

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	3X Crossing Square
2.	Name of the promoter	M/s Address Infrastructures Pvt Ltd (Through COD)
3.	Nature of the project	Commercial Colony
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
10.	Online application ID	RERA-GRG-PROJ-1993-2025
11.	QPR Compliances	RC No. 17 of 2024: Granted for Commercial Plotted Colony: All QPR's Submitted
12.	4(2)(I)(D) Compliances	RC No. 17 of 2024: For FY 2023 - 2024 is pending
13.	4(2)(I)(C) Compliances	RC No. 17 of 2024: Valid upto 11.11.2026
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.	RC Conditions Compliances	Submission of standard design and service plans estimates approval - Submitted
17.	Number of Plots	3
18.	Number of Floors	12
19.	Total Project cost	Rs 34.74 Cr
20.	Project expenditure so far	Rs 18.34 Cr
21.	Estimated expenditure for completion so far	Rs 16.40 Cr
22.	License no.	95 of 2021 dated 12.11.2021
23.	Total area	3.6423 acres
		Area to be registered
		Valid upto 11.11.2026
		0.1934 acres (Applied area under 3 plots)
24.	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. 823, 855 & 863 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
25.	Fee details Note: As per the directions of the Authority, the total fees paid by the promoter at the time of amendment of Registration No. 17 of 2024 after the grant of building plan approvals from DTCP, Haryana, for 6 plots (1, 6, 7, 9, 10, and 11) vide memo nos. 815, 823, 831, 855, 863, and 871 dated 25.01.2024 have now been adjusted. This adjustment has been made in accordance with the Authority's decision during the project hearing held on 23.06.2025, wherein it was directed that a fresh application for registration under Section 4 of the Act, 2016 be submitted for the SCO floors. Consequently, the earlier application was returned, and it was clarified that the total fees already paid would be adjusted against the new application. Accordingly, the fees have now been duly adjusted.	
(a)	Registration fee	Plot 1: 1303.344 sqm x 3.89 x 20 = Rs 1,01,400/- Plot 2: 890.730 sqm x 4.75 x 20 = Rs 84,619/- Plot 3: 1237.219 sqm x 4.75 x 20 = Rs 1,17,536/- Total: Rs 3,03,555/-
(b)	Processing fee	3431.293 sqm x 10 = Rs 34,313/-
(c)	Late fee	Not applicable
(d)	Total	Rs 3,37,868/-
	DD Details	
(a)	DD amount	Rs 1,50,000/- Rs 71,098/- Rs 71,098/-
(b)	DD no. and date	501720 dated 15.03.2025 532062 dated 09.05.2025 501802 dated 24.07.2025
(c)	Name of the bank issuing	ICICI Bank
(g)	Deficient amount	Nil
26.	File Status	Date
	File received on	03.07.2025
	First notice Sent on	18.07.2025
	First hearing on	28.07.2025
22.	Case History: The Promoter M/s Address Infrastructures Pvt Ltd who is change of developer (COD) was 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. 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 registration of commercial floors after grant of approval of building plans from DTCP, Haryana on 3 plots (6, 9 & 10) vide memo no. 823, 855 & 863 dated 25.01.2024.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/926 dated 18.07.2025 was issued to the promoter with an opportunity of being heard on 28.07.2025.

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 08.07.2025 namely Dainik Bhaskar, The Tribune and Hindustan Times. Whereas, no objection has been received till 19.07.2025.

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 3 plots. The sub-structure works up to G+4 floors is in progress on Plot Nos. 9, 10 while work up to G+2 floors is underway on Plot Nos. 6. 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.

The status of documents is mentioned below:

<p>23. Present compliance status as on 28.07.2025 of the deficiencies conveyed in notice dated 18.07.2025.</p>	<ol style="list-style-type: none"> Deficit fee of Rs 71,098/- needs to be submitted. Status: Submitted 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 3 plots that have been now applied for commercial floors. Status: 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: Submitted, but corrections needs to be done. A 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 needs to be submitted. Status: Submitted Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted Revised project report along with the brochure of current project needs to be submitted. Status: Not submitted PERT Chart specifying date of completion needs to be submitted. Status: Submitted Draft application form, allotment letter, agreement for Sale,
---	---



conveyance deed and payment receipt need to be submitted.

Status: Submitted, but application form, agreement for sale, conveyance deed and payment receipt need to be revised.

10. Draft brochure/advertisement document of the project needs to be submitted.

Status: Not submitted

11. Cost of the land amounts to Rs 1235.84 lakhs needs to be clarified according to the area applied for the registration is 3.6423 acres. Additionally, an affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.

Status: Submitted but cost of land needs to be clarified. Affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.

12. Details of financial resources mentioned in DPI needs to be revised. Further details of equity amount to Rs 373 lakhs mentioned in DPI needs to be submitted.

Status: Not submitted

13. Original NEC dated 28.04.2025 needs to be submitted. Further as per NEC some portion of land is mortgage to DTCP, details need to be submitted.

Status: Submitted

14. REP II needs to be revised as details of encumbrance is missing. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.

Status: Submitted but Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.

15. Following Original CA Certificate needs to be submitted: CA Certificate of net worth on latest date as previously dated 31.03.2024, CA Certificate of REP-1 (A-H), CA Certificate of financial and inventory details of plotted colony, and CA Certificate of expenditure incurred and to be incurred.

Status: Submitted but Original CA Certificate of net worth on latest date as previously dated 31.03.2024, and Original CA Certificate of financial and inventory details needs to be submitted.

16. Independent Auditors Report for the financial year 2023-24, 2022-23 and 2021-22 needs to be submitted.

Status: Not submitted

17. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorized signatories. Challan and schedule of EDC and IDC 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.

Status: Submitted but Challan of IDC 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. Promoter



HARERA
GURUGRAM

Project - 3X Crossing Square
RERA-GRG-1993-2025

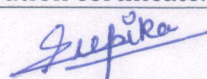
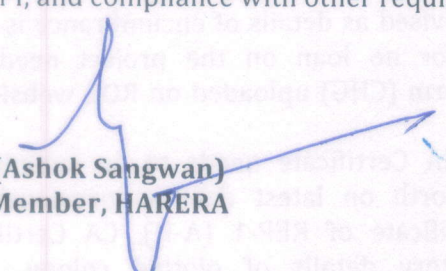

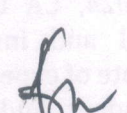
		<p>states that EDC is not applicable as project land is mortgage to DTCP. Further as per the deed of mortgage, amount of EDC & Bank Guarantee needs to be clarified.</p> <p>18. Original Bank Undertaking needs to be submitted. Status: Submitted but bank undertaking dated 15.07.2025 needs to be revised. Bank details in REP-1 (A-H) needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p>19. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be revised. Status: Submitted but quarterly estimated expenditure needs to be revised as incurred construction cost do not match with DPI, quarterly net cash flow statement needs to be revised as source of fund do not match with DPI. Revised Quarterly source of fund statement needs to be submitted</p>
24.	Remarks	<p>1. 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.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p> <p>3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>4. Revised project report along with the brochure of current project needs to be submitted.</p> <p>5. Draft application form, agreement for Sale, conveyance deed and payment receipt need to be submitted.</p> <p>6. Draft brochure/advertisement document of the project needs to be submitted.</p> <p>7. Cost of the land amounts to Rs 1235.84 lakhs needs to be clarified according to the area applied for the registration is 3.6423 acres. Additionally, an affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p>8. Details of financial resources mentioned in DPI needs to be revised. Further details of equity amount to Rs 373 lakhs mentioned in DPI needs to be submitted.</p> <p>9. REP II needs to be revised as details of encumbrance is missing. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.</p> <p>10. Following Original CA Certificate needs to be submitted: CA Certificate of net worth on latest date as previously dated 31.03.2024, CA Certificate of REP-1 (A-H), CA Certificate of financial and inventory details of plotted colony, and CA Certificate of expenditure incurred and to be incurred.</p> <p>11. Independent Auditors Report for the financial year 2023-24, 2022-23 and 2021-22 needs to be submitted.</p> <p>12. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorized signatories. Challan and schedule of EDC and IDC paid</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



Project - 3X Crossing Square
RERA-GRG-1993-2025

	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. 13. Original Bank Undertaking needs to be submitted. 14. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be revised.
Recommendation: All the required documents for registration under section 4 of the Act, 2016 have been submitted except Fire scheme approval and corrections in form A-H and DPI along with other deficiencies. The Authority may consider for grant of registration upon submission of DD of Rs 25 lakhs for the submission of fire scheme approval within four months from the issuance of registration certificate.	
Ashish Dubey Chartered Accountant	 Deepika Planning Executive
Day and Date of hearing	Monday and 28.07.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 28.07.2025 Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Sandeep Kumar Yadav (AR) and Sh. Ankit Sidana (AR) were present on behalf of the promoter and stated that fire scheme approval is not required for this project as its height is less than 15 meters. Further, the promoter also submitted that the deficit documents mentioned above are being submitted today.</p> <p>However, as per the directions of the Authority, since it is a commercial building, fire scheme approval is a necessary requirement. In view of the above, the promoter is directed to either submit a Non-Applicability NOC or, if applicable, obtain and submit fire scheme approval from the concerned department.</p> <p>The promoter shall either obtain a NOC from the concerned department regarding non- applicability or shall submit a DD of Rs 25 lakhs as a security deposit towards obtaining the fire scheme approval within 4 months from the date of issuance of registration certificate, failing which the security amount shall be forfeited.</p> <p>Approved as proposed. The Registration Certificate shall be issued upon submission of the corrected Forms A to H, DPI, and compliance with other requirements as mentioned above.</p>	
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA	