

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 लाईस, गुरुग्राम, हरियाणा

Project - Metro World Mail RERA-GRG-1403-2023

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details				
1.	Name of the project		Metro Wo	rld Mall			
2.	Name	e of the promoter	M/s Coral	oral Realtors Pvt Ltd.			
3.	Natur	re of the project	Commercial				
4.	Locat	tion of the project	Sector- 56	ector- 56, Gurugram			
5.	Legal prom		Conveyand	e deed from HSVP (Third-Party right holder)			
6.	Name	e of license holder	N/A		View Control		
7.	Statu	s of project	Ongoing	la des	al. Lower	Constitution of the consti	
8.	Whet appli	ther registration ed for whole	Whole Project				
9.	Phase	e no. (if applicable)	N/A			perinent k	
10.	Onlin	e application ID	RERA-GRG	-PROJ-1	403-2023		
11.	Licen	se no.	N/A	110	activity of the control	N/A	
12.	Total	area	0.6672 (2700 sqm	acres	Area to be registered	0.6672 acres (2700 sqm)	
13.		oletion date declared (2)(l)(C)	31.12.2023				
14.	QPR	compliances (if cable)	N/A	A ELOS CAMPA DE LA CAMPA DEL CAMPA DE LA CAMPA DE LA CAMPA DEL CAMPA DE LA CAMPA DEL CAMPA DE LA CAMPA DE LA CAMPA DEL			
15.		4(2)(1)(D) compliances (if N/A applicable)					
16.	Details of proceedings SCN for non registration pending against the project						
17.	Statutory approvals either applied for or obtained prior to registration						
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	S.No	Particulars	yas enemät Sustania	Date of	approval	Validity upto	
	i)	License Approval	ue avantini	N	I/A	N/A	
	ii)	Zoning Plan Approval	or constant	Not su	bmitted	min of iv (pp. 20A2) case and a min of the case of the	
ne s la viir	iii)	iii) Revised Building plan Approval		018/UE 18 date	00000 18.11.2021		
Jayar.	iv)	Environmental Clearance	des en te	Not su	bmitted	Section of the Control of the Contro	
oo see	v)	Airport height clearance	ar az odi magari sa	Not su	bmitted	is in all execution to close edge of the little of the control of the little of the control of t	
or regi	vi)	Fire scheme approval	14 16 17 1 1 2 0 10	Not su	bmitted	e e e e e e e e e e e e e e e e e e e	
vii) Service plan and N/A - as plot purchased from HSV estimate approval					VP		
18.	Fee de	Fee details					
in uni	(a)	Registration fee	Intense zo	ne = 148	3.05 * 3.5 * 20 =	= Rs 10,364/-	





			RERA-GRG-	1403-2023			
		() () () () () () () () () ()	Transition zone = 6644.25 * 2.5 * 20 = Rs 3,32,213 Total = Rs 3,42,577	/-			
	(b)	Processing fee	6792.30 * 10 = Rs 67,923/-				
	(c) Late fee (As allotment from HSVP issued on 26.02.2007)			4 2 3 3 40 2			
	(d)	Total	Rs. 21,23,385/-				
	DD Details			Ser Bank			
	(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.	penesses T separkW 8			
	(c)	Name of the bai	nk HDFC Bank	a sealer e			
	(d)	Deficient amount	Rs 19,19,575/-	in markhali i i i			
19.	File	Status	Date	150 m 1 m 200 f 1 m 20 f			
19.	File	received on	28.06.2023	Determo i El			
	First notice Sent on		11.07.2023	A TORREST			
	Firs	t hearing on	17.07.2023	la de la constante de la const			
	Second hearing on		28.08.2023				
20.	The regis Guru received acres. HSVI The HAR being On 1 the find deficit come.	stration of real estate agram under section 4 ipt no. 54885 dated 28 -PROJ-1403-2023. The s (2700 sqm) vide allow, Gurugram. application for regist ERA/GGM/RPIN/630 of gheard on 17.07.2023. Ar.07.2023, Sh. Sumee facts of the case. Sh. Nistencies failing which pe up on 28.08.2023.	M/s Coral Realtors Pvt. Ltd. who is a third-party right holder a real estate commercial colony namely "Metro World Mall" locate resection 4 of the Real Estate (Regulations and Development) Act, 20 28.06.2023 and RPIN-630. The Temp I.D. of REP – I (Part-2023. The project area for registration is same as that of the total and vide allotment dated 26.02.2007 and conveyance deed dated 20 and for registration was scrutinized and 1st deficiency notice version and the promoter with an 17.07.2023. Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant asse. Sh. Nishant Yadav (Advocate) and Sh. Hirdesh Kumar Sahu (AR) romoter. The AR of the promoter requests for six weeks' time and which penal proceedings shall be initiated against the promoter.				
21.	Pres	ent compliance as as on 28.08.2023	The annexures in the online application as well as the correction needs to be done in	e not uploaded as			





of the deficiencies
conveyed in last hearing
dated 17.07.2023.

application.

- 2. Online DPI needs to be corrected.
- 3. Deficit fee of Rs. 19,19,575/- needs to be submitted.
- 4. Consent of 2/3rd allottees needs to be submitted as the building plans are revised.
- 5. Affidavit regarding the non-encumbrance on the land needs to be submitted.
- 6. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted.
- 7. Environmental Clearance needs to be submitted.
- 8. Fire Scheme approval needs to be submitted.
- 9. Revalidated building plans needs to be submitted.
- 10. Airport height clearance needs to be submitted.
- 11. Copy of Electrical load availability connection needs to be submitted.
- 12. NOC/Undertaking regarding Forest, NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted.
- 13. Copy of Huda construction water NOC needs to be submitted.
- 14. Mining permission needs to be submitted.
- 15. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage & storm water drainage needs to be submitted.
- 16. Approved demarcation plan needs to be submitted.
- 17. Approved zoning plan needs to be submitted.
- 18. Demarcation Plan superimposed on the approved layout plan needs to be submitted.
- 19. Pert chart needs to be submitted.
- 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.
- 21. A Copy of executed Application form, Allotment letter, BBA and Conveyance deed needs to be submitted.
- 22. Draft brochure of the project needs to be submitted.
- 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.
- 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.
- 25. CA certificate for non-default in payment needs to be provided.
- 26. Other in loan and advances under financial resources needs to be clarified.
- 27. REP II needs to be notarized.
- 28. CA certificate for cost incurred and to be incurred needs to be provided.
- 29. Bank Undertaking needs to be provided.
- 30. Cash flow statement needs to be provided.





	G-1403-2023
32. KYC of Project consultant needs to be prov 33. KYC of authorised signatory of bank an needs to be needs to be submitted. 34. Financial resources need to be met with to be corrected. 35. Project report needs to be provided. 36. CHG form needs to be provided. 37. CA certificate for REP I needs to be submitted. 38. UDIN No. needs to be mentioned in annual the last 3 financial year. 39. Independent Auditor's report for the financeds to be provided. 40. Affidavit of promoter regarding arranger master account under section 4(2)(I) provided. 41. Board resolution for authorizing bank needs to be provided. 42. CA certificate for inventory details needs to be provided. 42. CA certificate for inventory details needs to be provided. 42. CA certificate for inventory details needs to be provided. 42. CA certificate for inventory details needs to be provided. 43. Board resolution for authorizing bank needs to be provided. 44. Board resolution for authorizing bank needs to be provided. 45. CA certificate for inventory details needs to be provided. 46. Remarks All above documents needs to be submitted. Proceeding recorded by Ram Niwas PROCEEDINGS OF THE DAY Proceedings dated: 28.08.2023 Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the fact No reply has been submitted by the promoter company against the deficiencies raised to be submission of reply of deficiencies already conveyed through notice and last hearing of the submission of reply of deficiencies already conveyed through notice and last hearing of the submission of reply of deficiencies already conveyed through notice and last hearing of the submission of reply of deficiencies already conveyed through notice and last hearing of the submission of reply of deficiencies already conveyed through notice and last hearing of the submission of reply of deficiencies already conveyed through notice and last hearing the submission of reply of deficiencies already conveyed through notice and last hearing the submission of reply of deficie	DW) needs to be
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