



**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

**3X Crossing**  
**RERA-GRG-PROJ-1090-2022**

**Project hearing brief**

S.No.	Particulars	Details		
1.	Name of the project	3X Crossing		
2.	Name of the promoter	M/s Brisk Infrastructures and Developers Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 109, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Status of project	New		
7.	Whether registration applied for whole	Whole Project		
8.	Online application ID	RERA-GRG-PROJ-1090-2022		
9.	License no.	95 of 2021 dated 12.11.2021		Valid up to 11.11.2026
10.	Total licensed area	3.6423 acres	Area to be registered	3.6423 acres
11.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	95 of 2021 dated 12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	N/A	N/A
	iii)	Layout plan Approval	Drg. No DTCP 8014, dated 16.11.2021	
	iv)	Environmental Clearance	N/A	N/A
	v)	Architectural Control Sheet	Applied on 24.05.2022	
	vi)	Service plan and estimate approval	Applied on 30.05.2022	
12.	Fee Details			
	Registration fee	22109.763*1.5*20 = Rs 6,63,292.89/-		
	Processing fee	22109.763*10 = Rs 2,21,097.63/-		
	Late fee	N/A		
	Total	Rs 8,84,390.52/-		
13.	DD Details			
	DD amount	1. Rs 6,63,292/- 2. Rs 2,07,313/- 3. Rs 13,786/-		
	DD no. and date	1. 814593 dated 22.06.2022 2. 814605 dated 02.07.2022 3. 424923 dated 05.08.2022		



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	Name of the bank issuing	Punjab National Bank
	Deficient amount	NIL
14.	File Status	Date
	File received on	27.06.2022
	First notice Sent on	20.07.2022
	First hearing on	01.08.2022
	Second hearing on	17.08.2022
15.	Status of Documents	<ol style="list-style-type: none"> <li>Deficit Fee- Rs 13,786/- <b>Status: Submitted vide DD no. 424923 dated 05.08.2022 amounting Rs 13,786/-.</b></li> <li>The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted today and needs to be updated.</b></li> <li>Online DPI needs to be corrected. <b>Status: Submitted.</b></li> <li>Approved Service Plan and Estimates needs to be submitted. <b>Status: Not submitted. However, a security cheque of Rs 25 lakhs vide no. 820734 dated 08.08.2022 along with undertaking has been submitted against the submission of approved service plan and estimates within 60 days.</b></li> <li>Approvals / NOC's from agency for roads access permission needs to be submitted. <b>Status: Undertaking submitted for the submission of assurance for road access permission within 60 days.</b></li> <li>Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Copy of applied submitted, pending for final approval and undertaking submitted for submission of the same approval within 60 days.</b></li> <li>Latest Non-encumbrance certificate needs to be submitted. <b>Status: Submitted.</b></li> <li>Land title search report needs to be submitted. <b>Status: Submitted.</b></li> <li>Electrical load availability NOC needs to be submitted. <b>Status: Undertaking submitted for the submission of assurance for Electrical load availability within 60 days.</b></li> <li>Draft application form needs to be submitted <b>Status: Submitted.</b></li> <li>Draft Allotment letter needs to be submitted. <b>Status: Submitted.</b></li> <li>Draft Builder Buyer Agreement needs to be revised. <b>Status: Submitted.</b></li> <li>Pert chart needs to be revised. <b>Status: Submitted.</b></li> <li>Layout superimposed on the demarcation plan needs to be submitted.</li> </ol>

	<p>Status: Submitted but needs to be revised.</p> <p>15. Cost of land needs to be clarified.  <b>Status: As per collaboration agreement promoter and licensee will be shared the revenue arising from the project in the ratio of 80:20. Licensee will get 20% of sale revenue i.e Rs.1639 Lakh (Estimated sale proceeds Rs 8199.72 Lakh). However the promoter has taken the cost of land for the project is Rs. 1280 Lakh. Which is lower side, Hence it would be allowed.</b></p> <p>16. Cost of conversion charges and license fees needs to be mentioned as per LOI.  <b>Status: submitted.</b></p> <p>17. Statement of expenditure incurred till date and expenditure to be made in each quarter needs to be filled in form REP-I (A to H).  <b>Status: Correction in Rep-I is pending.</b></p> <p>18. Financial statement for the financial year 2020-21 and directors report for the last three financial years needs to be provided.  <b>Status: Balance sheet of 2020-21 submitted and directors report for the last three financial years is attached in the online DPI.</b></p> <p>19. CA Certificate for promoter equity needs to be submitted.  <b>Status: Provided.</b></p> <p>20. PAN card, Incorporation certificate, TAN no. of the company needs to be submitted.  <b>Status: Submitted.</b></p> <p>21. KYC of project consultant needs to be submitted.  <b>Status: Submitted.</b></p>
<b>Deficit Documents</b>	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Approved Service Plan and Estimates needs to be submitted.</p> <p>3. Approvals / NOC's from agency for roads access permission needs to be submitted.</p> <p>4. Approved architectural control sheet needs to be submitted.</p> <p>5. Electrical load availability NOC needs to be submitted.</p> <p>6. Layout superimposed on the demarcation plan needs to be submitted.</p> <p>7. Statement of expenditure incurred till date and expenditure to be made in each quarter needs to be filled in form REP-I (A to H).</p>
<b>Day and Date of hearing</b>	Wednesday and 17.08.2022
<b>Proceeding recorded by</b>	Ram Niwas

**Case History:-**

The promoter M/s Brisk Infrastructure & Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate project namely "3X Crossing" located at Sector-109, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 36217 dated 27.06.2022 and RPIN-475. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1090-2022. The project area for registration is same as that of the licensed area i.e., 3.6423 acres. License no - 95 of 2021 dated 12.11.2021.



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The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/475 dated 20.07.2022 was issued to the promoter with an opportunity of being heard on 01.08.2022.

The promoter submitted the reply on 05.07.2022, 07.07.2022 and 12.07.2022 after scrutiny of the reply the remaining deficiencies were conveyed to the promoter.

On 01.08.2022, Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Sumeet, Engineer Executive briefed about the facts of the project. Sh. Harish K. Soni (AR) and Sh. Samrendra (CA) are present on behalf of the promoter. The AR of the promoter seeks 2 weeks time for submission of deficient documents and rectifying the deficiencies pointed out above. The matter to come up on 17.08.2022.

The promoter submitted a reply on 09.08.2022, 12.08.2022 and 17.08.2022 which were scrutinized, and the deficit documents as mentioned above were conveyed to the promoter.

*Asha*  
(Asha) 17/8/22

**Chartered Accountant**

*Sumeet*  
(Sumeet)

**Engineer Executive**

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Harish K. Soni	AR	9811577999	
2.	Sh. Samrendra Pandey	CA	7834933223	

**PROCEEDINGS OF THE DAY**

Proceedings dated: 17.08.2022

Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Sumeet, Engineer Executive briefed about the facts of the project.

Sh. Harish K. Soni (AR) and Sh. Samrendra Pandey (CA) are present on behalf of the promoter.

The AR of the promoter submits that approval of standard design and architectural control sheet are under consideration of DTCP and approval is expected within a week. The BG for approval of service plan estimates of Rs. 25 lakh has already been submitted which otherwise are under final approval and signatures of DTCP. The AR requests to allow registration subject to submission of above approvals within one month and undertakes that no final sales shall be affected except for initiation of marketing campaign. In view of the same the Authority considers the request and decides to grant registration subject to the condition of above BG and that certificate shall be handed over after submission of approved standard design of commercial units.

*V.1 - 3*  
(Vijay Kumar Goyal)

**Member, HARERA, Gurugram**

*[Signature]*

(Dr. K.K. Khandelwal)

**Chairman, HARERA, Gurugram**