



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY  
AUTHORITY GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - Metro World Mall**

**RERA-GRG-1403-2023**

**Hearing brief for project registration u/s 4**

S.No.	Particulars		Details	
1.	Name of the project		Metro World Mall	
2.	Name of the promoter		M/s Coral Realtors Pvt Ltd.	
3.	Nature of the project		Commercial	
4.	Location of the project		Sector- 56, Gurugram	
5.	Legal capacity to act as a promoter		Conveyance deed from HSVP (Third-Party right holder)	
6.	Name of license holder		N/A	
7.	Status of project		Ongoing	
8.	Whether registration applied for whole		Whole Project	
9.	Phase no. (if applicable)		N/A	
10.	Online application ID		RERA-GRG-PROJ-1403-2023	
11.	License no.		N/A	N/A
12.	Total area		0.6672 acres (2700 sqm)	Area to be registered 0.6672 acres (2700 sqm)
13.	Completion date declared u/s 4(2)(I)(C)			
14.	QPR compliances (if applicable)		N/A	
15.	4(2)(I)(D) compliances (if applicable)		N/A	
16.	Details of proceedings pending against the project		SCN for non registration	
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	N/A
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Revised Building plan Approval	ZO002/E0018/UE029/RBPL2/0000000018 dated 19.11.2019	18.11.2021
	iv)	Environmental Clearance	Not submitted	
	v)	Airport height clearance	Not submitted	
	vi)	Fire scheme approval	Not submitted	
	vii)	Service plan and estimate approval	N/A - as plot purchased from HSVP	
	18.	Fee details		
(a)		Registration fee	Intense zone = 148.05 * 3.5 * 20 = Rs 10,364/-	







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

		Transition zone = $6644.25 * 2.5 * 20 = \text{Rs } 3,32,213/-$ Total = Rs 3,42,577
	(b)	Processing fee $6792.30 * 10 = \text{Rs } 67,923/-$
	(c)	Late fee (As allotment from HSVP issued on 26.02.2007) 500% of registration fee = Rs 17,12,885/-
	(d)	Total Rs. 21,23,385/-
	<b>DD Details</b>	
	(a)	DD amount Rs. 1,35,900/- Rs 67,910/-
	(b)	DD no. and date 061853 dated 26.06.2023. 061854 dated 26.06.2023.
	(c)	Name of the bank issuing HDFC Bank
	(d)	Deficient amount Rs 19,19,575/-
19.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	28.06.2023
	<b>First notice Sent on</b>	11.07.2023
	<b>First hearing on</b>	17.07.2023
20.	<b>Case History:</b> The Promoter M/s Coral Realtors Pvt. Ltd. who is a third-party right holder applied for the registration of real estate commercial colony namely "Metro World Mall" located at Sector-56, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 54885 dated 28.06.2023 and RPIN-630. The Temp I.D. of REP - I (Part A-H) is RERA - GRG-PROJ-1403-2023. The project area for registration is same as that of the total area i.e., 0.6672 acres (2700 sqm) vide allotment dated 26.02.2007 and conveyance deed dated 27.10.2021 from HSVP, Gurugram. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/630 dated 11.07.2023 was issued to the promoter with an opportunity of being heard on 17.07.2023. No reply submitted by the promoter. The status of documents is mentioned below.	
21.	<b>Present compliance status as on 17.07.2023 of the deficiencies conveyed in notice dated 11.07.2023.</b>	<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 corrected!</li> <li>3. Deficit fee of Rs. 19,19,575/- needs to be submitted.</li> <li>4. Consent of 2/3rd allottees needs to be submitted as the building plans are revised.</li> <li>5. Affidavit regarding the non-encumbrance on the land needs to be submitted.</li> <li>6. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.</li> <li>7. Environmental Clearance needs to be submitted.</li> <li>8. Fire Scheme approval needs to be submitted.</li> <li>9. Revalidated building plans needs to be submitted.</li> <li>10. Airport height clearance needs to be submitted.</li> <li>11. Copy of Electrical load availability connection needs to be submitted.</li> </ol>



		<ol style="list-style-type: none"> <li>12. NOC/Undertaking regarding Forest, NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted.</li> <li>13. Copy of Huda construction water NOC needs to be submitted.</li> <li>14. Mining permission needs to be submitted.</li> <li>15. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage &amp; storm water drainage needs to be submitted.</li> <li>16. Approved demarcation plan needs to be submitted.</li> <li>17. Approved zoning plan needs to be submitted.</li> <li>18. Demarcation Plan superimposed on the approved layout plan needs to be submitted.</li> <li>19. Pert chart needs to be submitted.</li> <li>20. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format.</li> <li>21. A Copy of executed Application form, Allotment letter, BBA and Conveyance deed needs to be submitted.</li> <li>22. Draft brochure of the project needs to be submitted.</li> <li>23. List of the units sold to the allottees as on date of the application for registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.</li> <li>24. List of the unsold units as on date of the application for registration which includes unit no and unit area needs to be provided.</li> <li>25. CA certificate for non-default in payment needs to be provided.</li> <li>26. Other in loan and advances under financial resources needs to be clarified.</li> <li>27. REP II needs to be notarized.</li> <li>28. CA certificate for cost incurred and to be incurred needs to be provided.</li> <li>29. Bank Undertaking needs to be provided.</li> <li>30. Cash flow statement needs to be provided.</li> <li>31. Quarterly schedule of expenditure (IDW) needs to be provided.</li> <li>32. KYC of Project consultant needs to be provided.</li> <li>33. KYC of authorised signatory of bank account operations needs to be needs to be submitted.</li> <li>34. Financial resources need to be met with project cost needs to be corrected.</li> <li>35. Project report needs to be provided.</li> <li>36. CHG form needs to be provided.</li> <li>37. CA certificate for REP I needs to be submitted.</li> <li>38. UDIN No. needs to be mentioned in annual balance sheet for the last 3 financial year.</li> <li>39. Independent Auditor's report for the financial year 2021-22 needs to be provided.</li> <li>40. Affidavit of promoter regarding arrangement with bank of</li> </ol>
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		master account under section 4(2)(l)(D) needs to be provided. 41. Board resolution for authorizing bank account operation needs to be provided. 42. CA certificate for inventory details needs to be provided.
22.	Remarks	All above documents needs to be submitted.
 <b>Asha</b> Chartered Accountant		 <b>Sumeet</b> Engineering Officer
Day and Date of hearing		Monday and 17.07.2023
Proceeding recorded by		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 17.07.2023 Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Nishant Yadav (Advocate) and Sh. Hirdesh Kumar Sahu (AR) are present on behalf of the promoter. The AR of the promoter requests for six weeks' time to attend the deficiencies failing which penal proceedings shall be initiated against the promoter. The matter to come up on 28.08.2023.		
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA		 <b>(Ashok Sangwan)</b> Member, HARERA
 <b>(Vijay Kumar Goyal)</b> Member, HARERA		 <b>(Arun Kumar Gupta)</b> Chairman, HARERA