

Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016			
S.No	Particulars	Details	
1.	Name of the project	M3M Elie Saab At SCDA	
2.	Name of the license holders	M/s Blue Bell Buildtech Pvt. Ltd., Oakwood Realty Pvt. Ltd., Metro Education & Welfare Pvt. Ltd.	
3.	Name of the promoter	M/s Metro Education & Welfare Pvt. Ltd. (Collaborator)	
4.	Nature of the project	Mixed Land Use Colony under TOD Policy	
5.	Nature of the phase	Group Housing	
6.	Location of the project	Sector 111, Gurugram	
7.	Legal capacity to act as a promoter	Collaborator	
8.	Status of project	New	
9.	Whether registration applied for whole/Phase	Phase	
10.	Phase no. (If applicable)	3	
11.	Online application ID	RERA-GRG-2048-2025	
12.	License no.	213 of 2022 dated 27.12.2022	Valid up to 26.12.2027
13.	Total licensed area	15.99375 Acres	Area to be registered 2.7505 Acres
14.	Phase completion date as declared u/s 4(2)(I)(C)	29.02.2032 (Date of OC)	
15.	QPR Compliance (If applicable)	N/A	
16.	4(2)(I)(C) Compliance (If applicable)	N/A	
17.	4(2)(I)(D) Compliance (If applicable)	N/A	
18.	Status of change of bank account	N/A	
19.	RC compliance	N/A	
20.	Number of units	336 residential units	
21.	Total Project cost	Rs. 1708.92 crores	
22.	Project Expenditure So far	Rs. 79.34 crores	



Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

23.	Expenditure to be incurred	Rs. 1629.58 crores		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	213 of 2022 dated 27.12.2022	26.12.2027
	2.	Zoning Plan Approval	DGTCP 8880 dated 27.12.2022	
	3.	Revised zoning plan approval	DTCP 11327 dated 12.08.2025	
	4.	Building plan approval	ZP-1706/SD(RD)/2025/35995 dated 12.09.2025	11.09.2030
	5.	Environmental Clearance	SEIAA (127)/HR/2021/492 dated 11.05.2021	10.05.2031
	6.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/134/778-781 dated 18.06.2021	
	7.	Fire scheme approval	Not submitted	
	8.	Service plan and estimate approval	Not submitted	
9.	Electrical load	Ch-86/OLNC-HT/GGM-I/EP-374 dated 23.01.2024		
16.	Fee Details			
	Registration fee	80576.618 x 4.169 x 10 =Rs. 33,59,240/-		
	Late fee	N/A		
	Processing fee	80576.618 x 10 =Rs. 8,05,766/-		
	Total fee	Rs. 41,65,006/-		
17.	DD Details			
	DD/RTGS amount	Rs. 10,00,000/- Rs. 31,62,300/- Rs. 270,6/-		
	DD/RTGS no. and date	500670 dated 08.09.2025 500191 dated 22.09.2025 Ref No. RERA-GRGP1760069442 dated 10.10.2025		
	Name of the bank issuing	ICICI Bank		
	Total fee paid	Rs. 10,00,000/-		
	Deficient amount	Nil		
	18.	File Status	Date	
File received on		15.09.2025		

Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

First notice Sent on	08.10.2025
1st hearing on	13.10.2025

19. Case History: -

1. The applicant M/s Metro Education & Welfare Pvt. Ltd. has applied on 15.09.2025 for registration of Mixed Land Use Colony under TOD Policy namely "M3M Elie Saab At SCDA" under section 4 of Real Estate (Regulation and Development), Act 2016.
2. The project pertains to phase 2 (2.7505 Acres) of the project falling under license no. 213 of 2022 dated 27.12.2022 measuring 15.99375 Acres granted by DTCP in favour of M/s Blue Bell Buildtech Pvt. Ltd., Oakwood Realty Pvt. Ltd., Metro Education & Welfare Pvt. Ltd. in collaboration with M/s Metro Education & Welfare Pvt. Ltd. for setting up a Mixed Land Use Colony under TOD Policy in sector 111, Gurugram.
3. The entire project is divided into following phases as per the phases marked on zoning plan dated 12.08.2025:

Phase no.	Towers	Area (acres)	Status of RERA registration
I	Tower 1 and Towers 6-14	11.6023	Registered vide RC no. 31 of 2023
II	Towers 3, 4, 5	2.7505	Applied for registration
III	Future Development	1.64095	-
Total		15.99375 acres	

4. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/959 dated 08.10.2025.
5. Further, a public notice dated 22.09.2025 with respect to the application dated 19.06.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), The Hindu (English), and Dainik Tribune (Hindi).
6. The additional documents dated 08.10.2025 and the reply dated 09.10.2025 submitted by the promoter with respect to the current application and deficiency notice have been examined and the status of remaining deficiencies are mentioned below:

20. Present compliance status as on 13.10.2025 of deficient documents as conveyed on 08.10.2025	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted 2. Corrections in online DPI need to be done. Status: Submitted 3. Deficit fee of Rs. 31,65,006/- needs to be paid. Status: Paid
--	---

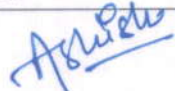
Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

	4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted 5. Valid mining permission needs to be submitted. Status: Mining permission till 23.08.2025 is submitted and it is stated by the promoter that the site is excavated as per the approval obtained. 6. Approved fire scheme needs to be submitted. Status: Not submitted 7. Approved service plans and estimates need to be submitted. Status: Not submitted 8. PERT chart of the project needs to be submitted. Status: Submitted 9. Since the details of project are not legible in the draft brochure, the same needs to be re- submitted. Status: Submitted 10. Cost of the land amounts to Rs 54166.31 lakhs needs to be clarified according to the area applied for the registration is 2.7505 acres. Additionally, an affidavit with compliance of Sec 4(2)(I)(D) with the landowners needs to be revised. Status: Submitted 11. Details of financial resources from Others amounts to Rs 7934.45 lakhs and details of any other cost amounts to Rs 2456.85 lakhs mentioned in DPI needs to be submitted. Status: Submitted 12. Clarification needs to be submitted as license fees, IDC and IDW not mentioned in DPI. Challan and schedule of EDC paid for the project needs to be submitted. Status: Submitted 13. Details regarding use of trademark "M3M" and "ELIE SAAB" needs to be submitted. Status: Submitted
--	---

Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

21.	Remarks	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Corrected copy needs to be submitted 2. Approved fire scheme needs to be submitted. Status: Not submitted 3. Approved service plans and estimates need to be submitted. Status: Not submitted
-----	---------	--

22.	Recommendation: The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrected copy of REP-I, approved fire scheme and approved service plans and estimates. It is recommended that the application may be considered for registration subject to submission of corrected REP-I and deposition of two BG/DDs of Rs. 25 lakhs each before issuance of certificate for submission of approvals of fire scheme and service plan and estimates in the Authority within 4 months which may be forfeited in case of delayed/non-compliance.
-----	--


(Ashish Dubey)

Chartered Accountant


(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 13.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

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

The Authorized Representative of the promoter submits that presently, the Fire Scheme Approval and service plans & estimates approval are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration. Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts / Bank Guarantees, each amounting to Rs.



Project	M3M Elie Saab At SCDA
Promoter	M/s Metro Education & Welfare Pvt. Ltd.

25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Fire Scheme Approval: within 4 months from the date of grant of registration; and
- Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, Rules and Regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of corrected REP-I and deposition of two BG/DD of Rs. 25 lakhs each for submission of Fire Scheme approval and Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA