



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	Date of approval	Validity upto
	i)	License Approval	N/A	N/A
	ii)	Zoning Plan Approval	Drg no. DTP(G) 2390/2018 dated 13.09.2018	N/A
	iii)	Revised Building plan Approval	Z0002/EO018/UE029/RBPL2/00000 00018 dated 19.11.2019	18.11.2021
	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/- Transition zone = 6644.25 * 2.5 * 20 = Rs 3,32,213/-	

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



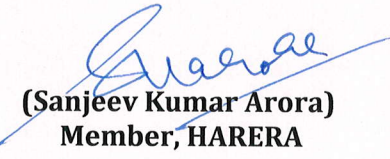
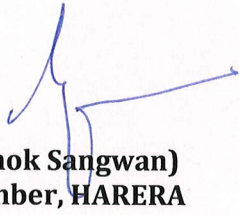
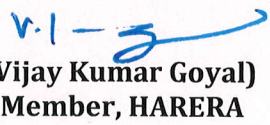
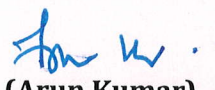
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

		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	

	<p>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>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.</p> <p>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.</p>		
<p>21.</p>	<table border="1"> <tr> <td data-bbox="209 824 608 1998"> <p>Present compliance status as on 18.12.2023 of the deficiencies conveyed in the hearing dated 20.11.2023.</p> </td><td data-bbox="608 824 1501 1998"> <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 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. </td></tr> </table>	<p>Present compliance status as on 18.12.2023 of the deficiencies conveyed in the hearing dated 20.11.2023.</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 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.
<p>Present compliance status as on 18.12.2023 of the deficiencies conveyed in the hearing dated 20.11.2023.</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 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. 		

		<p>Status: Needs to be revised.</p> <p>12. CA certificate for non-default in payment needs to be provided. Status: Needs to be revised along with UDIN number.</p> <p>13. Other in loan and advances under financial resources needs to be clarified. Status: Clarified.</p> <p>14. CA certificate for cost incurred and to be incurred needs to be provided. Status: Submitted.</p> <p>15. Bank Undertaking needs to be provided. Status: Not submitted. However request for exemption from opening of bank accounts.</p> <p>16. Cash flow statement needs to be provided. Status: Needs to be revised.</p> <p>17. Quarterly schedule of expenditure (IDW) needs to be provided. Status: Needs to be revised.</p> <p>18. KYC of Project consultant needs to be provided. Status: 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: Submitted.</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: 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. Pert chart needs to be submitted for tower.</p> <p>8. 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>9. CA certificate for non-default in payment needs to be revised along with UDIN number.</p> <p>10. Bank Undertaking needs to be provided.</p> <p>11. Cash flow statement needs to be revised.</p> <p>12. Quarterly schedule of expenditure (IDW) needs to be revised.</p> <p>13. KYC of authorised signatory of bank account operations needs to be needs to be submitted.</p> <p>14. Financial resources need to be met with project cost needs to be corrected.</p> <p>15. CA certificate for REP I needs to be submitted.</p> <p>16. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(D) needs to be provided.</p> <p>17. Board resolution for authorizing bank account operation needs to be provided.</p>
 Asha Chartered Accountant		 Sumeet Engineering Officer
Day and Date of hearing		Monday and 18.12.2023
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 18.12.2023</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Hirdesh Kumar Sahu (AR) and Sh. Ravi Kashyap (AR) are present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 12.02.2024.</p>		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

