidavit for no loan on the project needs to be submitted. Status:- Submitted</p> <p>13. Miscellaneous cost, EDC and IDC needs to be clarified and details of financial resources mentioned in DPI needs to be submitted. Status:- Submitted</p> <p>14. Original CA Certificate of non-default, Original CA Certificate for expenditure incurred and to be incurred and Original CA certificate of Net worth of promoter needs to be submitted. Status:- Submitted</p>	
<p>28.</p>	<p>Remarks</p>	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Fire Scheme approval needs to be submitted.</p>

4. Approved Service plan and estimates needs to be submitted.

Recommendation: The application submitted by the promoter for 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 approved copy of fire scheme, service plans and estimates, correction in DPI and REP-1(A to HJ).

The promoter shall submit a DD/BG amounting to Rs. 25 lakh as a security amount to submit the fire scheme approval and approved service plans and estimates within 4 months from the date of issuance of registration certificate.

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



Ashish Dubey
Chartered Accountant



Prachi Singh
Planning Executive

Day and Date of hearing

Monday and 17.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

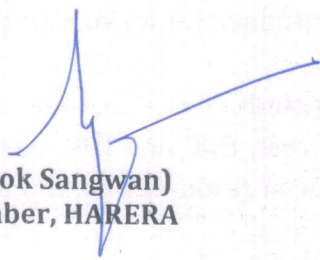
Proceedings dated 17.02.2025

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

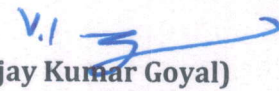
Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vignal (AR) are present on behalf of the promoter.

Approved as proposed subject to rectification of the deficiencies and DD of Rs. 25 lakh each in lieu of submission of approved SPE and fire scheme approval within four months.

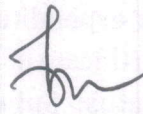
The RC shall be issued after the above compliances.



(Ashok Sangwan)
Member, HARERA



(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA