

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		
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 115.4963 Cr. (The details below are as per QPR of January-March 2025) Rs. 202.17 Cr (Total cost for the whole area)		
17.	Project expenditure so far	Rs 37.10 Cr Rs. 41.42 Cr. (Cost incurred for the whole area)		
18.	Estimated expenditure for completion so far	Rs 78.39 Cr Rs. 160.75 Cr (Cost to be incurred for the whole area)		
19.	Number of units	6 SCO's & 21 Commercial plots		
20.	Present stage of completion (%)	83.83%		
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	
	4 th hearing on		09.06.2025	
	5 th hearing on		23.06.2025	

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.

On 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 6 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.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 22.05.2025 namely Dainik Bhaskar, The Tribune and Hindustan Times. Whereas, no



objection has been received till 05.06.2025.

As per the directions of the Authority, the PE and CA conducted a site visit on 04.06.2025. The site is well connected via a 24-meter-wide road. Currently, construction is ongoing on 8 plots—6 belongs to the developer and 2 to the landowner. The sub-structure works up to G+4 floors is in progress on Plot Nos. 1, 9, 10, and 11, while work up to G+2 floors is underway on Plot Nos. 6 and 7. Facade work is also in progress on some of the floors. Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments.

On 09.06.2025, The matter is adjourned and to come up on 23.06.2025.

The status of documents is mentioned below:

23.	Present compliance status as on 23.06.2025 of the deficiencies conveyed in last hearing dated 09.06.2025	- 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: An affidavit has been submitted in response to the raised query, stating that the commercial plots having Plot Nos. 2, 16, 17, 18, and 19 which are already registered with the Authority under RC No. 17 of 2024, have been sold and created third party rights. - 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: Submitted, but needs to be revised as some of the plots are missing from the list. Whereas, it is also noted that the plots which are allocated to the landowner i.e. 01, 07 & 11 are applied by the promoter M/s Address Infrastructures Pvt Ltd for registration of SCO floors. Accordingly, the same needs to be clarified. - 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
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	balance till date) along with unsold plots with the plot area needs to be provided. Status: Submitted 7. 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. 8. Copy of approved service estimates and plans, needs to be submitted. Status: Submitted 9. Jamabandi, Mutation and aks- shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted 10. Latest Land title search report, six months prior to date of application needs to be submitted. Status: Submitted 11. Latest non-encumbrance certificate not below the rank of Tehsildar needs to be submitted. Status: Submitted 12. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted, but needs to be revised. 13. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted 14. PERT Chart specifying date of completion needs to be submitted. Status: Submitted 15. Draft application form, conveyance deed and payment receipt needs to be revised. Status: Submitted 16. Draft Allotment letter and Agreement for Sale needs to be revised as per prescribed format. Status: Submitted 17. Draft brochure/advertisement document of the project needs to be revised. Status: Not submitted 18. Total cost for the whole area needs to be filled in DPI. Status: Accordingly, DPI has been revised 19. Land cost needs to be clarified according to area apply for registration. Status: Not submitted
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		20. KYC of structural engineer needs to be submitted. Status: Submitted 21. Clarification regarding NIL cost of IDW expenditure filled in the DPI. Status: IDW expenditure has been filled in DPI. 22. CA certificate for non-default needs to be submitted. Status: Submitted 23. CA certificate for net worth needs to be submitted. Status: Submitted 24. CA certificate for REP 1 needs to be submitted. Status: Submitted 25. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted 26. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted 27. Annual balance sheet for last 3 financial year needs to be 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: Submitted 29. Cash flow statement needs to be submitted. Status: Submitted 30. Quarterly statement of expenditure and sources needs to be submitted. Status: Submitted 31. Board resolution for operation of bank accounts needs to be revised as per RERA regulation. Status: Submitted 32. Affidavit regarding 10% auto deduct from separate bank account for the EDC needs to be submitted. Status: Submitted 33. Complete details of company from the MCA site needs to be provided. Status: 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). Status: An affidavit has been submitted in response to the raised query, stating that the commercial plots having Plot Nos. 2, 16, 17, 18, and 19 which are already



	registered with the Authority under RC No. 17 of 2024, have been sold and created third party rights. - 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. - Corrections marked on the hard copy of online DPI need to be done. - 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: Submitted, but needs to be revised as some of the plots are missing from the list. Whereas, it is also noted that the plots which are allocated to the landowner i.e. 01, 07 & 11 are applied by the promoter M/s Address Infrastructures Pvt Ltd for registration of SCO floors. Accordingly, the same needs to be clarified. - Project report along with the brochure of current project and project photos needs to be revised. - Draft brochure/advertisement document of the project needs to be revised. - Land cost needs to be clarified according to area apply for registration. - Annual balance sheet for last 3 financial year needs to be submitted.
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Asha
Asha

Chartered Accountant

Deepika
Deepika

Planning Executive

Day and Date of hearing	Monday and 23.06.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.06.2025
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 AR states that they have applied for the amendment of earlier registration no. 17 of 2024 after issuance 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.

Further, the promoter has submitted an affidavit of the Director of the companies stating that there has been 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).

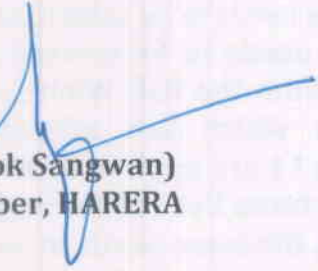
Accordingly, a public notice inviting objection was also published in 3 leading newspapers 1 Hindi and 2 English on 22.05.2025 namely Dainik Bhaskar, The Tribune and Hindustan Times and no



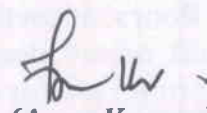
objection were received in the Authority.

However, the Authority observes that instead of amending the already granted registration certificate, the applicant may be issued a new registration certificate for the SCO (commercial floors).

Therefore, in view of the above, the Authority decided to return the current application dated 26.03.2025 and the promoter is directed to apply a fresh application for registration under section 4 of the Act, 2016 on SCO floors on 6 plots. Accordingly, as and when the fresh application is filed for registration, the total fees already paid shall be adjusted.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA