M3M Paragon 57
M/s Paryapt Infrastructure Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	M3M Paragon 57	
2.	**Name of the promoter**	M/s Paryapt Infrastructure Pvt. Ltd.	
3.	**Promoter Background**	M/s Paryapt Infrastructure Private Limited is a private limited company incorporated on 13 October 2020 under the Companies Act, 2013, bearing CIN: U70109HR2020PTC090042. The Company is engaged in the business of real estate development and allied activities and has its registered office in Gurugram, Haryana. The Company has an authorised share capital of ₹15,00,000 (Rupees Fifteen Lakh only) and a paid-up share capital of ₹1,00,000 (Rupees One Lakh only). As per the latest available records, the present Directors of the Company are Mr. Ravindra Kumar Singh and Mr. Annurag Kumar Gupta, who are responsible for the overall management and affairs of the Company.	
4.	**Nature of the project**	Commercial Colony	
5.	**Location of the project**	Sector- 57, Gurugram	
6.	**Legal capacity to act as a promoter**	Conveyance deed holder vide no. 7936 dated 13.09.2021	
7.	**Name of license holder/ Conveyance deed holder**	M/s Paryapt Infrastructure Pvt. Ltd.	
8.	**Status of project**	New	
9.	**RERA Registration No.**	126 of 2022 dated 23.12.2022	
10.	**Validity of Registration Certificate**	Valid From 23.12.2022	Valid Up to 31.08.2026
11.	**Date of receipt of application for extension**	26.05.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	30.08.2027	
14.	**Online extension ID**	RERA-GRG-PROJ-2257-2026	
15.	**Registration Temp ID**	RERA-GRG-PROJ-1037-2022	
16.	**QPR status**	Submitted till March 2026	
17.	**4(2)(l)(D) reports status**	All submitted	
18.	**4(2)(l)(C) Compliances**	Valid till 31.08.2026 and applied for extension U/s 6 on 26.05.2026.	
19.	**Other conditions of RC**	Complied but delayed (Service Plan & Estimates and Fire Scheme)	
20.	**Change in Bank Account**	No application received.	
21.	**Details of pending proceedings**	N/A	
22.	**License no.**	Conveyance deed holder vide no. 7936 dated 13.09.2021	-

23.	Total licensed area/ conveyance deed area		3.16 Acres	Area for extension of registration	3.16 Acres
24.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity up to
	i)	License/Conveyance Deed Approval	Conveyance deed no. 7936 dated 13.09.2021		-
	ii)	Zoning Plan Approval	DRG No. DTCP 8546 dated 18.08.2022		-
	iii)	Building plan Approval	ZP-43-Vol-IV/JD(RA)/2022/36055 dated 01.12.2022		30.11.2027
	iv)	Environment Clearance approval	EC22A038HR111693 dated 25.03.2022		24.03.2032
	v)	Fire scheme approval	FS/2023/399 dated 22.04.2023		21.04.2028
	vi)	Service plans and estimates approval	ZP-43-Vol-IV/JE(SJ)/2023/14755 dated 16.05.2023		
25.	Reasons for delay		The promoter states that during the construction phase of the project there were multiple bans on construction and related activities imposed by the NGT & others due to severe air quality conditions in Delhi/NCR. As a result, project progress did not proceed as planned. As on date work in advance stage and part occupation certificate also obtained on 03.04.2026.		
26.	Total project cost		Rs 630.96 Cr		
27.	Cost Incurred		Rs. 432.33 Cr.		
28.	Cost to be incurred		Rs. 198.63 Cr		
29.	Construction cost		Rs. 4,959.05/- per sqft		
30.	Total units		858		
31.	Sold units		746		
32.	Unsold units		112		
33.	Number of towers		1 (Ground plus 14 floors)		
34.	Size of units		Retails – 53 sqft to 1196 sqft Service apartments – 442 sqft to 460 sqft Anchor – 60 sqft to 343 sqft Food Court/Restaurant – 87 sqft to 670 sqft Multiplex – 2443 sqft to 2982 sqft		
35.	Amount receivable from sold units		Not Mentioned		
36.	Amount collected from sold units		Not Mentioned		
37.	Balance receivable from sold units		Not Mentioned		
38.	Balance in project RERA account		Rs. 4.41 Crore (As per QPR on 31.03.2026)		
39.	Fee details				
	Registration fee		46,992.727 * 3.67 * 20 = Rs 34,49,266/-		
	Late Fee		N/A		

	Processing fee	46,992.727 * 10 = Rs 4,69,927/-
	Extension Fee (Half of Registration fee)	34,49,266/2 = Rs. 17,24,633/-
	Processing fee	46,992.727 * 10 = Rs 4,69,927/-
	Late fee	N/A
	Total fee	Rs 61,13,753/-
40.	**DD amount submitted at the time of registration & extension**	Rs. 4,70,000/- Rs 34,53,800/- Rs 10,00,000/- Rs. 11,89,953/-
	DD no. and date for registration & extension	500681 dated 29.11.2022 500682 dated 29.11.2022 500267 dated 22.05.2026 500356 dated 23.06.2026
	Name of the bank issuing	ICICI Bank
	Total fees received for registration & extension	Rs. 61,13,753/-
	Deficient amount	NIL
41.	**File Status**	**Date**
	File received on	26.05.2026
	First notice Sent on	18.06.2026
	First hearing on	22.06.2026 (Adjourned)
	Second hearing on	13.07.2026

42. **Case History: -**

The Promoter M/s Paryapt Infrastructure Pvt. Ltd. who is a conveyance deed holder applied for the extension of registration of real estate project namely "M3M Paragon 57" located at Sector-57, Gurugram under Section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 112201 dated 26.05.2026 and EPIN-190. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1037-2022 and online generated for project extension temp id RERA-GRG-PROJ-2257-2026. The total project area for the extension of registration is 3.16 acres vide conveyance deed no – 7936 dated 13.09.2021.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/190 dated 18.06.2026 was issued to the promoter with an opportunity of being heard on 22.06.2026.

The promoter has submitted document/reply on 05.06.2026 wherein the promoter has submitted the copies of public notices published on 05.06.2026 in 3 newspapers (i.e. The Tribune, The Hindu & Dainik Tribune) inviting objections till 19.06.2026 regarding their applications for extension of registration of project. No objections have been received in the Authority during the said period.

On 22.06.2026, the matter was adjourned to 13.07.2026.

The site of projects has been physically inspected on 09.07.2026 and it is submitted that the project site area measuring 3.16 acres is located on 36-meter-wide road fully operational and further connected to golf course extension road. The construction in the project is going on and as on date the works up to 10th floor out of 14 floors has been done. Further, the works are progressing and the promoter has obtained part occupation certificate for the project vide memo

	no. ZP-43-Vol-V/JD(G)/2026/10968 dated 03.04.2026 upto 3rd floor. The site photographs are attached in the file. The promoter has submitted a reply on 30.06.2026 which has been scrutinized and the status of documents is mentioned below.		
43.	**Present compliance status as on 13.07.2026 of deficit documents as conveyed in notice dated 18.06.2026.**	1	REP-V form needs to be corrected. **Status: Submitted**
		2	Corrections in online DPI needs to be done. Status: Submitted but need to be corrected.
		3	Deficit fee Rs 11,89,953/- needs to be submitted. **Status: Submitted vide DD no. 500356 dated 23.06.2026 Amount Rs. 11,89,953/-**
		4	Original registration certificate needs to be submitted. **Status: Submitted**
		5	A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. **Status: Submitted by director.**
		6	List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount collected needs to be provided. **Status: Submitted.**
		7	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted.**
		8	Five copies of executed Application form, Allotment Letter, BBA, Conveyance Deed and Payment Receipt needs to be submitted **Status: Submitted but different from prescribed BBA.**
		9	Site photographs for the physical status of construction of project needs to be submitted. **Status: Submitted.**
		10	REP-II needs to be revised. **Status: Submitted.**
		11	Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 56100.76 lakhs, whereas as per the DPI, it is Rs 63096.35 lakhs. **Status: Submitted**
		12	Details of financial resources amounts to Rs 45722.18 lakhs from Others mentioned in DPI needs to be submitted. **Status: Submitted**

		13 Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. **Status: Promoter states that the promoter has acquired the plot through registered conveyance deed. Further, promoter states that being conveyance deed holder, requirement for submission of non-encumbrance certificate may kindly be dispensed with. The Promoter shall submit an affidavit duly affirmed by its Director confirming the aforesaid facts and requesting waiver of the requirement for submission of the Non-Encumbrance Certificate.** 14 Original CA Certificate of financial and inventory details of the project needs to be submitted. **Status: Submitted but CA Certificate of financial and inventory details of the project needs to be revised** 15 Schedule of payment of EDC & IDC for the project needs to be submitted. **Status: Submitted** 16 Bank Statement of RERA Accounts for the month of March 2026 needs to be submitted. **Status: Submitted**
44.	**Remarks**	1 Corrections in online DPI needs to be done. 2 Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. 3 Original CA Certificate of financial and inventory details of the project needs to be submitted.

Recommendations:

All the required documents for extension of registration of project under Section 6 of the RERA 2016 have been submitted by the promoter except corrections in DPI along with documents mentioned above at s. no. 44 remarks.

In view of above, it is recommended that the Authority may consider for grant of extension of registration of project for one year under Section 6 of the RERA 2016 subject to submission of documents mentioned above at s. no. 44 remarks.

(Ashish Dubey)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 13.07.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.07.2026.

Sh. Sumeet, Engineering Officer 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 states that the construction works for completion of the project are in full swing and as on date structure work upto 10th floor has been completed & progressing further along with finishing works on project site. The AR of the promoter request to grant an extension of registration of project for one year under Section 6 of the Act, 2016 for completion of the pending works in the project.

In view of the above, approved as proposed subject to submission of remaining deficiencies mentioned above as Remarks at S. No. 44. The extension of registration certificate shall be issued after submission of documents mentioned at S. No. 44.

(Arun Kumar)
Chairman, HARERA