



Project – M3M Residences By Elie Saab
RERA-GRG-2237-2026

Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	M3M Residences By Elie Saab
2.	Name of the promoter	M/s Metro Education & Welfare Pvt. Ltd.
3.	Brief of the promoter	M/s Metro Education & Welfare Private Limited is an active, unlisted company incorporated on 12 April, 2010 , and classified under real estate and community activities. The company is managed by its two key promoters and directors, Mithilesh kumar and Raghvendra singh chandel. It operates with an authorised share capital of Rs 5,00,000 (Rs 5.00 Lakhs) and has a total paid-up capital of Rs 1,00,000 (Rs 1.00 Lakh). Registered under CIN U70100HR2010PTC086524 , its official corporate headquarters are located in Gurugram, Haryana.
4.	Nature of the project	Mixed Land Use Colony under TOD Policy
5.	Location of the project	Sector- 111, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Blue Bell Buildtech Pvt. Ltd., Oakwood Realty Pvt. Ltd., Metro Education & Welfare Pvt. Ltd.
8.	Status of project	Ongoing
	Whether registration applied for whole	Phase
	Phase no.	2
9.	Completion date as mentioned in REP-II	OC – 29.02.2032 CC – 30.09.2032
10.	Online application ID	RERA-GRG-PROJ-2237-2026
11.	QPR Compliances	RC 95 of 2025 dated 16.10.2025 – Submitted upto March 2026
12.	4(2)(I)(D) Compliances	RC 95 of 2025 dated 16.10.2025 – N/A
13.	4(2)(I)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	NIL
16.	RC Conditions Compliances (RC 95 of 2025)	Fire Scheme Approval within 4 months – Not Submitted. Approved Service plan and estimates within 4 months – Submitted.
17.	Number of Towers	3 Residential
18.	Number of Floors	Tower ES01, 02 and 03 - 2B+GF/Stilt+25 Floors
19.	Carpet Area Range	4920 sq ft to 9314 sq ft



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20.	Number of units	296 Residential	
21.	Sold Units	18 Residential	
22.	Unsold units	278 Residential	
23.	Total Project cost	Rs 2413.58/- Crores	
24.	Project Expenditure So far	Rs 117.77/- Crores	
25.	Estimates expenditure for completion so far	Rs 2295.81/- Crores	
26.	Total Sale Consideration	Rs 244.73/- Crores	
27.	Total amount received from sale proceeds	Rs 15.75/- Crores	
28.	Total Amount to be Received	Rs 228.98/- Crores	
29.	Construction Cost of Tower	Rs 7311.26 per sq ft	
30.	Closing balance in RERA A/c as on 31.03.2026	Rs 0.60/- crores	
31.	License no.	213 of 2022 dated 27.12.2022.	Valid till 26.12.2027
32.	Total area	15.99375 acres	Area to be registered 2.7505 acres
33.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	213 of 2022 dated 27.12.2022 Valid till 26.12.2027
	ii)	Zoning Plan Approval	DGTCP 8880 dated 27.12.2022 N/A
		Revised zoning plan approval	DTCP 11327 dated 12.08.2025
		Revised zoning plan approval	DTCP 11855 dated 03.02.2026
	iii)	Building plan Approval	ZP-1706/SD(RD)/2025/35995 dated 12.09.2025 11.09.2030
		Revised Building plan Approval	ZP-1706-II/SD(RD)/2026/19432 dated 03.06.2026 02.06.2032
	iv)	Environmental Clearance	SEIAA(127)/HR/2021/492 dated 11.05.2011 10.05.2031
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2018/134/778-781 dated 18.06.2021 -
	vi)	Fire scheme approval	Not Submitted -

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	vii)	Service plan and estimate approval	LC-4823/JE(SJ)/2026/5607 dated 16.02.2026.
		Revised Service plan and estimate approval	Not Submitted
34.	Fee details		
	a)	Registration fee (at the time of registration)	80576.618 x 4.169 x 10 =Rs. 33,59,240/-
	b)	Processing fee (at the time of registration)	80576.618 x 10 =Rs. 8,05,766/-
	c)	Late fee (at the time of registration)	N/A
	d)	Registration fee (at the time of amendment of registration)	80,296.53 * 5.07 * 10 = Rs 40,71,034/-
	e)	Processing fee (at the time of amendment of registration)	80,296.53 * 10 = Rs 8,02,965/-
	f)	Late fee (at the time of amendment of registration)	N/A
		Total (b+c+d+e+f)	Rs 56,79,765/-
	DD Details		
	(a)	DD/RTGS amount	Rs. 10,00,000/- Rs. 31,62,300/- Rs. 2706/- Rs 5,00,000/- Rs 10,14,760/-
	(b)	DD/RTGS no. and date	500670 dated 08.09.2025 500191 dated 22.09.2025 Ref No. RERA-GRGP1760069442 dated 10.10.2025 500340 dated 03.06.2026 500357 dated 23.06.2026

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	(c)	Name of the bank issuing	ICICI Bank																				
	(d)	Total amount paid	Rs 56,79,766/-																				
	(e)	Deficient amount	NIL																				
35.	File Status	Date																					
	File received on	04.06.2026																					
	First notice Sent on	23.06.2026																					
	First hearing on	30.06.2026																					
36.	Case History: The Promoter M/s Metro Education & Welfare Pvt. Ltd. who is a collaborator had applied for the registration of real estate Mixed Land Use Colony under TOD Policy namely “M3M Elie Saab At SCDA” located at Sector-111, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP – I (Part A-H) is RERA - GRG-PROJ-2048-2025. Accordingly, the authority registered the project vide RC no. 95 of 2025 dated 16.10.2025 valid till 29.02.2032. Further, the change of approval of project name from “M3M Elie Saab at SCDA” to “M3M Residences By Elie Saab” has been approved on 22.12.2025. The entire project is divided into following phases as per the phases marked on zoning plan dated 12.08.2025: <table border="1"> <thead> <tr> <th>Phase no.</th><th>Towers</th><th>Area (acres)</th><th>Status of RERA registration</th></tr> </thead> <tbody> <tr> <td>I</td><td>11 Towers, EWS and Community Building</td><td>11.6023</td><td>Registered vide RC no. 31 of 2023</td></tr> <tr> <td>II</td><td>3 Towers</td><td>2.7505</td><td>Registered vide RC no. 95 of 2025 (Applied for amendment)</td></tr> <tr> <td>III</td><td>2 Towers and Commercial</td><td>1.64095</td><td>Not registered</td></tr> <tr> <td colspan="2">Total</td><td>15.99375 acres</td><td></td></tr> </tbody> </table> Now, the Promoter M/s Metro Education & Welfare Pvt. Ltd. who is Collaborator has applied for the amendment of registration of real estate Mixed Land Use Colony under TOD Policy registered vide RC no. 95 of 2025 dated 16.10.2025 for project namely “M3M Residences By Elie Saab” located at Sector-111, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 112611 dated 04.06.2026 and RPIN-1071. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2237-2026. Now, the promoter has applied for the amendment in the registration certificate after obtaining the revised building plans of Phase 2 which were approved by DTCP, Haryana vide no. ZP-1706-II/SD(RD)/2026/19432 dated 03.06.2026.			Phase no.	Towers	Area (acres)	Status of RERA registration	I	11 Towers, EWS and Community Building	11.6023	Registered vide RC no. 31 of 2023	II	3 Towers	2.7505	Registered vide RC no. 95 of 2025 (Applied for amendment)	III	2 Towers and Commercial	1.64095	Not registered	Total		15.99375 acres	
Phase no.	Towers	Area (acres)	Status of RERA registration																				
I	11 Towers, EWS and Community Building	11.6023	Registered vide RC no. 31 of 2023																				
II	3 Towers	2.7505	Registered vide RC no. 95 of 2025 (Applied for amendment)																				
III	2 Towers and Commercial	1.64095	Not registered																				
Total		15.99375 acres																					



The promoter has submitted the list of sold inventory alongwith the consent of two-third existing allottees. As per the list, there are total **18 sold units** out of which there are **16 unique allottees**. The promoter has submitted written consent of **12 unique allottees out of total 16 unique allottees** regarding revision in building plans.

The promoter has submitted a reply on 10.06.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), The Hindu (English) and Dainik Tribune (Hindi) dated 10.06.2026 for objection till 24.06.2026 has been submitted. No objections has been received w.r.t the above public notice till date.

The application for amendment of registration was scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1071 dated 23.06.2026 with an opportunity of hearing on 30.06.2026.

The changes/ modifications as per the revised building plans are listed below:

Phase-II	Tower-ES-01, ES-02 and ES-03	
	Previous Sanctioned	Revised Sanctioned
Far	80,576.618 Sqm	80,296.53 Sqm
Ground Coverage	4300.684 Sqm	4814.006 Sqm
Height Of Towers	96.70 Mt	97.00 Mt
Floor Configuration	2B+GF/STILT+29 FLOORS	2B+GF/STILT+25 FLOORS
Number of Units	336	296
Number of Car Parking	313	268
Carpet Area	7,01,956 Sqft	6,85,938 Sqft
Tower Name	Tower -3	Tower-ES-01
	Tower -4	Tower-ES-02
	Tower -5	Tower-ES-03
Count of Units	Tower -3 - 112 units	Tower-ES-01 - 99 units
	Tower -4 - 112 units	Tower-ES-02 - 98 units
	Tower -5 - 112 units	Tower-ES-03 - 99 units
Carpet Area sqft	Tower -3 - 2,32,692	Tower-ES-01 - 2,29,270
	Tower -4 - 2,36,572	Tower-ES-02 - 2,27,398
	Tower -5 - 2,32,692	Tower-ES-03 - 2,29,270

The Site visit has been done on 26.06.2026 and found that the site is accessible from 12 m Wide service road alongwith Dwarka Expressway.

The promoter has submitted a reply on 24.06.2026 which was scrutinized and the status of documents is mentioned below:

37.	Present compliance status as on 30.06.2026 of the deficiencies conveyed	1. Deficit Fee - Rs 10,14,759/- needs to be submitted. Status: Submitted. DD no. 500357 dated 23.06.2026 amounting to Rs 10,14,760/-.
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through notice dated 23.06.2026.	2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. The promoter shall submit a duly notarized affidavit from the Managing 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 an affidavit signed by the Director. 5. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that the details of consent submitted at the time of application for amendment of registration are true and correct in nature. Status: Submitted an affidavit signed by the Director. 6. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted. Status: Submitted. 7. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted. 8. Revised Service plan and estimates needs to be submitted. Status: Not Submitted. 9. Revised details of the area (units) allotted to the land owners needs to be submitted. Status: Submitted the revenue sharing model as per the collaboration agreement. 10. Mining permission needs to be submitted. Status: Submitted but expired on 23.08.2025. Further, the promoter stated that all the excavation work has been completed at site. 11. Copy of Site photographs for the physical status of construction need to be submitted. Status: Submitted. 12. Five copies of executed Application form needs to be submitted. Status: Submitted. 13. Five copies of executed Allotment Letter needs to be submitted. Status: Submitted. 14. Five copies of executed Builder Buyer Agreement needs to be submitted.
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		Status: The promoter stated that no BBA has been executed. 15. Five copies of executed Conveyance deed needs to be submitted. Status: The promoter stated that no Conveyance deed has been executed. 16. Cost of the land amounts to Rs 85466 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 submitted. Status: Submitted but needs to be clarified. 17. Details of any other costs amounts to Rs 15807.65 lakhs and details of financial resources from Others amounts to Rs 10189.60 lakhs mentioned in DPI needs to be submitted. Status: Submitted. 18. Clarification needs to be submitted as license fees, and IDC not mentioned in DPI. Schedule of EDC of the project needs to be submitted. Status: Submitted. 19. Readable copy of Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted Status: Submitted. 20. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter dated 04.06.2026, CA Certificate of non-default & REP-1 dated 03.06.2026, Revised CA Certificate of financial & inventory details dated 04.06.2026, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but CA Certificate of financial & inventory details needs to be revised as date of booking, name of allottee, carpet area, unit number, sale consideration, consideration received and consideration to be received is missing. 21. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted. 22. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Submitted. 23. Bank statement of the Rera account date 31.03.2026. Status: Submitted.
38.	Remarks	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.



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	2. Online DPI needs to be corrected. 3. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. 4. Revised Service plan and estimates needs to be submitted. 5. Cost of the land amounts to Rs 85466 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 submitted. 6. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter dated 04.06.2026, CA Certificate of non-default & REP-1 dated 03.06.2026, Revised CA Certificate of financial & inventory details dated 04.06.2026, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but CA Certificate of financial & inventory details needs to be revised as date of booking, name of allottee, carpet area, unit number, sale consideration, consideration received and consideration to be received is missing.
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Recommendations:

The application submitted by the promoter for amendment of registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Fire Scheme Approval, Revised Service plan and Estimates and the documents mentioned above.

The promoter shall submit two separate BG's/DD's amounting to Rs. 25 lakhs each as a security amount for submission of Fire Scheme Approval and Revised Service plan and Estimates within 6 months from the grant of addendum certificate.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above.

On leave

Ashish Dubey
Chartered Accountant

Ashish 30/06/2026

Ashish Kush
Planning Executive

Day and Date of hearing	Tuesday and 30.06.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.06.2026.

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

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



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The Authorized Representative of the promoter submits that an application dated 04.06.2026 has been submitted in the Authority seeking amendment of the existing Registration Certificate No. 95 of 2025 dated 16.10.2025, which is valid up to 29.02.2032 (as per the declared timeline for completion of the project under Section 4(2)(I)(C) of the Act, 2016) due to revision in the building plans. Presently, Fire Scheme Approval and Revised service plans and estimates have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- i. Fire Scheme Approval and Revised Service Plans and Estimates within 6 months from the date of grant of addendum to registration Certificate.

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 at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the corresponding 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. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 6 months from the date of grant of addendum to registration Certificate.
- b. Revised Service Plans and Estimates: within 6 months from the date of grant of addendum to registration Certificate

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 at S. No 38.

The addendum to registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No 38 including correction in A-H form, Online DPI and submission of two BG's/DD's of Rs. 25 lakhs each for submission of Fire Scheme approval and Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

