



**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	6179 dated 21.12.2021 20.12.2023
	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 (Adjourned)	
	Third hearing on	04.04.2022	
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.	

		<ol style="list-style-type: none"> 2. Online DPI needs to be revised. Status: Submitted but need to be revised. 3. Approvals / NOC's from various agencies for connecting external services like sewage disposal and storm water drainage needs to be submitted. Status: Sewage Disposal submitted but Storm water drainage needs to be submitted. 4. Draft Allotment letter needs to be revised. Status: Submitted. 5. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 6. Escrow agreement with the bank needs to be provided. Status: Submitted. 7. Form CHG-1 filled with Ministry of Corporate Affairs needs to be submitted for the loan of Rs. 24.90 crore. Status: Submitted. 8. Loan sanction letter needs to be submitted for the loan of Rs. 24.90 crore. Status: Submitted. 9. Bank undertaking needs to be revised. Status: Submitted.
14.	Deficit documents	<ol style="list-style-type: none"> 1. Online DPI needs to be revised. 2. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.
Day and Date of hearing		Monday and 04.04.2022
Proceeding recorded by		Ram Niwas
<p>Case History:</p> <p>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.</p> <p>On 14.03.2022, Ms. Jyoti Yadav, Coordinator Planning Branch briefed about the facts of the case.</p> <p>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.</p> <p>The promoter submitted their reply on 11.03.2022 and 14.03.2022 which was scrutinized and the deficiencies were conveyed to the promoter.</p> <p>On 21.03.2022, the hearing was adjourned, and matter was fixed for 28.03.2022.</p> <p>The promoter submitted their reply on 22.03.2022 which was scrutinized, and the remaining deficiencies are mentioned below:</p> <ol style="list-style-type: none"> 1. Online DPI needs to be revised. 		

2. Approvals / NOC's from various agencies for connecting external services like storm water drainage needs to be submitted.


 ASHISH KUSH
 PLANNING EXECUTIVE
 Planning Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Bhupender Kumar	Manager	8708159148	liason@lioninfra.com
2.	Sh. Himanshu Gupta	Legal Representative	9999158843	himanshu@whitespan.in

PROCEEDINGS OF THE DAY

Proceedings dated: 04.04.2022.

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

Sh. Bhupender Kumar (Manager) and Sh. Himanshu Gupta (Legal representative) is present on behalf of the promoter.

The promoter stated that the online DPI got corrected.

The Authority directed the promoter to submit the corrected online DPI and an undertaking regarding the Storm Water Drainage. The Authority decided to grant the registration certificate on the condition that the promoter shall submit the binded DPI within 3 days.


Vijay Kumar Goyal
 Member


Dr. K.K. Khandelwal
 Chairman



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Temp ID- RERA-GRG-1020-2022
Mall Street

AGENDA OF THE MEETING

DATED: 04.04.2022

ITEM NO.		RPIN	442
SUBJECT	Application for registration of project "Mall Street" in Sector-35, Sohna, Gurugram being developed by M/s Lion Infradevelopers LLP.		
APPLICATION DETAILS			
1.	Application for registration (for whole project/ phase)	Project	
2.	Name of the project	Mall Street	
3.	(a) Total licensed area of the project	12.41875 acres	
	(b) Area applied for registration	0.46 acres	
4.	Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector- 35, Sohna, Gurugram	
5.	Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) ¹	NEW	
6.	Planning area	Gurgaon – Manesar Urban Complex – 2031 A.D.	
CASE HISTORY			
Sr. No.	File status	Date	

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date



1.	Application for registration received on	22.02.2022
2.	First notice Sent on	07.03.2022
3.	First hearing on	14.03.2022
4.	Second hearing on	21.03.2022 (Adjourned)
5.	Third hearing on	04.04.2022

DETAILS

DETAILS OF THE PROJECT PROMOTER

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

1.	Name of the applicant-promoter	M/s Lion Infradevelopers LLP
2.	Legal capacity to act as applicant promoter	Collaborator
3.	Status of the promoter	Partnership Firm
4.	Registered address	Plot No. 10, 3rd Floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi-110070

PROJECT AND FEE DETAILS

1.	Details of the project (as a whole)			
	Sr. No.	Particulars	Details	
	1.	Name of the project	Mall Street	
	2.	Location of the project	Sector-35, Sohna, Gurugram	
	3.	(a)	Whether project is to be implemented in one go or in phases	One go (Distinct Commercial Component)
		(b)	No. of Phases	N/A
	4.	Licence no. and date of validity	23 of 2019 dated 20.02.2019 valid upto 19.02.2024	
	5.	Total licensed area of the project	12.41875 acres	
	6.	Area for registration	0.46 acres	
7.	Nature of the project	Commercial Colony		



8.	Name of the license holder	Lion Infradevelopers LLP and Others
9.	Name of the collaborator (if any)	Lion Infradevelopers LLP
2.	Fee details	
1.	Fee details	
(a)	Registration fee	2841*1.5*20 = Rs 85,230/-
(b)	Late fee	N/A
(c)	Processing fee	2841*10 = Rs 28,410/-
(d)	Total	Rs 1,13,640/-
2.	DD Details	
(a)	DD amount	1. Rs 86,000/- 2. Rs 57,000/-
(b)	DD no. and date	1. 289670 dated 07.02.2022 2. 289681 dated 07.02.2022
(c)	Name of the bank issuing	Kotak Mahindra Bank
(d)	Deficient amount	NIL

ONLINE APPLICATION SCRUTINY

1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.	YES	NO
		√	
2.	Unique no. generated online	RERA-GRG-PROJ-1020-2022	
3.	Whether the hard copy of the online application REP-I authenticated by promoter?	YES	NO
		√	
4.	The status of mandatory plans to be uploaded online before registration is as under:		
Sr. No.	List of plans	Tick if provided	Date of upload document
1.	Layout plan	√	07.02.2022
2.	Demarcation plan	√	17.03.2022
3.	Zoning plan	√	07.02.2022




	4.	Building plans includes following		
	4.1	Site plan	√	07.02.2022
	4.2	Floor plan	√	17.03.2022
	4.3	Apartment plans	N/A	
	4.4	Elevation section	√	17.03.2022
	4.5	X-section plan	√	17.03.2022
	4.6	Structural plan	X	
	4.7	Parking plan	√	17.03.2022
	5.	Service plans and estimates (Part of DDJAY Colony)		
	5.1	Roads and pavement plan	√	17.03.2022
	5.2	Electricity supply plan	N/A	
	5.3	Water supply plan	√	17.03.2022
	5.4	Sewerage plan	√	17.03.2022
	5.5	Solid waste management plan	N/A	
	5.6	Storm water drainage plan	√	17.03.2022
	5.7	Street light plan	N/A	
	5.8	Landscape plan	N/A	
	5.9	10% land transferred to the govt. for community facility	N/A	
	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	17.03.2022
<p>Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>				
5.	The status of mandatory documents to be uploaded online before registration is as under:			
	Sr. No.	List of documents	Tick if provided	Date of upload document
	1.	Copy of license along with schedule of land	√	07.02.2022



2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	07.02.2022		
3.	Non-default certificate from a chartered accountant	√	08.02.2022		
4.	Cash flow statement of the proposed project	√	08.02.2022		
5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant	√	08.02.2022		
6.	The documents uploaded online have been checked and same are found in order.	YES			
7.	The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.	YES			
8.	Following are the deficiencies in the online application form:				
Sr. No.	Status of deficiencies in online application				
1.	All the deficiencies are removed by the promoter.				
DETAILED PROJECT INFORMATION: SCRUTINY					
9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.				
10.	Details of statutory approvals.				
10.1	Statutory approvals required prior to registration				
Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
1.	License approval	23 of 2019	20.02.2019	19.02.2024	
2.	Zoning approval plan	ZP-1306/AD/(RA)/2019/15086	20.02.2019		
3.	Building plan / site plan approval	6179	21.12.2021	20.12.2023	




		4.	Environment Clearance approval	N/A			
	10.2	Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
		1.	Airport height clearance	N/A			(Height is less than 15 meter)
		2.	Fire approval scheme	N/A			(Height is less than 15 meter)
		3.	Service plan estimates approval	LC3804/J E(MK)-2021/6373	09.07.2021		
		4.	Electrical availability connection	Ch-24/DGR26B	30.09.2019		
	10.3	Mandatory approvals if applicable and required before construction can be started. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)					
		1.	Forest NOC	QDC-B5G-A9B5	01.10.2018		
		2.	Natural conservation zone NOC	N/A			Affidavit Given
		3.	Tree cutting permission from DFO	N/A			Affidavit Given
		4.	Forest diversion	N/A			Affidavit Given
		5.	Power Line shifting NOC	N/A			Affidavit Given
11.	(a)	Additional scrutiny and verification by Planning Executive					
		Sr. No.	Description				Scrutiny


	1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached.	YES	
	2.	License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee	Valid	
	3.	In case promoter is other than licensee - confirm collaboration/ development agreement as below: -		
	3.1	Collaboration agreement - registered or not	YES	
	3.2	Whether it is irrevocable	YES	
	3.3	Whether it provides marketing right to developer	YES	
	3.4	Verify and report - any other restricting clause in such agreement	NO	
	4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.	N/A	N/
	5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	YES	N/
	6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	N/A	
7.	Whether the land title search report is in order	YES		
	(b)	Comments of Planning Executive		
	Sr. No.	Deficiencies/Observations		
	1.	All the deficiencies have been fulfilled by the promoter.		
		 Anish KUSH Planning Executive 04/04/2022		
12.	Scrutiny by Chartered Accountant			
	Description		Scrutiny	
	Part - A - Project proponents			



1.	Check company incorporation and object clause in memorandum & articles of association	Provided
2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	N/A
3.	Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached?	Provided
Part - C - Project details		
4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	Non encumbrance Provided
5.	Whether supporting documents for land cost are attached?	Sale Deed and Collaboration Agreement provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	YES
7.	Whether financial resources to meet the project cost are properly mentioned?	YES
8.	Whether all particulars in section are properly filled in and provided?	YES
Part - E - Project cost/ sale proceeds details		
9.	Whether all supporting documents for project cost are submitted?	YES
10.	Whether project report and supporting costing documents for internal development work are provided?	Provided
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
PART - H - Separate bank account of project		
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Provided
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned	Provided

	in prescribed format and required documents are submitted for same	
Part - J - Quarterly schedule of physical and financial progress		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	YES
15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	YES
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	YES
17.	Verify that sale numbers are matching with summary details in prescribed form	N/A
18.	Verify net cash flow statement to ensure that it remains positive till end of project	YES
19.	Whether CA certificate for non-default in payment of debt obligations is provided	YES
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	Long term loan to Promoter Equity ratio is 2.52:1 which shows loan fund on the entity is 2.52 times as compared to its equity fund.
21.	Net worth of promoter (as per latest balance sheet)	Net worth for the financial year 2020-21 is 5.09 crore
Part - K - Additional details in case of ongoing project		
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A
23.	Comments of Chartered Accountant	
	Sr. No.	Deficiencies/Observations
	1.	All the deficiencies are removed.
		 Chartered Accountant 08.04.2022
13.	Scrutiny by Planning Executive	



Sr. No.	Description	Scrutiny				
1.	Whether the collaboration agreement is registered?	YES				
2.	Whether the collaboration agreement is irrevocable?	YES				
3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	YES				
4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	YES				
5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	YES				
6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e., promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?	N/A				
	<table border="1"><thead><tr><th>S.no</th><th>Comments</th></tr></thead><tbody><tr><td>1.</td><td>All the deficiencies are removed.</td></tr></tbody></table>	S.no	Comments	1.	All the deficiencies are removed.	
S.no	Comments					
1.	All the deficiencies are removed.					
		 Anish KUSH 04/04/2022 PLANNING EXECUTIVE Planning Executive				
14.	Conditions to be incorporated in the registration certificate:					
1.	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;					
2.	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;					
3.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.					
4.	The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the					

	cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section 2 of section 4;
5.	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
6.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
7.	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
8.	Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
9.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
10.	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
11.	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party.
12.	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
13.	In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
14.	There shall not be any subvention scheme for the registered project without prior approval of the authority.
15.	The promoter shall make available all the approved plans of the project on the project site.



- | | |
|----|---|
| 16 | As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA. |
| 17 | The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project. |
| 18 | The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority. |
| 19 | As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force. |

DECISION OF THE AUTHORITY

APPROVED


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar
Khandelwal
Chairman, HARERA, Gurugram