



**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)	31.12.2023	
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	Validity upto
	i)	License Approval	N/A
	ii)	Zoning Plan Approval	Not submitted
	iii)	Revised Building plan Approval	ZO002/EO018/UE029/RBPL2/00000 00018 dated 19.11.2019
	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		

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



	(a)	Registration fee	Intense zone = $148.05 * 3.5 * 20 = \text{Rs } 10,364/-$ 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
	<b>Second hearing on</b>		28.08.2023
	<b>Third hearing on</b>		16.10.2023
20.	<b>Case History:</b>		
	<p>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.</p> <p>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.</p> <p><b>On 17.07.2023</b>, 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.</p> <p><b>On 28.08.2023</b>, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about</p>		



	<p>the facts of the case. No reply has been submitted by the promoter company against the deficiencies raised by the authority till 24.08.2023. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice and last hearing dated 17.07.2023.</p> <p>The promoter has submitted the reply on 25.08.2023 &amp; 19.09.2023 which have been scrutinized and as per the directions of the authority the matter is fixed for hearing on 16.10.2023.</p> <p>No reply submitted by the promoter. The status of documents is mentioned below.</p>	
21.	<p><b>Present compliance status as on 16.10.2023 of the deficiencies conveyed in the hearing dated 28.08.2023.</b></p>	<ol style="list-style-type: none"> <li>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: Not submitted</li> <li>Online DPI needs to be corrected. Status: Not submitted</li> <li>Deficit fee of Rs. 19,19,575/- needs to be submitted. Status: Not submitted</li> <li>Consent of 2/3rd allottees needs to be submitted as the building plans are revised. Status: Consent of 4 allottees submitted.</li> <li>Affidavit regarding the non-encumbrance on the land needs to be submitted. <b>Status: Affidavit submitted that there is encumbrance on the land.</b></li> <li>Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. <b>Status: Submitted</b></li> <li>Environmental Clearance needs to be submitted. <b>Status: Promoter undertakes that the area is less than categories mentioned in HBC and there is no requirement of EC.</b></li> <li>Fire Scheme approval needs to be submitted. Status: <b>Submitted. Memo no. FS/2020/4 dated 19.02.2020.</b> However, plans needs to be submitted.</li> <li>Revalidated building plans needs to be submitted. Status: Not submitted</li> <li>Airport height clearance needs to be submitted. <b>Status: Promoter undertakes that the height of building is less than 30 meter and there is no requirement of airport height clearance from AAI.</b></li> <li>Copy of Electrical load availability connection needs to be submitted. <b>Status: Submitted. Memo no. Ch-22/SE-R-APDRP/OLNC-HT/GGN-II/SOL-766 dated 13.05.2020</b></li> <li>NOC/Undertaking regarding Forest, NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. <b>Status: Undertaking for non applicability submitted</b></li> <li>Copy of Huda construction water NOC needs to be submitted. Status: Not submitted</li> <li><u>Mining permission needs to be submitted.</u></li> </ol>



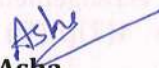

		<p><b>Status: Submitted. Permit no. 262 dated 13.11.2007 valid till 12.12.2007.</b></p> <p>15. Approval of various agencies regarding the permission for external services like road access permission, water supply, sewerage &amp; storm water drainage needs to be submitted. Status: <b>Water supply permission submitted</b> and others pending.</p> <p>16. Approved demarcation plan needs to be submitted. <b>Status: Promoter undertakes that no demarcation plan issued by HUDA/HSVP</b></p> <p>17. Approved zoning plan needs to be submitted. Status: Unsigned copy submitted</p> <p>18. Demarcation Plan superimposed on the approved layout plan needs to be submitted. <b>Status: Promoter undertakes that no demarcation plan issued by HUDA/HSVP</b></p> <p>19. Pert chart needs to be submitted. Status: <b>Submitted for services only.</b> For tower also needs to be submitted</p> <p>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. Status: Not submitted</p> <p>21. A Copy of executed Application form, Allotment letter, BBA and Conveyance deed needs to be submitted. <b>Status: Submitted</b></p> <p>22. Draft brochure of the project needs to be submitted. <b>Status: Submitted</b></p> <p>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. <b>Status: Submitted</b></p> <p>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. <b>Status: Submitted</b></p> <p>25. CA certificate for non-default in payment needs to be provided. Status: Not submitted.</p> <p>26. Other in loan and advances under financial resources needs to be clarified. Status: Not submitted.</p> <p>27. REP II needs to be notarized. <b>Status: Submitted.</b></p> <p>28. CA certificate for cost incurred and to be incurred needs to be provided. Status: Not submitted.</p> <p>29. Bank Undertaking needs to be provided. Status: Not submitted.</p> <p>30. Cash flow statement needs to be provided.</p>
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		<p>Status: Not submitted.</p> <p>31. Quarterly schedule of expenditure (IDW) needs to be provided. Status: Not submitted.</p> <p>32. KYC of Project consultant needs to be provided. Status: Not submitted. However only KYC of architecture submitted.</p> <p>33. KYC of authorised signatory of bank account operations needs to be needs to be submitted. Status: Not submitted.</p> <p>34. Financial resources need to be met with project cost needs to be corrected. Status: Not submitted.</p> <p>35. Project report needs to be provided. Status: needs to be revised.</p> <p>36. CHG form needs to be provided. <b>Status: Submitted.</b></p> <p>37. CA certificate for REP I needs to be submitted. Status: Not submitted.</p> <p>38. UDIN No. needs to be mentioned in annual balance sheet for the last 3 financial year. <b>Status: Submitted.</b></p> <p>39. Independent Auditor's report for the financial year 2021-22 needs to be provided. <b>Status: Submitted.</b></p> <p>40. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(I)(D) needs to be provided. Status: Not submitted.</p> <p>41. Board resolution for authorizing bank account operation needs to be provided. Status: Not submitted.</p> <p>42. CA certificate for inventory details needs to be provided. Status: Not submitted.</p>
22.	Remarks	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Deficit fee of Rs. 19,19,575/- needs to be submitted.</p> <p>4. Consent of 2/3rd allottees needs to be submitted as the building plans are revised.</p> <p>5. Approved Fire Scheme plans needs to be submitted.</p> <p>6. Revalidated building plans needs to be submitted.</p> <p>7. Copy of Huda construction water NOC needs to be submitted.</p> <p>8. Approval of various agencies regarding the permission for external services like road access permission, sewerage &amp; storm water drainage needs to be submitted.</p> <p>9. Approved zoning plan needs to be submitted.</p> <p>10. Pert chart needs to be submitted for tower.</p> <p>11. Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment</p>



		<p>receipt needs to be submitted as per prescribed format.</p> <p>12. CA certificate for non-default in payment needs to be provided.</p> <p>13. Other in loan and advances under financial resources needs to be clarified.</p> <p>14. REP II needs to be notarized.</p> <p>15. CA certificate for cost incurred and to be incurred needs to be provided.</p> <p>16. Bank Undertaking needs to be provided.</p> <p>17. Cash flow statement needs to be provided.</p> <p>18. Quarterly schedule of expenditure (IDW) needs to be provided.</p> <p>19. KYC of Project consultant needs to be provided.</p> <p>20. KYC of authorised signatory of bank account operations needs to be needs to be submitted.</p> <p>21. Financial resources need to be met with project cost needs to be corrected.</p> <p>22. Project report needs to be revised.</p> <p>23. CA certificate for REP I needs to be submitted.</p> <p>24. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(D) needs to be provided.</p> <p>25. Board resolution for authorizing bank account operation needs to be provided.</p> <p>26. CA certificate for inventory details needs to be provided.</p>
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 <b>Asha</b> <b>Chartered Accountant</b>	 <b>Sumeet</b> <b>Engineering Officer</b>
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<b>Day and Date of hearing</b>	Monday and 16.10.2023
<b>Proceeding recorded by</b>	Ram Niwas


**PROCEEDINGS OF THE DAY**

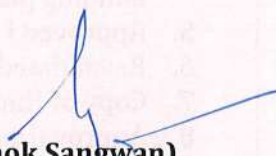
Proceedings dated: 16.10.2023

Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.


Sh. Nishant Yadav (Advocate) and Sh. Ravi Kashyap are present on behalf of the promoter. The Counsel in the absence of AR for promoter seeks three weeks time to comply with the deficiencies. One month time is given as a last opportunity to comply with the deficiencies failing which the application for registration shall be rejected and consequent action under the Act of 2016 and rules thereunder shall follow.

The matter to come up on 20.11.2023.

  
**(Sanjeev Kumar Arora)**  
**Member, HARERA**

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar Gupta)**  
**Chairman, HARERA**