



**PROJECT HEARING BRIEF**

SNo.	Particulars	Details	
1.	Name of the project	MKS County	
2.	Name of the promotor	M/s Metro Technobuild Pvt Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Revenue estates of Village Sohna, Sector 2, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Metro Technobuild Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Date of completion as per REP-II	24.04.2026	
9.	License no.	42 of 2022	Valid up to 12.04.2027
10.	Total licensed area	12.125 Acres	Area to be registered 12.125 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	12.04.2027
	ii)	Zoning Plan Approval	16.05.2022
	iii)	Layout plan Approval	15.04.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 21.04.2022
	viii)	Electricity load availability connection	20.01.2015
12.	File Status	Date	
	Project received on	11.05.2022	
	First notice sent on	20.05.2022	

<b>1<sup>st</sup> reply submitted on</b>	20.05.2022
<b>1<sup>st</sup> hearing on</b>	23.05.2022
<p><b>Case history-</b></p> <p>The promoter i.e. M/s Metro Technobuild Pvt. Ltd. has applied on 11.05.2022 for registration of their affordable plotted colony under DDJAY "MKS County" located at revenue estates of village Sohna, Sector- 2, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for project land admeasuring an area of 12.125 acres for which the license vide no. 42 of 2022 dated 13.04.2022 valid upto 12.04.2027 (migration from license no. 162 of 2014) has been issued by DTCP in favour of M/s Metro Technobuild Pvt. Ltd. The current application pertains to 174 residential plots out of which 88 are frozen and a commercial block being developed by M/s Metro Technobuild Pvt. Ltd. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/465 dated 20.05.2022 with an opportunity of hearing on 23.05.2022. On 23.05.2022, the matter was adjourned to 25.05.2022. The replies regarding the notice were received in the authority on 20.05.2022 and 23.05.2022. On scrutiny of the reply, it was found that there are still some deficiencies.</p> <p><b>Scrutiny of reply submitted on 20.05.2022</b></p> <ol style="list-style-type: none"> <li>Deficit fee of Rs. 1,99,995/- needs to be paid. <b>Status: Paid through Canara Bank DD no 438256 dated 25.04.2022</b></li> <li>Mutation, Jamabandi and Aks- shijra duly certified by revenue officer six months prior to the date of application needs to be submitted. <b>Status: Submitted</b></li> <li>An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be submitted. <b>Status: Submitted</b></li> <li>Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <b>Status: applied on 21.04.2022</b></li> <li>Approved zoning needs to be submitted. <b>Status: Submitted</b></li> </ol>	

6. Board resolution authorizing person to operate the bank account needs to be provided.  
**Status: Submitted**
7. Affidavit keeping in view of section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act 2016 needs to be revised.  
**Status: Submitted**
8. CA Certificate for expenditure incurred till date needs to be submitted.  
**Status: Submitted**
9. Director report for the preceding three financial year needs to be submitted.  
**Status: Submitted**
10. Loan sanction letter for the loan of Rs. 12,15,00,000 crore availed from Indian overseas bank needs to be submitted along with disbursement and repayment schedule of the loan.  
**Status: Not submitted**
11. Cost of the land needs to be corrected.  
**Status: Corrected**
12. Bank undertaking needs to be submitted.  
**Status: Submitted**

**Scrutiny of reply submitted on 23.05.2022**


1. Revised project report needs to be submitted.  
**Status: Submitted**
2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.  
**Status: applied on 21.04.2022**
3. Tree cutting permission needs to be submitted.  
**Status: Submitted undertaking for non- applicability**
4. Power line shifting NOC needs to be submitted.  
**Status: Submitted undertaking for non- applicability**
5. Draft conveyance deed and allotment letter along with payment plan in prescribe format needs to be submitted.  
**Status: Conveyance deed submitted**
6. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**

	7. PERT chart needs to be submitted. <b>Status: Submitted</b> 8. CA certificate for promoter equity needs to be submitted. <b>Status: Submitted</b> 9. NOC from bank for closer of bank guarantee of Rs. 12,11,90,100/-	
<b>13.</b>	<b>Deficit documents</b>	1. Online corrections in REP-I (Part A-H) needs to be done. <b>Status: Corrections marked on hard copy and conveyed to the promoter.</b> 2. Hard copy of corrected online DPI needs to be submitted. 3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <b>Status: applied on 21.04.2022</b> 4. Natural conservation zone NOC needs to be submitted- non applicability undertaking will be submitted. 5. Forest land diversion NOC needs to be submitted- submitted. 6. Draft allotment letter along with payment plan in prescribe format needs to be submitted – will be submitted today. 7. Schedule of payment of EDC/IDC needs to be submitted. 8. Loan sanction letter for the loan of Rs. 12.15 crore availed from Indian Overseas Bank needs to be submitted along with disbursement and repayment schedule of the loan. The promoter submitted that this loan is also cleared, and a closure letter dated 21.05.2022 of IOB is submitted. 9. Recommended for grant of registration certificate subject to submission of BG and documents mentioned at Sr. No. 6 and 7.

*N Kanboj*  
 25.05.2022  
**Chartered Accountant**  
**(Naresh Kumar)**

*Ar. Neeraj Gautam*  
 25/5/2022  
**Associate Architectural Executive**  
**(Ar. Neeraj Gautam)**

<b>Day and Date of hearing</b>		Wednesday and 25.05.2022		
<b>Proceeding recorded by</b>		Sh. Ram Niwas		
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
<b>PROCEEDINGS OF THE DAY</b>				
Proceedings dated 25.05.2022				
Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.				
Sh. Sunil Totlani (Authorised Signatory) and Sh. Rahul Yadav (Authorised Signatory) are present on the behalf of the promoter.				
The Authority approved as above.				

  
**Vijay Kumar Goyal**  
Member, HARERA, Gurugram

  
**Dr. K.K. Khandelwal**  
Chairman, HARERA, Gurugram

