

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)	31.12.2024 (Revised REP-II submitted)		
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 of project		
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	ZO002/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/-	

		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/RTGS amount	Rs. 1,35,900/- Rs 67,910/- Rs 19,19,575/-
(b)	DD/RTGS no. and date	061853 dated 26.06.2023. 061854 dated 26.06.2023. Ref No. RRR0122462929243 dated 12.01.2024
(c)	Name of the bank issuing	HDFC Bank
(d)	Deficient amount	Nil
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
	Sixth hearing on	12.02.2024
	Seventh hearing on	26.02.2024
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 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</p>	

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.

On 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.

The advertisement regarding ban on creation of further third party rights was published in two newspapers.

The promoter has submitted the reply on 29.12.2023 & 18.01.2024 which have been scrutinized and deficiencies conveyed to the promoter.

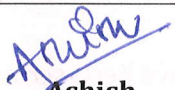
On 12.02.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case. Sh. V.K Jain (Director), Sh. Ankur Jain and Sh. Ravi Kashyap are present on behalf of the promoter. The AR of the promoter company states that they obtained the part occupation certificate for the project on 26.12.2019 and submitted the application for occupation certificate of balance area on 15.12.2023. Further, the AR of the promoter states that the building plans of the project will also be revalidated simultaneously for which they have submitted the requisite fee and will comply with the directions of the competent authority if any for the approval.


The authority observes that penal proceedings regarding non-registration of project are also pending. Therefore, the case to be heard along with the Suo moto non-registration case on 26.02.2024.

The status of documents is mentioned below.

21.	Present compliance status as on 26.02.2024 of the deficiencies	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.
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	conveyed in the hearing dated 12.02.2024.	<p>Status: Submitted but needs to be corrected</p> <p>2. Online DPI needs to be corrected.</p> <p>Status: Submitted but needs to be corrected</p> <p>3. Revalidated building plans needs to be submitted.</p> <p>Status: The promoter states that they have applied for OC on 15.12.2023 and also submitted the fee for revalidation of building plans.</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. Revalidated building plans needs to be submitted.</p> <p>Status: The promoter states that they have applied for OC on 15.12.2023 and also submitted the fee for revalidation of building plans.</p>


Ashish
Chartered Accountant


Sumeet
Engineering Officer

Day and Date of hearing	Monday and 26.02.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

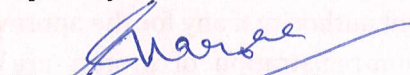
Proceedings dated: 26.02.2024.


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

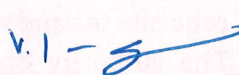
Sh. V.K. Jain (AR), Sh. Ravi Kashyap (AR) and Sh. Ankur Jain (AR) are present on behalf of the promoter.

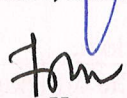
The AR states that part OC in respect of the building constructed stand obtained in December 2019 and the OC for remaining portion already stand applied after completing the construction as per revised sanctioned plan. The requisite consent of 2/3rd allottees already stand obtained and submitted in the authority and the compliance of revalidation of building plans, the requisite revalidation fee stand deposited in HSVP office along with application for OC and grant of OC is expected shortly and project will be complete in all respect by December 2024.

In view of the above, the Authority decides to grant registration to the project. The grant of registration is without prejudice to the rights of the allottees under section 14 who have not consented to the proposed revisions/changes. Further the promoter has applied for registration after creation of 3rd party rights and separate suo-motu proceedings initiated by the Authority are being clubbed with the above case and the Authority decides to impose a penalty of Rs. 50 lakhs. The registration certificate will be issued after receipt of the penalty.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA