

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	M3M Forestia East I
Promoter	M/s M3M India Infrastructures Pvt. Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	M3M Forestia East I	
2.	Name of the license holders	M/s M3M India Infrastructures Pvt. Ltd.	
3.	Name of the promoter	M/s M3M India Infrastructures Pvt. Ltd.	
4.	About the promoter	M/s M3M India Infrastructures Private Limited is an, unlisted private entity incorporated on December 19, 2014, and registered with the RoC in Delhi. The company maintains an authorized and paid-up share capital of ₹1,00,000 and is currently managed by directors Pramesh and Bhoopendra Singh. Headquartered at the M3M International Financial Center (IFC) in Sector-66, Gurugram, it serves as a key subsidiary within the larger M3M Group. As of late 2025, the firm is spearheading the M3M Innovation Park, a significant 139.79-acre industrial development in Gurugram. The company recently reported its latest audited financials for the period ending March 31, 2025, following its last Annual General Meeting held on September 26, 2025.	
5.	Nature of the project	Industrial Plotted Colony	
6.	Nature of the phase	Group Housing	
7.	Location of the project	Sector -M9, M-10 & M-11, Manesar, Gurugram	
8.	Legal capacity to act as a promoter	Licensee	
9.	Status of project	New	
10.	Whether registration applied for whole/Phase	Phase	
11.	Total no. of phases	18	
12.	Phase no. (If applicable)	11A	
13.	Online application ID	RERA-GRG-2125-2025	
14.	License no.	168 of 2025 dated 08.09.2025	Valid up to 07.09.2030
15.	Total licensed area	139.79375 Acres	<b>Area to be registered</b> 6.46 acres
16.	Phase completion date as declared u/s 4(2)(I)(C)	30.06.2034 (Date of OC) 31.12.2034 (Date of CC)	
17.	QPR Compliance (If applicable)	N/A	
18.	4(2)(I)(C) Compliance (If applicable)	N/A	
19.	4(2)(I)(D) Compliance (If applicable)	N/A	



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20.	Status of change of bank account	N/A
21.	RC compliance	N/A
22.	Number of towers	6 Towers
23.	Number of units	872 residential units
24.	Total Project cost	Rs. 1997.40 crores
25.	Project Expenditure So far	Rs. 58.86 crores
26.	Expenditure to be incurred	Rs. 1938.54 crores
27.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
	<b>S.N</b>	<b>Particulars</b>
		<b>Date of approval</b>
		<b>Validity up to</b>
1.	License Approval	168 of 2025 dated 08.09.2025
2.	Zoning Plan Approval	DTCP 11474 dated 29.09.2025
3.	Phasing approval plan	ZP-2204/PA(DK)/2025/44081 dated 20.11.2025
4.	Building approval plan	ZP-2204-B/PA(DK)/2025/50032 dated 31.12.2025
5.	Environmental Clearance	EC25B3812HR5421639N dated 01.12.2025
6.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/608/2 106-09 dated 22.07.2024
7.	Fire scheme approval	Not submitted
8.	Service plan and estimate approval	Not submitted
9.	Electrical load	Ch-42/OLNC-HT/GGM-I/EP-493 dated 01.09.2025
28.	<b>Fee Details</b>	
	Registration fee	133640.21 x 3.62 x 10 =Rs. 48,37,776/-
	Late fee	N/A
	Processing fee	133640.21 x 10 =Rs. 13,36,402/-
	Total fee	Rs. 61,74,178/-
29.	<b>DD Details</b>	
	DD/RTGS amount	Rs. 48,21,800/- Rs. 13,36,500/- Rs. 15,878/-
	DD/RTGS no. and date	503322 dated 22.12.2025 503323 dated 22.12.2025 503334 dated 13.01.2026
	Name of the bank issuing	ICICI Bank
	Total fee paid	Rs. 61,74,178/-



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	<b>Deficient amount</b>	<b>Nil</b>
<b>30.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	31.12.2025
	<b>First notice Sent on</b>	13.01.2026
	<b>1<sup>st</sup> hearing on</b>	19.01.2026

**31. Case History: -**

1. The applicant M/s M3M India Infrastructures Pvt. Ltd. has applied on 31.12.2025 for registration of Group Housing Project namely "M3M Forestia East I" under section 4 of Real Estate (Regulation and Development), Act 2016.
2. The project pertains to phase 11A (6.4888 acres of the project falling under license no. 168 of 2025 dated 08.09.2025 valid up to 07.09.2030 measuring 139.79375 Acres granted by DTCP in favour of M/s M3M India Infrastructures Pvt. Ltd. for setting up a Industrial Plotted Colony in sector M-9, M-10 & M-11, Gurugram.
3. The entire Industrial Plotted Colony is registered vide RC no. 94 of 2025 as "Gurgaon International City".
4. The entire project is divided into following phases as per the approved phasing plan dated 20.11.2025:

Phase no.	Name of phase	Area (acres)	Status of RERA registration
1.	Phase 1	26.30943	-
2.	Phase 2	5.29184	-
3.	Phase 2A	0.6440	-
4.	Phase 3	25.5624	-
5.	Phase 4	16.21978	-
6.	Phase 5	5.04945	-
7.	Phase 6	8.92594	-
8.	Phase 7	11.71941	-
9.	Phase 8	2.1482	-
10.	Phase 9	1.31490	-
11.	Phase 10A	2.5303	RC no. 02 of 2026
12.	Phase 10B	4.6959	
13.	Phase 10C	1.4243	
14.	Phase 10D	7.82328	-
15.	<b>Phase 11A</b>	<b>6.460</b>	<b>Applied for registration</b>
16.	Phase 11B	2.6921	-
17.	Phase 12A	8.28	-
18.	Phase 12B	2.70525	-
<b>Total</b>		<b>139.79375 acres</b>	

5. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/1010 dated 13.01.2026.



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	<p>6. Further, a public notice dated 03.01.2026 with respect to the application dated 15.09.2025 for registration of the project submitted by the promoter was issued in The Tribune (English), The Hindu (English), and Dainik Tribune (Hindi).</p> <p>7. The reply dated 14.01.2026 submitted by the promoter with respect to the deficiency notice has been examined and the status of remaining deficiencies is mentioned below:</p>	
32.	<p><b>Present compliance status as on 09.01.2026 of deficient documents as conveyed on 13.01.2026</b></p>	<ol style="list-style-type: none"><li>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. <b>Status: Not submitted</b></li><li>2. Corrections in online DPI need to be done. <b>Status: Submitted</b></li><li>3. Deficit fee of Rs. 15,878/- needs to be paid. <b>Status: Paid through DD no. 503334, dated 13.01.2026</b></li><li>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. <b>Status: An affidavit regarding no pending litigations is submitted.</b></li><li>5. Mining permission needs to be submitted. <b>Status: Submitted</b></li><li>6. Approved fire scheme needs to be submitted. <b>Status: Not submitted</b></li><li>7. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li><li>8. PERT chart of the project needs to be submitted. <b>Status: Submitted</b></li><li>9. Draft brochure and advertisement documents need to be submitted. <b>Status: Submitted</b></li><li>10. Details of any other cost amounts to Rs 11970.30 lakhs and details of financial resources amounts to Rs 5827.35 lakhs mentioned in DPI needs to be submitted. <b>Status: Submitted</b></li><li>11. Bank Undertaking dated 15.11.2025 needs to be revised as employee id is missing. <b>Status: Submitted</b></li><li>12. Following Original CA Certificate needs to be submitted: (i) CA Certificate of REP 1(A-H), <b>Status: Submitted</b> (ii) CA Certificate of non-default in payment of debt &amp; statutory liabilities, <b>Status: Submitted</b></li></ol>



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		<p>(iii) CA Certificate of expenditure incurred and to be incurred. <b>Status: Submitted</b></p> <p>13. Project Report, statement of quarterly expenditure and quarterly net cash flow statement needs to be revised as costing details does not match with DPI. <b>Status: Submitted</b></p> <p>14. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. <b>Status: Submitted</b></p>
33.	Remarks	<p>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. <b>Status: Not submitted</b></p> <p>2. Approved fire scheme needs to be submitted. <b>Status: Not submitted</b></p> <p>3. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p>
34.	<p><b>Recommendations:</b> 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 deficiencies listed above at para 33. It is recommended that the Authority may consider for grant of registration subject to the submission of DD/ BG of Rs. 25 lakhs on account of timely submission of fire scheme approval and service plans &amp; estimates approval within 4 months of issuance of the registration certificate. The promoter may further be directed to submit the rectified form REP-I and above security amount(s) before the issuance of registration certificate.</p>	

*Ashish Dubey*  
(Ashish Dubey)

Chartered Accountant

*Neeraj Gautam*  
(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 19.01.2026
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 Vignal (AR) are present on behalf of the promoter.

The AR of the promoter states that the approvals of fire scheme and service plans & estimates are under process and requests 4 months' time to submit the same in the Authority. The AR requests to grant the registration subject to the submission of above approvals/ permissions.

Further, he undertakes to submit two Demand Drafts / Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely submission of approved fire scheme and approved service plans and estimates. 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.

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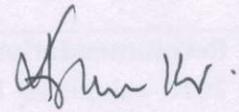
The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submission of proposal to submit the Demand Draft / Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each in lieu of timely submission of fire scheme approval and approved service plans & estimates, in favour of the Authority, the promoter is directed to submit of following approvals:

- Fire scheme: 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 above approvals within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and the failure to submit any of the above approvals/ permissions within the prescribed timeframe 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 at S. No. 33.

The Registration Certificate shall be issued after deposition of above BGs/DDs and submission of rectified form REP-I.



(Arun Kumar)  
Chairman, HARERA