Promoter Name: M/s Lekh Buildtech Pvt. Ltd.
Project Name: M3M Jewel

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6		
S.No	**Particulars**	**Details**
1.	**Name of the project**	M3M Jewel
2.	**Name of the promotor**	M/s Lekh Buildtech Pvt. Ltd.
3.	**Brief of the promoter**	The promoter i.e., M/s Lekh Build tech Private Ltd incorporated dated 02/07/2012 at 41st Floor, Tower 1, M3M International Financial Centre, Sector 66, Badshahpur, Gurgaon, Haryana, India 122101.Mr. Amit Raj and Mukesh Sharma are the director/ signatory.
4.	**Nature of the project**	Commercial project
5.	**Location of the project**	Sector- 25, Gurugram
6.	**Legal capacity to act as a promoter**	Conveyance deed from HSVP
7.	**Name of the license holder**	N/A
8.	**Name of the Collaborator**	N/A
9.	**Whether extension of registration applied for whole**	Whole Project
10.	**Status of project**	Ongoing
11.	**Online Application ID**	RERA-GRG-2148-2026.
12.	**Date of completion of project as per REP-II/4(2)(l)(c)**	24.11.2025.
13.	**QPR Compliance (If applicable)**	Submitted – Sep 23 to Sep 25.
14.	**4(2)(l)(d) Compliance (If applicable)**	Submitted.
15.	**Compliance of RC Conditions**	For RC no. 94 of 2025 Expansion of Environmental Clearance – Within 3 months from 29.05.2023 (Obtained on 31.05.2023, within time) Fire Scheme Approval – Within 3 months from 29.05.2023 (Obtained on 16.06.2023, within time)
16.	**4(2)(l)(c) compliance**	N/A
17.	**Details of proceedings pending against the project**	N/A

18.	Status of change of bank accounts	No Change.		
19.	License no.	N/A		
20.	Total licensed area	1.3207 acres	Area to be registered	1.3207 acres
21.	RERA Registration Number	66 of 2023 dated 29.05.2023		Valid up to 30.03.2026
22.	Total Project Cost	Rs. 445.53 Cr.		
23.	Expenditure Incurred	Rs.351.83 Cr.		
24.	Expenditure to be incurred	Rs.93.70 Cr.		
25.	Sales Consideration from sold unit	Rs. 493.35 Cr.		
26.	Amount received from sold unit	Rs. 140.25 Cr.		
27.	Amount to be received from sold unit	Rs. 353.10 Cr.		
28.	Closing balance of RERA A/c (As per latest QPR)	Rs. 2.93 Lakh (as per QPR Dec 25)		
29.	Construction Status	91 % (as per QPR Dec 25)		
30.	No. of towers and units	1 and 398 units		
31.	Total no of sold units	299 Units.		
32.	Total no of unsold units	99 Units.		
33.	Fee Details			
	Registration fee	19,347.488 * 3.62 * 20 = Rs 14,00,758/-.		
	Processing fee	19,347.488 * 10 = Rs 1,93,475/-		
	Late fee	N/A		
	Processing Fee (for superseding the earlier registration)	19,347.488 * 10 = Rs 1,93,475/-		
	Total	14,00,758 + 1,93,475 + 1,93,475 = Rs. 17,87,708/-		
	Extension Fee (Half of Registration fee)	= 14,00,758/2 = Rs. 7,00,379/-		
	Processing fee for extension	19,347.488 * 10 = Rs 1,93,475/-		
	Late fee (As the promoter has applied on 30.12.2025 and RC is valid up to 30.03.2026.)	N/A		
	Total extension fee (	7,00,379 + 1,93,475		

		= Rs. 8,93,854/-		
	Total fees	17,87,708 + 8,93,854 = Rs. 26,81,562/-		
	DD amount submitted at the time of registration and extension	Rs. 12,14,000/- Rs 1,80,200/- Rs 1,86,800/- Rs 13,300/- Rs 1,93,480/- Rs. 1,93,475/- Rs. 7,00,379/- Total = Rs. 26,81,634/-		
	DD no. and date for registration	500669 dated 10.11.2022 500668 dated 10.11.2022 500675 dated 17.11.2022 500676dated 17.11.2022 501177dated 20.03.2023 516288 dated26.12.2025 516289dated 26.12.2025		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	26,81,562- 26,81,634 = Rs -72/- (NIL)		
34.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	Conveyance deed from HSVP	
	ii)	**Building plan approval**	Z0002/E0018/UE029/RBPL2/ 0000000041 dated 28.02.2023	27.02.2028.
	iii)	**Environmental Clearance**	SEIAA/HR/2022/271 dated 31.05.2023	30.05.2033.
	iv)	**Fire scheme approval**	FS/2023/18 dated 12.06.2023	
	vi)	**Service plan estimates approval**	N/A	
	vii)	**Electricity load availability connection**	Ch.-17/SE/OP-II/Sub-Urban/CCF-22 dated 22.05.2024	
35.	**File Status**		**Date**	
	Project received on		30.12.2025	
	First notice sent on		13.01.2026	
	Documents Submitted on		14.01.2026	
	First hearing on		19.01.2026	
36.	**Case History:** The Promoter M/s Lekh Buildtech Pvt. Ltd. who is a Conveyance deed holder has applied (online and manual) on dated 30.12.2025 for extension of their commercial colony namely "M3M Jewel" in sector- 25, Gurugram u/s 6 of the Act of 2016.			

	The project area for registration is same as that of the total area i.e., 1.3207 acres vide conveyance deed dated 11.11.2022 from HSVP, Gurugram which got registered by the authority vide RC no. 66 of 2023 dated 29.05.2023 valid up to 30.06.2026. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 19.01.2026. The promoter has published the public notice in three newspapers i.e., The Hindu, The Tribune and Dainik Tribune dated 03.01.2026. The site of the project was visited physically on 14.01.2026 by the concerned Associate Engineer Executive and it has been noted that project namely "M3M jewel" is a commercial project has an access through service road adjacent to main 60m road. The structure work has been completed by the promoter and MEP work is going on at the site along with some finishing work.	
37.	**Present compliance status as on 19.01.2026 of deficient documents as conveyed in the deficiency notice dated 13.01.2026.**	1. Correction in online DPI need to be done. Status -Submitted but need to be revised. 2. REP-II needs to be revised. Status -Submitted. 3. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, unit no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. Status -Submitted. 4. Details of unsold units need to be provided. Status -Submitted. 5. Original registration certificate needs to be submitted. Status -Submitted. 6. PERT Chart needs to be submitted. Status -Submitted. 7. 5 copies of executed BBA, executed allotment letter, executed application form along with payment receipts & executed conveyance deed needs to be submitted. Status -Submitted. 8. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents.

		Status -Submitted. 9. Reason for delay along with supporting documents need to be submitted. Status -Submitted. 10. Site photographs showing the physical status of construction need to be submitted. Status -Submitted. 11. Annual audited reports u/s 4(2)(l)(d) for the financial year 2023-24, 2024-25 need to be submitted. Status -Submitted for 2024-25. 12. Cost of the land needs to be clarified according to the area applied for the registration. Status -Submitted. 13. Project report needs to be submitted. Status: Submitted. 14. CA Certificate for net worth of promoter needs to be submitted. Status: Submitted. 15. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted. 16. CA certificate for non-default needs to be provided. Status: Submitted. 17. Statement of quarterly source of funds and quarterly expenditure needs to be submitted. Status: Submitted. 18. Affidavit regarding no loan on project land needs to be provided. Status: Submitted. 19. Cash flow statement needs to be provided. Status: Submitted. 20. Affidavit of promoter regarding arrangement with bank of master account needs to be submitted. Status: Submitted. 21. CA certificate for financial details of inventory (Sold and Unsold) needs to be provided. Status: Submitted.
38.	**Remarks**	1. Correction in online DPI need to be done.

Recommendation - All the required documents for extension of registration under section 6 of the Act, 2016 have been submitted except the correction in online DPI. It is recommended that the Authority may consider for extension of registration subject to the submission of correction in online DPI.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 19.01.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 19.01.2026.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, CA 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 promoter.

The Authorized Representative of the promoter has submitted that approximately ninety percent (90%) of the construction work at the project site stands completed and that the remaining balance works shall be completed within a period of two to three months. Further, the promoter submitted that, upon completion of the remaining works, the promoter shall apply for the grant of Occupation Certificate (OC) before the competent authority.

Approved as proposed.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI.

(Arun Kumar)
Chairman, HARERA