

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	e of the project	Metro World Mall		8) (1894) (1804)	
2.	Name	e of the promoter	M/s Coral Realtors Pvt Ltd.			
3.	Natu	re of the project	Commercial			
4.	Locat	tion of the project	Sector- 56, Gurugram			
5.	Legal	l capacity to act as a	Conveyance deed	from HSVP (Th	hird-Party right holder)	
	prom		MONTE SOUR MINE ON TO MINE (19)			
6.	Name	e of license holder	N/A	vices and the second	38 (180)	
7.		s of project	Ongoing	SELECT SEE	Trinomy Marches (1991)	
8.	Whet appli	ther registration ed for whole	Whole Project			
9.	Phase	e no. (if applicable)	N/A	1107202	no tavit puton in sit	
10.	Onlin	e application ID	RERA-GRG-PROJ-1	403-2023	es comparation of the comparatio	
11.	Licen	ise no.	N/A	500,000,000	N/A	
12.	Total	area	0.6672 acres (2700 sqm)	Area to be registered	0.6672 acres (2700 sqm)	
13.		oletion date declared (2)(1)(C)	31.12.2023			
14.	QPR	compliances (if cable)	N/A			
15.	4(2)(l)(D) compliances (if cable)	N/A			
16.	Detai		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	of bouce one CN	I/A	N/A	
	ii)	Zoning Plan Approval	Drg no. DTP(G) 13.09	2390/2018 da 9.2018	nted N/A	
	iii)	Revised Building plan Approval	Z0002/E0018/UE029/RBPL2/00000 00018 dated 19.11.2019		00000 18.11.2021	
	iv)	Environmental Clearance	Promoter undertakes that the area is less than categories men in HBC and there is no requirement of EC.			
	v)	Airport height clearance			e height of building is less than 30 ement of airport height clearance.	
nt do de Gran	vi)	Fire scheme approval				
	vii)	Service plan and estimate approval	N/A - as plot purchased from HSVP			
18.	Fee details					
	(a)	Registration fee	Intense zone = 148	0 - 4 0 - 4 0 0		



		The state of the s	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)	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		
	Fifth hearing on		18.12.2023		

20. Case History:

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.

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.

On 28.08.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about 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.

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.

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.

On 20.11.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. VK Jain (Director) and Sh. Ravi Kashyap (AR) are present on behalf of the promoter. 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.

The promoter has submitted the reply on 17.11.2023 & 11.12.2023 which have been scrutinized and the status of documents is mentioned below.

21. Present compliance status as on 18.12.2023 of the deficiencies conveyed in the hearing dated 20.11.2023.

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 and the promoter states that there were only 7 allottees at the time of revised building plans. However as per list of sold units there are 14 units sold prior to date of revised building plans.
- 5. Approved Fire Scheme plans needs to be submitted. Status: Not submitted. However, unsigned copy submitted.
- 6. Revalidated building plans needs to be submitted. Status: Not submitted
- 7. Copy of Huda construction water NOC needs to be submitted.

Status: 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: Promoter states that the plot purchased from HSVP and the permission were obtained by HSVP. There is no need for permission for external services.

9. Approved zoning plan needs to be submitted.

Status: 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.

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Act No. 16 of 2016 Passed by the Parliament



		REKA-GRG-1403-2023
di le V	ated to a second englander.	Status: Needs to be revised.
	incer works inner a couply	12. CA certificate for non-default in payment needs to be
	singeniters are only victory	provided.
	The contractive and the contractive	Status: Needs to be revised along with UDIN number.
	The state of the s	13. Other in loan and advances under financial resources needs
		to be clarified.
	lend in much Alberston.	Status: Clarified.
	p (AR) are present on peach	14. CA certificate for cost incurred and to be incurred needs to
	famous for Locality at sales or side is	be provided.
	a projection of an authorizance	Status: Submitted.
		15. Bank Undertaking needs to be provided.
		Status: Not submitted. However request for exemption from
	tur caus a ser es un sere	opening of bank accounts.
		16. Cash flow statement needs to be provided.
	sent paye been some	Status: Needs to be revised.
		17. Quarterly schedule of expenditure (IDW) needs to be
		provided.
	offer you was made still a common	Status: Needs to be revised.
	eithe and in should not oil the	18. KYC of Project consultant needs to be provided.
		Status: Submitted.
		19. KYC of authorised signatory of bank account operations
		needs to be needs to be submitted.
		Status: Not submitted.
	halfindez of a shake A	20. Financial resources need to be met with project cost needs
		to be corrected.
	hattlendus sel or sheep se	Status: Not submitted.
		21. Project report needs to be provided.
	and well time halflenders agen	Status: Submitted.
	the scale and to assemble 7 of	22. CA certificate for REP I needs to be submitted.
	is over high of ordinarian theory	Status: Not submitted.
	racto unit lord basioon	23. Affidavit of promoter regarding arrangement with bank of
	fraction and at always and	master account under section 4(2)(l)(D) needs to be
	midiz vetes barreiziur receven	provided.
	herm rather of of phenon	Status: Not submitted.
		24. Board resolution for authorizing bank account operation
	ction water NOC needs	1 . 1
		Status: Not submitted.
		25. CA certificate for inventory details needs to be provided.
	solomen and antibounding second	Status: Submitted.
22.	Remarks	1. The annexures in the online application are not uploaded as
	de to be secontred.	well as the correction needs to be done in the online (A-H)
	section told advisors	application.
	The street because the server of	2. Online DPI needs to be corrected.
	and the same time and a	3. Deficit fee of Rs. 19,19,575/- needs to be submitted.
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	Secretaria de la constitución de	in dollation of a district to be additited as the
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		building plans are revised.
	de no Breshbarded. Institut for tower.	building plans are revised.5. Approved Fire Scheme plans needs to be submitted.
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	receipt needs to be submitted as per prescribed format.
	9. CA certificate for non-default in payment needs to be revised
	along with UDIN number.
	10. Bank Undertaking needs to be provided.
	11. Cash flow statement needs to be revised.
	12. Quarterly schedule of expenditure (IDW) needs to be revised.
	13. KYC of authorised signatory of bank account operations needs to be needs to be submitted.
	14. Financial resources need to be met with project cost needs to be corrected.
	15. CA certificate for REP I needs to be submitted.
	16. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(D) needs to be provided.
	17. Board resolution for authorizing bank account operation needs to be provided.
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Asha Chartered Accountant

Sumeet Engineering Officer

CITCH TOT OUT THOO WITHUIT	Liightei ing Officer	
Day and Date of hearing	Monday and 18.12.2023	
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE DAY	

Proceedings dated: 18.12.2023

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

Sh. Hirdesh Kumar Sahu (AR) and Sh. Ravi Kashyap (AR) are present on behalf of the promoter.

The AR of the promoter seeks eight weeks time to deposit the deficit fee and to comply with the remaining deficiencies pointed out on the grounds that the director of the promoter has gone under open heart surgery on 06.12.2023. In view of the above, final opportunity of eight weeks is granted to comply with the deficiencies subject to the directions that no further 3rd party rights shall be created in the project and an advertisement to this effect shall be published in the newspapers of local circulation.

The matter to come up on 12.02.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA AGG (A) A Marian Colors

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Proceedings dated, 18:12:203

Sh. Sittneet, Engineering Officer and Ms. Asia Charrateti Acatamitani bytefod ainmunite facts of the eage

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The AR of the preparation seeks that weeks after the deposit the deficit less and to comply with the remaining deficiencies parated out on the grounds that the director of the promoter has gone under open field surgery of UC 12 2025, in view of the chorse upon units of right works is granted to comply with the deficiencies subject to the circumstant or further for party rights shall be treated in the project and made according to the effect and the according to the decrease of local circumstant.

The matter to came on one 12 by 29 54

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(Vijay Komar Garat) Nember, NAKIKA

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