

Hearing brief for project amendment in registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	3X Crossing		
2.	Name of the promoter	M/s Address Infrastructures Pvt Ltd		
3.	Nature of the project	Commercial Plotted Colony including SCO (High-rise)		
4.	Location of the project	Sector- 109, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer		
6.	Name of license holder	M/s Gillson Chits Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole Project		
9.	Completion date as mentioned in REP-II	OC:31.10.2029 CC: 30.04.2030		
10.	Online application ID	RERA-GRG-PROJ-1910-2025		
11.	QPR Compliances	RC No. 17 of 2024: Pending for 01 Jan 2024- 31 March 2024, 01 April- 30 June 2024, 01 July 2024- 30 Sept 2024 & 01 October 2024- 31 December 2024.		
12.	4(2)(I)(D) Compliances	RC No. 17 of 2024: Not submitted for FY 2023- 2024		
13.	4(2)(I)(C) Compliances	Applied under section 4 for amendment		
14.	Status of change of bank account	No application received		
15.	Details of proceedings pending against the project	RERA-GRG-2740-2023 – SCN for non-compliance of RC conditions- Compliances Submitted		
16.	Total Project cost	Rs 60.48 Cr. (The details below are as per QPR of October- December 2023)		
17.	Project expenditure so far	Rs 36.84 Cr		
18.	Estimated expenditure for completion so far	Rs 23.64 Cr		
19.	Number of units	6 SCO's & 21 Commercial plots		
20.	Present stage of completion (%)	17.92 %		
21.	License no.	95 of 2021 dated 12.11.2021		Valid upto 11.11.2026
22.	Total area	3.6423 acres	Area to be registered	3.6423 acres (After incorporating approval of building plans over 6 plots)
23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	95 of 2021 dated 12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	Not applicable	
	iii)	Revised Site/Layout plan approval	Drg No. DGTCP 9525(i) dated 28.08.2023	
	iv)	Environmental Clearance	Not applicable	



	v)	Building plan approval	Memo no. 815, 823, 831, 855, 863 & 871 dated 25.01.2024	24.01.2026
	vi)	Service plan and estimate approval	LC-4456/JE(DS)/2022/25077 dated 23.08.2022	
	vii)	Electrical load availability connection	Ch. 96/Drg.-PLC dated 06.09.2022	
24.	Fee details Note: It is noted that the project land for amendment is already registered in the authority for an area admeasuring 3.4623 acres as commercial plotted colony. Now, the promoter has applied for amendment in the same after obtaining building plan approval for 6 plots (Commercial high-rise) which are already registered with the authority. At the time of registration of commercial plotted colony, the fee was calculated as per permissible FAR i.e. 1.5. In view of the same, registration fee is not calculated & charged again, but the processing fee is payable by the promoter as the project file for amendment in processed again for the whole area.			
	(a)	Registration fee	Not applicable as the plots were already registered with an approved FAR.	
	(b)	Processing fee	22109.763*10 = Rs 2,21,098/-	
	(c)	Late fee	Not applicable	
	(d)	Total	Rs 2,21,098/-	
	DD Details			
	(a)	DD amount	Rs 1,50,000/- Rs 71,098/-	
	(b)	DD no. and date	501720 dated 15.03.2025 532062 dated 09.05.2025	
	(c)	Name of the bank issuing	ICICI Bank	
	(g)	Deficient amount	Nil	
25.	File Status		Date	
	File received on		26.03.2025	
	First notice Sent on		17.04.2025	
	First hearing on		21.04.2025	
	2 nd hearing on		05.05.2025	
	3 rd hearing on		19.05.2025	
22.	Case History: The Promoter M/s Address Infrastructures Pvt Ltd who is change of developer (COD) applied for the registration of real estate commercial plotted colony namely "3X Crossing" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64791 dated 16.01.2024 and RPIN-701. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1529-2024. Earlier the Promoter M/s Brisk Infrastructures & Developers Pvt. Ltd. who was a collaborator as per license applied for the registration of same real estate commercial plotted colony namely "3X Crossing" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. Accordingly, the authority registered the project vide RC no. 77 of 2022 dated 17.08.2022 valid till 11.11.2026. After that the promoter applied for change of developer (COD) and DTCP vide memo. No. LC-4456-PA(VA)/2023/43257 dated 22.12.2023 granted approval of change of developer (COD) from M/s Brisk Infrastructures & Developer to M/s Address Infrastructures Pvt Ltd. Accordingly, M/s Address Infrastructures Pvt Ltd applied for registration of			



project dated 16.01.2024. Accordingly, the authority decided to superseded the registration certificate vide RC no. 17 of 2024 dated 01.03.2024 due to Change of Developer granted by DTCP, Haryana without affecting the obligations and liabilities of M/s Brisk Infrastructures & Developers Pvt Ltd. towards the existing allottees.

Now, the applicant promoter i.e. M/s Address Infrastructures Pvt Ltd has applied for amendment in commercial plotted colony after grant of approval of building plans from DTCP, Haryana on 6 plots (1, 6, 7, 9, 10 and 11) vide memo no. 815, 823, 831, 855, 863 & 871 dated 25.01.2024.

The application for amendment in registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/885 dated 17.04.2025 was issued to the promoter with an opportunity of being heard on 21.04.2025.

On 21.04.2025, The matter is adjourned and to come up on 05.05.2025.

On 05.05.2025, The matter is adjourned and to come up on 19.05.2025.

The status of documents is mentioned below:

23. Present compliance status as on 19.05.2025 of the deficiencies conveyed in notice dated 17.04.2025	- Deficit fee of Rs 71,098/- needs to be submitted. Status: Submitted, vide DD no. 532062 dated 09.05.2025. - Affidavit of the Director of the company regarding no sale or booking of applied plots which are already registered along with no marketing or advertisement of the floors over these 6 plots that have been now applied for SCO (High rise). Status: Not submitted - Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted - Corrections marked on the hard copy of online DPI need to be done. Status: Not submitted - A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout/ site plan along with the list of units needs to be submitted. Status: Not submitted - List of the plots sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, plot no., plot area, date of booking, and total consideration (including amount received and balance till date) along with unsold plots with the plot area needs to be provided. Status: Submitted - Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Promoter submitted an application stating that the fire scheme approval is not applicable as per the standards, as the height of the building is less than 16.5m (Building height is 14.9 m) and ground area less than 500 sqmtr. - Copy of approved service estimates and plans, needs to be submitted. Status: Not submitted
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| | <p>9. Jamabandi, Mutation and aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
Status: Submitted</p> <p>10. Latest Land title search report, six months prior to date of application needs to be submitted.
Status: Not submitted</p> <p>11. Latest non-encumbrance certificate not below the rank of Tehsildar needs to be submitted.
Status: Submitted</p> <p>12. Project report along with the brochure of current project and project photos needs to be submitted.
Status: Not submitted</p> <p>13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status: Submitted</p> <p>14. PERT Chart specifying date of completion needs to be submitted.
Status: Not submitted</p> <p>15. Draft application form, conveyance deed and payment receipt needs to be revised.
Status: Submitted</p> <p>16. Draft Allotment letter and Agreement for Sale needs to be revised as per prescribed format.
Status: Submitted</p> <p>17. Draft brochure/advertisement document of the project needs to be revised.
Status: Not submitted</p> <p>18. Total cost for the whole area needs to be filled in DPI.
Status: Not submitted</p> <p>19. Land cost needs to be clarified according to area apply for registration.
Status: Not submitted</p> <p>20. KYC of structural engineer needs to be submitted.
Status: Not submitted</p> <p>21. Clarification regarding NIL cost of IDW expenditure filled in the DPI.
Status: Not submitted</p> <p>22. CA certificate for non-default needs to be submitted.
Status: Not submitted</p> <p>23. CA certificate for net worth needs to be submitted.
Status: Not submitted</p> <p>24. CA certificate for REP 1 needs to be submitted.
Status: Not submitted</p> <p>25. CA certificate for expenditure incurred and to be incurred needs to be submitted.
Status: Not submitted</p> <p>26. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted.
Status: Submitted</p> <p>27. Annual balance sheet for last 3 financial year needs to be</p> |
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		submitted. Status: Complete set of annual balance sheet along with independent auditor's report needs to be submitted. 28. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised. Status: Not submitted 29. Cash flow statement needs to be submitted. Status: Not submitted 30. Quarterly statement of expenditure and sources needs to be submitted. Status: Not submitted 31. Board resolution for operation of bank accounts needs to be revised as per RERA regulation. Status: Not submitted 32. Affidavit regarding 10% auto deduct from separate bank account for the EDC needs to be submitted. Status: Not submitted 33. Complete details of company from the MCA site needs to be provided. Status: Not submitted
24.	Remarks	1. Affidavit of the Director of the company regarding no sale or booking of applied plots which are already registered along with no marketing or advertisement of the floors over these 6 plots that have been now applied for SCO (High rise). 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 3. Corrections marked on the hard copy of online DPI need to be done. 4. A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout/ site plan along with the list of units needs to be submitted. 5. Copy of approved service estimates and plans, needs to be submitted. 6. Latest Land title search report, six months prior to date of application needs to be submitted 7. Project report along with the brochure of current project and project photos needs to be submitted. 8. PERT Chart specifying date of completion needs to be submitted. 9. Draft brochure/advertisement document of the project needs to be revised. 10. Total cost for the whole area needs to be filled in DPI. 11. Land cost needs to be clarified according to area apply for registration. 12. KYC of structural engineer needs to be submitted. 13. Clarification regarding NIL cost of IDW expenditure filled in the DPI. 14. CA certificate for non-default needs to be submitted. 15. CA certificate for net worth needs to be submitted.

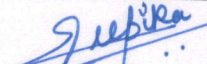


Project - 3X Crossing
RERA-GRG-1910-2025

16. CA certificate for REP 1 needs to be submitted.
17. CA certificate for expenditure incurred and to be incurred needs to be submitted.
18. Annual balance sheet for last 3 financial year needs to be submitted.
19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised.
20. Cash flow statement needs to be submitted.
21. Quarterly statement of expenditure and sources needs to be submitted.
22. Board resolution for operation of bank accounts needs to be revised as per RERA regulation.
23. Affidavit regarding 10% auto deduct from separate bank account for the EDC needs to be submitted.
24. Complete details of company from the MCA site needs to be provided.


Asha

Chartered Accountant


Deepika

Planning Executive

Day and Date of hearing Monday and 19.05.2025

Proceeding recorded by Ram Niwas

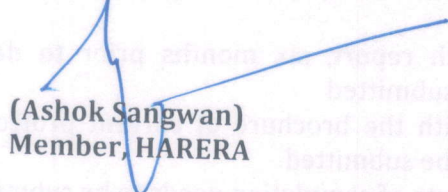
PROCEEDINGS OF THE DAY

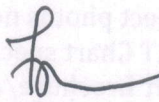
Proceedings dated: 19.05.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sandeep Kumar Yadav (AR) is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies mentioned above and submit an affidavit/undertaking regarding no sale by either of the promoters in the above project. Further, it is observed that the promoter is constructing the commercial high rise on 6th plot that are already registered with the authority as commercial plots (Total no. plots 21) after the approval of building plans from DTP, Gurugram vide memo no. Memo no. 815, 823, 831, 855, 863 & 871 dated 25.01.2024 due to which a public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation w.r.t no sale of plots on which commercial floors are proposed.

The matter to come up on 09.06.2025.


(Ashok Sangwan)
Member, HARERA


(Arun Kumar)
Chairman, HARERA


(Vijay Kumar Goyal)
Member, HARERA