M3M 84 Market
M/s M3M India Pvt Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	M3M 84 Market		
2.	Name of the promoter	M3M India Pvt Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 84, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M3M India Pvt Ltd. and Others		
7.	Status of project	Ongoing		
8.	RERA Registration No.	60 of 2019 dated 15.10.2019		
9.	Validity of Registration Certificate	Valid From 15.10.2019	Valid Up to 31.10.2021 + 6 months covid = 30.04.2022	
10.	Date of receipt of application for extension	10.11.2022		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.04.2023		
13.	Online extension ID	RERA-GRG-1204-2022		
14.	Registration Temp ID	RERA-GRG-317-2019		
15.	QPR status	Submitted		
16.	4(2)(l)(D) reports status	Submitted		
17.	Other conditions of RC	Submitted		
18.	License no.	122 of 2019 dated 14.09.2019	Valid up to 13.09.2024	
19.	Total licensed area	5.9407 Acres	**Area for extension of registration**	5.9407 Acres
20.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	122 of 2019 dated 14.09.2019	13.09.2024
ii)	Zoning Plan Approval	N/A	N/A
iii)	Layout plan Approval	DTCP 7170 dated 11.09.2019	N/A
iv)	Environmental Clearance	N/A	N/A
v)	Architectural Control Sheet	ZP-1399/AD(RA)/2020/17716 DATED 08.10.2020	
vi)	Service plans and estimates approval	LC-4109/Asstt.(AK)/2020/7571 dated 07.05.2020.	

21.	Reasons for delay	The promoter has completed the internal development works of the plotted colony well within the stipulated timeline submitted to the authority and applied for completion of license to the DTCP on 05.08.2020. The file has been under process for approval and the

		same is expected within the timeline for extension requested to the authority.
22.	**Fee details**	
	Registration fee	36061.68*1.5*20 = ₹ 10,81,850/-
	Processing fee	36061.68*10 =₹ 3,60,617/-
	Extension Fee (Half of Registration fee)	₹ 5,40,925/-
	Processing fee	36061.68*10 =₹ 3,60,617/-
	Late fee	500% of extension fee ₹ 27,04,625/-
	Total fee	₹ 50,48,634/-
23.	**DD amount submitted at the time of registration**	₹ 4,80,900/- ₹ 2,40,500/-
	DD no. and date for registration	509734 dated 16.09.2019 509731 dated 16.09.2019
	Name of the bank issuing	ICICI Bank
	DD Amount submitted for extension	Rs. 14,42,383/- Rs. 2,40,500/- Rs. 26,44,516/-
	DD no. and date for extension	500705 dated 10.08.2022 500973 dated 10.08.2022 006144 dated 09.12.2022
	Name of the bank issuing	ICICI Bank
	Deficient amount	NIL
24.	**File Status**	**Date**
	File received on	10.11.2022
	First notice Sent on	22.11.2022
	First hearing on	28.11.2022
	Second hearing on	12.12.2022
	Third hearing on	19.12.2022
	Fourth hearing on	23.12.2022
25.	**Case History:-** The Promoter M/s M3M India Pvt Ltd. who is a collaborator applied for the extension of registration of real estate project namely "M3M 84 Market" located at Sector-84, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 43828 dated 10.11.2022 and EPIN-34. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-317-2019 and online generated	

	for project extension temp id RERA-GRG-1204-2022. The total licensed area and project area for the extension of registration is 5.9407 acres vide license no – 122 of 2019 dated 14.09.2019. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/34 dated 22.11.2022 was issued to the promoter with an opportunity of being heard on 28.11.2022. The promoter has submitted reply on 24.11.2022 wherein the promoter has requested the authority for deferment of hearing scheduled on 28.11.2022 as the concerned staff is bed ridden. On 28.11.2022, the AR of the promoter was directed to submit the deficit documents and deficit fee and the matter was adjourned to 12.12.2022. The promoter has submitted a reply on 30.11.2022, which was scrutinized and the remaining deficiencies were conveyed to the promoter. **On 12.12.2022**, the matter was adjourned and fixed for 19.12.2022. The promoter has submitted a reply on 12.12.2022 and 16.12.2022, which were scrutinized and the deficiencies were conveyed to the promoter. **On 19.12.2022**, the matter was adjourned and fixed for 23.12.2022. The promoter has submitted a reply on 19.12.2022 and 22.12.2022 which were scrutinized and the status of the documents are mentioned below.	
26.	**Present compliance status as on 23.12.2022 of deficit documents as observed in last hearing i.e., 19.12.2022**	1 Correction in REP-V form needs to be done. Status: Not submitted. 2 Corrections in online DPI needs to be done. Status: Not submitted. 3 Architectural control sheet/plans needs to be submitted. **Status: Submitted.** 4 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. **Status: Submitted.** 5 Land title search report based on the latest Jamabandi after incorporating bar enrollment number needs to be submitted. **Status: Submitted.** 6 Financial resources of the project needs to be clarified. **Status: Clarified.** 7 CA certificate for expenses incurred and to be incurred needs to be provided. **Status: Submitted.** 8 Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted.**
	Remarks	1 Correction in REP-V form needs to be done. 2 Corrections in online DPI needs to be done.
Recommendations:		

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.
It is recommended that the Authority may consider the grant of extension of registration.

(Asha)
Chartered Accountant

(Sumeet)
Engineer Executive

Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.12.2022

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR), Sh. Bharat Vigmal(AR) and Sh. Ayush Gupta (AR) are present on behalf of the promoter.
The AR of the promoter states that the project is complete and CC is already applied.
Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram