



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/E0018/UE029/RBPL2/00000 00018 dated 19.11.2019
	iv)	Environmental Clearance	Promoter undertakes that the area is less than categories mentioned in HBC and there is no requirement of EC.
	v)	Airport height clearance	Promoter undertakes that the height of building is less than 30 meter and there is no requirement of airport height clearance.
	vi)	Fire scheme approval	FS/2020/4 dated 19.02.2020
	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



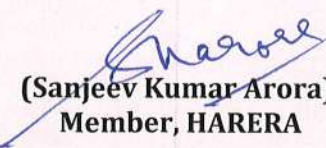
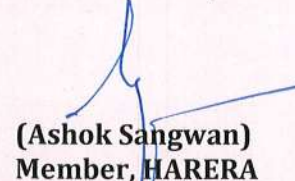

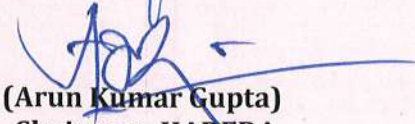
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 को धारा 20 के अर्तगत गठित प्राधिकरण

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/-
	DD Details		
	(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.	File Status	Date	
	File received on	28.06.2023	
	First notice Sent on	11.07.2023	
	First hearing on	17.07.2023	
	Second hearing on	28.08.2023	
	Third hearing on	16.10.2023	
	Fourth hearing on	20.11.2023	
20.	Case History:		
	<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>On 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.</p> <p>On 28.08.2023, 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 & 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>On 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.</p> <p>The status of documents is mentioned below.</p>	
21.	<p>Present compliance status as on 20.11.2023 of the deficiencies conveyed in the hearing dated 16.10.2023.</p>	<ol style="list-style-type: none"> 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: Not submitted 2. Online DPI needs to be corrected. Status: Not submitted 3. Deficit fee of Rs. 19,19,575/- needs to be submitted. Status: Not submitted 4. Consent of 2/3rd allottees needs to be submitted as the building plans are revised. Status: Consent of 4 allottees submitted. 5. Approved Fire Scheme plans needs to be submitted. Status: Not submitted. 6. Revalidated building plans needs to be submitted. Status: Not submitted 7. Copy of Huda construction water NOC needs to be submitted. Status: Not submitted 8. Approval of various agencies regarding the permission for external services like road access permission, sewerage & storm water drainage needs to be submitted. Status: Not submitted. 9. Approved zoning plan needs to be submitted. Status: Unsigned copy submitted 10. Pert chart needs to be submitted for tower. Status: Not submitted 11. 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 12. CA certificate for non-default in payment needs to be provided. Status: Not submitted. 13. Other in loan and advances under financial resources needs to be clarified.

		<p>Status: Not submitted.</p> <p>14. CA certificate for cost incurred and to be incurred needs to be provided. Status: Not submitted.</p> <p>15. Bank Undertaking needs to be provided. Status: Not submitted.</p> <p>16. Cash flow statement needs to be provided. Status: Not submitted.</p> <p>17. Quarterly schedule of expenditure (IDW) needs to be provided. Status: Not submitted.</p> <p>18. KYC of Project consultant needs to be provided. Status: Not submitted. However only KYC of architecture submitted.</p> <p>19. KYC of authorised signatory of bank account operations needs to be needs to be submitted. Status: Not submitted.</p> <p>20. Financial resources need to be met with project cost needs to be corrected. Status: Not submitted.</p> <p>21. Project report needs to be provided. Status: Needs to be revised.</p> <p>22. CA certificate for REP I needs to be submitted. Status: Not submitted.</p> <p>23. 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>24. Board resolution for authorizing bank account operation needs to be provided. Status: Not submitted.</p> <p>25. 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 & 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. CA certificate for cost incurred and to be incurred needs to be provided.</p> <p>15. Bank Undertaking needs to be provided.</p> <p>16. Cash flow statement needs to be provided.</p> <p>17. Quarterly schedule of expenditure (IDW) needs to be provided.</p> <p>18. KYC of Project consultant needs to be provided.</p> <p>19. KYC of authorised signatory of bank account operations needs to be needs to be submitted.</p> <p>20. Financial resources need to be met with project cost needs to be corrected.</p> <p>21. Project report needs to be revised.</p> <p>22. CA certificate for REP I needs to be submitted.</p> <p>23. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(I)(D) needs to be provided.</p> <p>24. Board resolution for authorizing bank account operation needs to be provided.</p> <p>25. CA certificate for inventory details needs to be provided.</p>
<div> Asha Chartered Accountant</div>	<div> Sumeet Engineering Officer</div>	
Day and Date of hearing	Monday and 20.11.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 20.11.2023		
<p>Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.</p> <p>Sh. VK Jain (Director) and Sh. Ravi Kashyap (AR) are present on behalf of the promoter.</p> <p>The AR of the promoter states that they have submitted the reply to the deficiencies in the authority on 17.11.2023 and further seeks four weeks' time to submit the remaining requisite information/deficiencies. In view of the same the matter is adjourned and meanwhile the office to examine the reply submitted by the promoter. The matter to come up on 18.12.2023 for further proceedings.</p>		
<div> (Sanjeev Kumar Arora) Member, HARERA</div>	<div> (Ashok Sangwan) Member, HARERA</div>	<div> (Vijay Kumar Goyal) Member, HARERA</div>
	<div> (Arun Kumar Gupta) Chairman, HARERA</div>	

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