

**Project - Mall Street  
RERA-GRG-1020-2022**
**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Mall Street	
2.	Name of the promoter	Lion Infradevelopers LLP	
3.	Nature of the project	Distinct Commercial Component	
4.	Location of the project	Sector-35, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1020-2022	
9.	License no.	23 of 2019 dated 20.02.2019	Valid upto 19.02.2024
10.	Total licensed area	12.41875 acres	Area to be registered 0.46 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	23 of 2019 dated 20.02.2019 19.02.2024
	ii)	Zoning Plan Approval	7780 dated 24.05.2021
	iii)	Building plan Approval	ZP-1306/AD/(RA)/2019/15086 dated 20.02.2019
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	LC3804/JE(MK)-2021/6373 dated 09.07.2021
12.	File Status	Date	
	File received on	22.02.2022	
	First notice Sent on	07.03.2022	
	First hearing on	14.03.2022	
	Second hearing on	21.03.2022	
13.	Deficit documents	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. Status: Submitted needs to be revised. 2. Online DPI needs to be corrected.	

		<p>Status: Submitted but needs to be revised.</p> <p>3. LC-IV needs to be submitted. <b>Status: Submitted.</b></p> <p>4. Natural Conservation Zone NOC needs to be submitted. <b>Status: Affidavit Submitted.</b></p> <p>5. Tree Cutting Permission NOC needs to be submitted. <b>Status: Affidavit Submitted.</b></p> <p>6. Forest Land diversion needs to be submitted. <b>Status: Affidavit Submitted.</b></p> <p>7. Powerline Shifting NOC needs to be submitted. <b>Status: Affidavit Submitted.</b></p> <p>8. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></p> <p>9. Approvals / NOC's from various agencies for connecting external services like sewage disposal and storm water drainage needs to be submitted. Status: Not Submitted.</p> <p>10. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>11. Pert Chart needs to be submitted. <b>Status: Submitted.</b></p> <p>12. Draft Application form needs to be submitted. <b>Status: Submitted.</b></p> <p>13. Draft Allotment letter needs to be revised. Status: Submitted but needs to be revised.</p> <p>14. Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised.</p> <p>15. Cost of land needs to be clarified. <b>Status: Clarified.</b></p> <p>16. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Submitted.</b></p> <p>17. Form Rep-II needs to be revised. <b>Status: Submitted.</b></p> <p>18. CA certificate of promoter equity needs to be revised. <b>Status: Submitted.</b></p> <p>19. Affidavit keeping in view of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act 2016 needs to be revised. <b>Status: Submitted.</b></p> <p>20. Partners resolution authorising to approve operation of bank account needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Expenditure incurred till the date of application needs to be mention in the Part D1 of DPI. <b>Status: Submitted.</b></p> <p>22. Infrastructure augmentation charges if any paid to the DTCP, copy of challan needs to be submitted.</p>
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**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

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

		<p><b>Status: Submitted.</b></p> <p>23. Financial resources of the project needs to be corrected. <b>Status: Submitted.</b></p> <p>24. Escrow agreement with the bank needs to be provided. Status: Not Submitted.</p> <p>25. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. <b>Status: Submitted.</b></p> <p>26. Quarterly statement of estimated expenditure needs to be corrected. <b>Status: Submitted.</b></p> <p>27. Quarterly statement of source of fund needs to be corrected. <b>Status: Submitted.</b></p> <p>28. Net cash flow statement needs to be corrected. <b>Status: Submitted.</b></p> <p>29. Form CHG-1 filled with Ministry of Corporate Affairs needs to be submitted for the loan of Rs. 24.90 crore. Status: Not Submitted.</p> <p>30. Loan sanction letter needs to be submitted for the loan of Rs 24.90 crore. Status: Not Submitted.</p> <p>31. Bank undertaking needs to be submitted. Status: Submitted but needs to be revised.</p>
14.	Deficit documents	<ol style="list-style-type: none"> <li>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.</li> <li>2. Online DPI needs to be revised.</li> <li>3. Approvals / NOC's from various agencies for connecting external services like sewage disposal and storm water drainage needs to be submitted.</li> <li>4. Draft Allotment letter needs to be revised.</li> <li>5. Draft Builder Buyer Agreement needs to be revised.</li> <li>6. Escrow agreement with the bank needs to be provided.</li> <li>7. Form CHG-1 filled with Ministry of Corporate Affairs needs to be submitted for the loan of Rs. 24.90 crore.</li> <li>8. Loan sanction letter needs to be submitted for the loan of Rs 24.90 crore.</li> <li>9. Bank undertaking needs to be revised.</li> </ol>
<b>Day and Date of hearing</b>		Monday and 21.03.2022
<b>Proceeding recorded by</b>		Ramniwas

**Case History:**

The Promoter M/s Lion Infradevelopers LLP who is a collaborator applied for the registration of real estate commercial colony namely "Mallstreet" located at Sector-35, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 28994 dated 22.02.2022 and RPIN-442. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1020-2022. The project area for registration is 0.46 acres (Distinct commercial component in a DDJAY plotted colony) and the licensed area is 12.41875 acres vide License no -23 of 2019 dated 20.02.2019. The DDJAY plotted colony is registered vide registration no. RC/REP/HARERA/GGM/351/83/2019/45 dated 30.08.2019. The application for registration was

scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/442 dated 07.03.2022 was issued to the promoter with an opportunity of being heard on 14.03.2022.

On 14.03.2022, Ms. Jyoti Yadav, Coordinator Planning Branch briefed about the facts of the case.

The authority directed the concerned Planning Executive to complete the process of scrutiny in one week and to put up in the next meeting for further consideration. The matter to come up on 21.03.2022.

The promoter submitted their reply on 11.03.2022 and 14.03.2022 which was scrutinized and the deficiencies were conveyed to the promoter.

  
**ASHISH KUSH**  
 Planning Executive

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.				

**PROCEEDINGS OF THE DAY**

Proceedings dated: 21.03.2022.

The matter is adjourned and fixed for 04.04.2022

  
**Vijay Kumar Goyal**  
 Member

  
**Dr. K.K. Khandelwal**  
 Chairman