

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Gurgaon International City.
Promoter - M/s M3M India Infrastructures Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details			
1.	Name of the project	Gurgaon International City.			
2.	Name of the promoter	M/s M3M India Infrastructures Pvt. Ltd.			
3.	Nature of the project	Industrial Plotted Colony.			
4.	Location of the project	Sector -M9, M-10 & M-11, Manesar, Gurugram.			
5.	Legal capacity to act as a promoter	License holder			
6.	Name of the license holder	M/s M3M India Infrastructures Pvt. Ltd.			
7.	Name of the collaborator (if any)	N/A			
8.	Name of the COD/ BIP (if any)	N/A			
9.	Status of project	New			
10.	Whether registration applied for whole	Whole			
	Phase no. applied	N/A			
	Nature of phase	N/A			
11.	Online application ID	RERA-GRG-PROJ-2058-2025			
12.	License no.	168 of 2025 dated 08.09.2025	Valid up to 07.09.2030		
13.	Total licensed area	139.79375 Acres	Area to be registered	139.79375 Acres	
14.	Projected completion date	30.09.2034.			
15.	QPR Compliances (if applicable)	N/A			
16.	4(2)(I)(D) Compliances (if applicable)	N/A			
17.	4(2)(I)(C) Compliances (if applicable)	N/A			
18.	Status of change of bank account	N/A			
19.	Details of proceedings pending against the project	N/A			
20.	RC Conditions Compliances (if applicable)	N/A			
21.	Total Project cost	Rs 1234.64 crs			
22.	Project expenditure so far	Rs 407.94 crs			
23.	Estimated expenditure for completion so far	Rs 826.70 crs			
24.	Total no of towers and units	286 Industrial Plots, 2 Affordable Group Housing plots, 1 Group Housing Plot, 2 Commercial Plot.			
25.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity upto
	i)	License Approval	168 of 2025 dated 08.09.2025		07.09.2030

	ii)	Zoning Approval Plan	DGTCP 11473-11478 dated 29.09.2025.
	iii)	Building Approval plan	N/A
	iv)	Environmental Clearance	Not Submitted.
	v)	Airport clearance height	N/A
	vi)	Fire approval scheme	N/A
	vii)	Service plan and estimate approval	Not Submitted.
26.	Fee Details		
	Registration fee	Residential (139.79375 - 6.6093375) x 4046.86 x 10 = 133.1844125 x 4046.86 x 10 =Rs. 53,89,787/- Commercial 6.6093375 x 4046.86 x 20 =Rs. 5,34,942/- Total 53,89,787 + 5,34,942 = Rs. 59,24,729/-	
	Processing fee	N/A	
	Late fee	139.79375 x 4046.86 x 10 =Rs. 56,57,257/-	
	Total	59,24,729 + 56,57,257 = Rs. 1,15,81,986/-	
	DD amount	Rs. 5,00,000/- Rs. 15,00,000/- Rs. 95,81,986/-	
	DD no. and date	503192 dated 11.09.2025. 503191 dated 11.09.2025. 503261 dated 03.10.2025.	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	= 1,15,81,986 - 5,00,000 - 15,00,000 - 95,81,986 = 0/- (Nil)	
27.	File Status	Date	
	File received on	16.09.2025	
	Deficiency Notice	03.10.2025	
	Documents Submitted on	30.09.2025, 03.10.2025, 06.10.2025	
	First hearing on	13.10.2025	
28.	Case History: The Promoter M/s M3M India Infrastructures Pvt. Ltd who is a license holder applied for the registration of real estate project Industrial Plotted Colony namely "Gurgaon International City" located at Sector -M9, M-10 & M-11, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 16.09.2025 and RPIN-960. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2058-2025. The project area for registration is 139.79375 acres.		

	The application for registration of industrial plotted colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/960 dated 03.10.2025 was issued to the promoter with an opportunity of being heard on 13.10.2025. The promoter has published the public notice regarding in three newspapers dated 30.09.2025 i.e., The Hindu, The Tribune (English) and Dainik Tribune (Hindi) against which no objections has been received in the Authority. The site of the project was visited physically on 10.10.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted in the project i.e., Industrial Plotted Colony namely "Gurgaon International City" some barricading has been done at the site by the promoter and apart from that no development has been carried out at the site.		
29.	<table border="0"> <tr> <td style="vertical-align: top; width: 30%;"> Present compliance status as on 13.10.2025 of deficit documents conveyed through notice dated 03.10.2025. </td><td style="vertical-align: top;"> - 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 – Submitted but needs to be revised. - Corrections marked on the hard copy of online DPI need to be done. Status – Submitted but needs to be revised. - Deficit fee amounting to Rs. 1,10,81,986/- need to be submitted. Status – Submitted Rs. 95,81,986/- vide DD no 503261 dated 03.10.2025 and Rs. 15,00,000/- vide DD no. 503191 dated 11.09.2025 of ICICI bank. - 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 – Promoter submits that there are no ongoing litigation on the promoter/company. - Environmental clearance needs to be submitted. Status – Not submitted and promoter submits that Expert Appraisal Committee(EAC) has approved the EC in 152nd meeting. - Approved service plans and estimates needs to be submitted. Status – Not submitted and applied on 29.09.2025. - Land title search report from an advocate having bar roll no need to be submitted. Status – Submitted. - Road access permission need to be submitted. Status – Not submitted and promoter states that road to the site is functional and connected. Hence, no road access permission is required. - Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised. Status – Submitted. - Draft brochure and advertisement document needs to be submitted. </td></tr> </table>	Present compliance status as on 13.10.2025 of deficit documents conveyed through notice dated 03.10.2025.	- 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 – Submitted but needs to be revised. - Corrections marked on the hard copy of online DPI need to be done. Status – Submitted but needs to be revised. - Deficit fee amounting to Rs. 1,10,81,986/- need to be submitted. Status – Submitted Rs. 95,81,986/- vide DD no 503261 dated 03.10.2025 and Rs. 15,00,000/- vide DD no. 503191 dated 11.09.2025 of ICICI bank. - 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 – Promoter submits that there are no ongoing litigation on the promoter/company. - Environmental clearance needs to be submitted. Status – Not submitted and promoter submits that Expert Appraisal Committee(EAC) has approved the EC in 152nd meeting. - Approved service plans and estimates needs to be submitted. Status – Not submitted and applied on 29.09.2025. - Land title search report from an advocate having bar roll no need to be submitted. Status – Submitted. - Road access permission need to be submitted. Status – Not submitted and promoter states that road to the site is functional and connected. Hence, no road access permission is required. - Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised. Status – Submitted. - Draft brochure and advertisement document needs to be submitted.
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		Status - Submitted. 11. PERT Chart need to be submitted. Status - Submitted. 12. Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status - Submitted. 13. As per the permission given by Divisional Forest Officer, faridabad, promoter will do the trimming/ fell/ transplant at their own level. Notarized affidavit for the same need to be submitted. Status - Submitted. 14. Cost of the land amounts to Rs 39981.76 lakhs needs to be clarified according to the area applied for the registration is 139.7937 acres. Status - Submitted. 15. Details of financial resources from Others amounts to Rs 40793.99 lakhs and details of any other cost amounts to Rs 15176.68 lakhs mentioned in DPI needs to be submitted. Status - Submitted. 16. Original CA Certificate of expenditure incurred and to be incurred needs to be submitted. Status - Submitted. 17. Affidavit of promoter regarding arrangement with the master account under 4(2)(l)(D) needs to be submitted. Status - Submitted. 18. Promoter affidavit for no loan on the project and Charge Form (CHG) uploaded on ROC website needs to be submitted. Status - Submitted. 19. Project Report, quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted. Status - Submitted.
30.	Remarks	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. 2. Corrections marked on the hard copy of online DPI need to be done. 3. Environmental clearance needs to be submitted. 4. Approved service plans and estimates needs to be submitted. 5. Road access permission need to be submitted.

Recommendation -

All the required documents for registration under section 4 of the Act, 2016 have been submitted except the correction in form A-H, DPI, Environmental Clearance, approved service plans and estimates & road access permission. The Authority may consider for grant of registration upon submission of DD/BG of Rs 25 lakhs each for the submission of environmental clearance within three



months from the date of grant of registration certificate & approved service plans and estimates within four months from the date of grant of registration certificate.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 13.10.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.10.2025.

Sh. Shashank Sharma, Associate Engineer 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 Vignmal (AR) are present on behalf of promoter.

The Authorized Representatives of the promoter submits that the minutes of the Environmental Clearance (EC) have been approved and application for approval of Service Plan & Estimates have been submitted to the competent department and final approval of both is awaited. The AR further submits that road to the site is functional and well connected to the sector road and does not require the road access permission. Further, the AR of the promoter undertakes to obtain and submit:

- The Approved Environmental Clearance within 3 months from the date of grant of registration.
- Approved Service Plans and Estimates within 4 months from the date of grant of registration.

The Authorized Representative further 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 at point (i) & (ii). 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.

Keeping in view of the aforesaid facts and submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date and in the interest of regulatory compliance, Authority hereby directs that the promoter shall submit two separate Demand Drafts / Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Approved Environmental Clearance: within 3 months from the date of grant of registration;
- Approved 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 correction in A-H form, Online DPI and submission of two BG/DD of Rs. 25 lakhs each for submission of Approved Environment Clearance and approved Service plan and Estimates within the timeframe mentioned above.

Arun Kumar

(Arun Kumar)
Chairman, HARERA

