



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s Aawam Residency Pvt. Ltd.
Project Name: M3M Soultitude 3

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No	Particulars	Details	
1.	Name of the project	M3M Soultitude 3	
2.	Name of the promotor	M/s Aawam Residency Pvt. Ltd.	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Sector- 89, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator (allotment of 32 residential plots vide MOU dated 01.04.2025 by M/s Adhikaansh Realtors Pvt. Ltd.)	
6.	Name of the license holder	M/s Aawam Residency Pvt. Ltd. M/s Adhikaansh Realtors Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Status of project	New	
9.	Online Application ID	RERA-GRG-1906-2025	
10.	Date of completion of project as per REP-II/4(2)(I)(c)	31.03.2029	
11.	QPR Compliance (If applicable) of plotted colony RC no. 86 of 2024	Submitted	
12.	4(2)(I)(d) Compliance (If applicable) of plotted colony RC no. 86 of 2024	-	
13.	Compliance of RC Conditions of plotted colony RC no. 86 of 2024	-	
14.	License no.	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022	valid up to 02.07.2026 valid up to 26.07.2027
15.	Total licensed area	57.4 acres	Area to be registered 0.8527 acres
16.	Fee Details-		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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Promoter Name
Project Name

M/s Aawam Residency Pvt. Ltd.
M3M Soulitude 3

	Registration Fee	9110.55*2.64*10= ₹2,40,519/-	
	Processing Fee	9110.55*10=₹91,106/-	
	Late Fee	N/A	
	Total Fee	Rs. 3,31,625/-	
	Fees paid	1. ₹3,19,830/- 2. ₹1,17,550/- Total- ₹4,37,380/-	
	DD no. and date	500340 dated 02.04.2025 500339 dated 02.04.2025	
	Name of the bank issuing	ICICI Bank	
	Deficit fees	Nil (Excess: Rs. 1,05,755/-)	
17.	Total Project cost	Rs. 107.66 Crores	
18.	Project expenditure so far	Rs. 1.19 Crores	
19.	Estimated expenditure for completion so far	Rs. 106.47 Crores	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	32 of 2021 dated 03.07.2021 102 of 2022 dated 27.07.2022
	ii)	Zoning Plan Approval	10911 dated 10.03.2025
	iii)	Building plan Approval	Email dated 28.03.2025 from DTP(P), Gurugram
	iv)	Environmental Clearance	SEIAA/HR/2021/385 dated 02.11.2021 valid upto 01.11.2031
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	LC-4477/Asstt(RK)/2024/8974 dated 12.03.2024
	viii)	Electricity load availability connection	Ch-40/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206 dated 09.11.2022
21.	File Status	Date	
	Project received on	02.04.2025	
	First deficiency notice sent on	25.04.2025	
	First hearing on	28.04.2025 (adjourned)	

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	Second hearing on	12.05.2025
22.	Case History: <p>An application regarding registration of residential floors projects namely "M3M Soulitude 3" situated at Sector- 89, Gurugram Haryana being developed by M/s Aawam Residency Pvt. Ltd. was submitted on 02.04.2025 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration of S+4 floors over 32 plots by name "M3M Soulitude 3" is a part of the affordable residential plotted colony under DDJAY for area admeasuring 0.1854 acres which falls under license no. 32 of 2021 dated 03.07.2021 valid up to 02.07.2026 being issued in favour of M/s Aawam Residency Pvt. Ltd. and M/s Adhikaansh Realtors Pvt. Ltd. in collaboration with M/s Adhikaansh Realtors Pvt. Ltd. and license no. 102 of 2022 dated 27.07.2022 valid up to 26.07.2027 issued in favour of M/s Adhikaansh Realtors Pvt. Ltd.</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 28.04.2025.</p> <p>On 28.04.2025, The matter is adjourned and to come up on 12.05.2025.</p>	
23.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> 1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be revised. 2 Corrections in detailed project information needs to be done. Status: Submitted but needs to be revised. 3 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted but needs to be submitted on latest date. 4 Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana need to be submitted. Status: Submitted 5 Copy of project report along with brochure of current project and project photos need to be revised. Status: 6 REP-II needs to be revised. Status: Submitted

		<p>7 Allottee related documents like Application form, Allotment letter, Builder Buyer agreement and conveyance deed needs to be provided. Status: Submitted</p> <p>8 Cost of the land i.e. Rs 83.73 lakhs needs to be clarified according to the area applied for the registration is 1.30 acres. Additionally, an affidavit for compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted</p> <p>9 Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of financial resources mentioned in DPI amounts to Rs 139.27 lakhs from others needs to be submitted. Status: Submitted</p> <p>10 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</p> <p>11 CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted</p> <p>12 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>13 Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be revised. Status: Submitted</p>
24.	Remarks	<p>1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2 Corrections in detailed project information needs to be done.</p>



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Promoter Name M/s Aawam Residency Pvt. Ltd.
Project Name M3M Soulitude 3

4.

	3 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.
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Recommendations: The application submitted by the promoter for registration of real estate project under 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 are found to be in order except the deficiencies pending in S. No. 24. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Nikita Mittal

Nikita Mittal
Planning Executive

Day and Date of hearing	Monday and 12.05.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 12.05.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

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

Approved as proposed subject to submission of NEC from tehsildar. The registration certificate shall be issued after corrections in A to H and DPI.

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

V. I. Goyal
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

