

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	M3M Opus AT M3M Merlin
2.	Name of the promoter	M/s Consolidate Realtors Private Limited
3.	Nature of the project	Group Housing
4.	Location of the project	Sector- 67, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of the license holder	M/s Consolidate Realtors Private Limited
7.	Status of project	New
8.	Whether registration applied for whole	Phase
9.	Online application ID	RERA-GRG-PROJ-1734-2024
10.	License no.	53 of 2011 dated 10.06.2011
11.	Total licensed area	13.3440 acres
		Area to be registered
		Valid upto 09.06.2029
12.	Projected completion date	OC: 01.11.2029 CC: 30.04.2030
13.	QPR Compliances (if applicable)	N/A
14.	4(2)(I)(D) Compliances (if applicable)	N/A
15.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity upto
i)	License Approval	53 of 2011 dated 10.06.2011
ii)	Zoning Plan Approval	DGTCP-10304 dated 01.07.2024
iii)	Building plan Approval	ZP-748-VI/PA(DK)/2024/27711 dated 03.09.2024
iv)	Environmental Clearance	SEIAA (125)/HR/2020/523 dated 04.11.2020
v)	Airport height clearance	AAF/RHQ-NR/ATM/NOC/2019/263/132 0-1323 dated 06.08.2019
vi)	Fire scheme approval	Applied on 10.09.2024
vii)	Service plan and estimate approval	Applied on 06.09.2024
16.	Fee Details	

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	Registration Fee	Residential - $19856.804 * 2.14 * 10 = \text{Rs. } 4,24,936/-$
	Processing Fee	$19856.804 * 10 = \text{Rs. } 1,98,568/-$
	Late Fee	Applicable on Balance FAR= 912.803 sqm Registration Fee= $912.083 * 2.14 * 10$ = Rs 19,519 $600\% * \text{Registration Fee}$ = $6 * \text{Rs } 19,519 = \text{Rs } 1,17,114$
	Total Fee	Rs 7,40,618/-
17.	DD amount	Rs 4,24,100/- Rs 1,98,600/- Rs 1,17,000/- Rs 918/-
	DD no. and date	502384 dated 02.09.2024 502385 dated 02.09.2024 500095 dated 18.09.2024 Transaction No. 426832671407 dated 24.09.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	-
18.	File Status	Date
	File received on	04.09.2024
	First notice Sent on	20.09.2024
	First hearing on	30.09.2024
19.	Case History: The promoter M/s Consolidate Realtors Private Limited, who is a license holder had applied for the registration of real estate project namely "M3M Opus AT Merlin" located at Sector-67 Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78400 dated 04.09.2024 and RPIN-791. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1734-2024. The project area for registration is 13.344 acres and the licensed area is 1 acre granted under License no - 53 of 2011 dated 10.06.2011 which is valid upto 09.06.2029. The application for registration was scrutinized and 1st deficiency notice was issued on 20.09.2024 to the promoter. An opportunity of being heard is scheduled on 30.09.2024. The status of the documents is mentioned below:	
20.	Present compliance status as on 30.09.2024 deficient documents as observed on scrutiny	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised 2. DPI needs to be corrected.

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 अर्न्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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		Status: Submitted but needs to be revised 3. Deficit Fee of Rs. 1,17,918/- needs to be submitted. Status: Submitted 4. Project report along with the brochure of current project and project photos needs to be revised. Status: Project photos needs to be submitted 5. Phasing Letter from DTCP needs to be submitted. Status: Submitted 6. Fire scheme approval needs to be submitted. Status: Not Submitted, the promoter has applied for the approval of Fire scheme on 10.09.2024. 7. Approved Service plan and estimates need to be submitted. Status: Not Submitted, the promoter has applied for the approval of SPE on 06.09.2024. 8. Mining permission needs to be submitted. Status: Undertaking submitted wherein promoter stated that excavation of site has been done and in future, no excavation will be done. 9. Draft BBA needs to be revised. Status: Submitted 10. Draft payment receipt needs to be submitted. Status: Submitted 11. Draft brochure and advertisement need to be submitted Status: Not Submitted 12. Bank Undertaking in original needs to be submitted. Status: Submitted 13. Clarification of land cost needs to be submitted. Status: Submitted 14. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 2676.34 lakhs from others. Status: Submitted 15. Challan and Schedule of payment of IDC and EDC paid for the project needs to be submitted. Status: Submitted
21.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. DPI needs to be corrected. 3. Project photos needs to be submitted. 4. Fire scheme approval needs to be submitted. 5. Approved Service plan and estimates need to be submitted. 6. Mining permission needs to be submitted.

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Status: Undertaking submitted wherein promoter stated that excavation of site has been done and in future, no excavation will be done.

7. Draft brochure and advertisement need to be submitted.

Recommendation: The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 21. It is recommended that the Authority may grant registration subject to the removal of above-mentioned deficiencies.

Ashish

Ashish Dubey

Chartered Accountant

Nikita

Nikita Mittal

Planning Executive

Day and Date of hearing

Monday and 30.09.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 30.09.2024.

Ms. Nikita Mittal, Planning 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 Vigmal (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of DD/BG of Rs. 25 lakhs each on account of approval of service plan & estimates and fire NOC within 4 months.

on leave

(Ashok Sangwan)
Member, HARERA

V.I - 3

(Vijay Kumar Goyal)
Member, HARERA

Arun

(Arun Kumar)
Chairman, HARERA