

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project – MDS Jai Shri**  
**RERA-GRG-1776-2024**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details
1.	Name of the project	MDS Jai Shri
2.	Name of the promoter	M/s Metadesign Solutions Private Limited
3.	Nature of the project	Group Housing
4.	Location of the project	Sector 23-23A, Gurugram
5.	Legal capacity to act as a promoter	3 <sup>rd</sup> Party Right Holder (Allotment from HSVP)
6.	Name of the land owner	M/s Metadesign Solutions Private Limited
7.	Status of project	New
8.	Whether registration applied for whole	Whole
	Phase no. applied	N/A
	Nature of phase	N/A
9.	Online application ID	RERA-GRG-PROJ-1776-2024
10.	Allotment Letter No and Date (Land allotted by HSVP)	Memo No. Z0002/E0004/UE007/GALOT/0000000357 Dated 28.11.2023
11.	Total area of the Project	0.76 acres
		Area to be registered
		0.76 acres
12.	Projected completion date	04.07.2029
13.	QPR Compliances	N/A
14.	4(2)(I)(D) Compliances	N/A
15.	4(2)(I)(C) Compliance	N/A
16.	Status of change of bank account	N/A
17.	Details of proceedings pending against the project	N/A
18.	RC Conditions Compliances	N/A
19.	Total Cost of the Project	11767.93 Lakh
20.	Expenditure incurred till date	4561.49 Lakh
21.	Expenditure to be incurred	7206.44 Lakh
22.	Statutory approvals either applied for or obtained prior to registration	
	S.No	Particulars
		Date of approval
		Validity up to
	i)	Allotment from HSVP
		Z0002/E0004/UE007/GALOT/000000357 dated 28.11.2023
		-



**HARERA****GURUGRAM****Project - MDS Jai Shri****RERA-GRG-1776-2024**

	ii)	Zoning Approval Plan	DTP(G)2640/2023 dated 09.06.2023	-
	iii)	Building Approval Plan	Memo No – 7268 dated 05.07.2024	04.07.2029
	iv)	Environmental Clearance	Not Applicable. Total build up area is less than 20000 Sq. Metres.	-
	v)	Airport height clearance	AAI/HRQ/NR/ATM/NOC/2024/231/869-872 dated 02.04.2024	31.03.2032
	vi)	Fire scheme approval	FS/2024/1305 dated 27.09.2024	26.09.2029
	vii)	Service plan and estimate approval	Not Applicable (Allotment from HSVP)	
23.	Fee Details			
	Registration Fee		Residential- 7535.514 *3.5* 10= Rs. 2,63,743/- Commercial- 3229.506 *3.5 *20 = Rs. 2,26,065/- <b>Total = Rs 4,89,808/-</b>	
	Processing Fee		10765.020 x 10 = Rs. 1,07,650/-	
	Late Fee		N/A	
	Total Fee		<b>Rs. 5,97,458/-</b>	
24.	RTGS/DD amount		Rs 3,62,000/-	
	RTGS/DD no. and date		625034 dated 03.12.2024	
	Name of the bank issuing		Union Bank	
	Deficient amount		<b>Rs. 2,35,458/-</b>	
25.	File Status		Date	
	File received on		10.12.2024	
	First notice sent on		03.01.2025	
	First hearing on		08.01.2025	
	Second hearing on		20.01.2025	
26.	Case History: The Promoter M/s Metadesign Solutions Private Limited who is a land owner (through allotment from HSVP) applied for the registration of real estate project namely “MDS jai Shri” located at Sector 23-23A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83517 dated 10.12.2024 and RPIN-840. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1776-2024. The project area for registration is 0.76 acres vide allotment letter Memo No. Z0002/E0004/UE007/GALOT/0000000357 dated 28.11.2023 issued by HSVP, Gurugram The application for registration of project was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/840 dated 03.01.2025 was issued to the promoter with an opportunity of being heard on 08.01.2025.			



	<p>The project comprises 1 tower proposed with 14 floors wherein there are 57 residential units and 52 commercial units along with other common services in the project.</p> <p>On 08.01.2025, the matter is adjourned to 20.01.2025.</p> <p>The promoter has submitted a reply on 07.01.2025 which has been scrutinized and the status of deficit documents is mentioned below</p>		
27.	<table border="1"> <tr> <td data-bbox="199 510 598 1982"> <p><b>Present compliance status as on 20.01.2025 of deficit documents conveyed through notice dated 03.01.2025.</b></p> </td><td data-bbox="598 510 1511 1982"> <ol style="list-style-type: none"> <li>Deficit fee Rs. 2,35,458/- needs to be submitted. Status: Not submitted</li> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Need to be corrected</li> <li>Online DPI needs to be corrected. Status: Need to be corrected</li> <li>As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Not Submitted. Further, promoter stated that full consideration paid to HSVP and obtained no dues certificate. Hence, there is no need of any permission.</li> <li>Copy of conveyance deed executed by HSVP in favour of applicant needs to be submitted. Status: Not Submitted. Further, promoter stated that full consideration paid to HSVP and obtained no dues certificate. Undertake to submit within a year stating that fund infused in project.</li> <li>Environment Clearance needs to be submitted. <b>Status: Not Applicable. Total build up area is less than 20000 Sq. Metres.</b></li> <li>Forest NOC from concerned department needs to be submitted. Status: Not Submitted</li> <li>Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. Status: Water Supply connection granted but through 6 mm size ferrule and others pending.</li> <li>Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Not Submitted</li> <li>Electrical load availability assurance needs to be submitted. <b>Status: Temporary connection granted against which copy of last bill submitted.</b></li> <li>PERT chart needs to be submitted.</li> </ol> </td></tr> </table>	<p><b>Present compliance status as on 20.01.2025 of deficit documents conveyed through notice dated 03.01.2025.</b></p>	<ol style="list-style-type: none"> <li>Deficit fee Rs. 2,35,458/- needs to be submitted. Status: Not submitted</li> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Need to be corrected</li> <li>Online DPI needs to be corrected. Status: Need to be corrected</li> <li>As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority. Status: Not Submitted. Further, promoter stated that full consideration paid to HSVP and obtained no dues certificate. Hence, there is no need of any permission.</li> <li>Copy of conveyance deed executed by HSVP in favour of applicant needs to be submitted. Status: Not Submitted. Further, promoter stated that full consideration paid to HSVP and obtained no dues certificate. Undertake to submit within a year stating that fund infused in project.</li> <li>Environment Clearance needs to be submitted. <b>Status: Not Applicable. Total build up area is less than 20000 Sq. Metres.</b></li> <li>Forest NOC from concerned department needs to be submitted. Status: Not Submitted</li> <li>Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. Status: Water Supply connection granted but through 6 mm size ferrule and others pending.</li> <li>Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. Status: Not Submitted</li> <li>Electrical load availability assurance needs to be submitted. <b>Status: Temporary connection granted against which copy of last bill submitted.</b></li> <li>PERT chart needs to be submitted.</li> </ol>
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		<p><b>Status: Submitted</b></p> <p>12. Allottee related documents like, draft allotment letter needs to be submitted and draft BBA needs to be revised as per prescribed format Status: Not Submitted</p> <p>13. Allottee related documents like draft application form and draft conveyance deed needs to be revised. Status: Not Submitted</p> <p>14. Draft brochure/advertisement document needs to be submitted. Status: Not Submitted</p> <p>15. Mining Permission expired. The same needs to be updated or clarified. <b>Status: Promoter states that mining has been completed and there is no need of fresh mining permission.</b></p> <p>16. Land cost needs to be clarified according to area apply for registration. <b>Status: Submitted</b></p> <p>17. Project report needs to be revised. Status: Needs to be revised</p> <p>18. Cash flow statement needs to be revised. Status: Needs to be revised</p> <p>19. CA certificate for net worth needs to be submitted. Status: Not submitted</p> <p>20. Quarterly statement of expenditure and sources needs to be provided. Status: Not submitted</p> <p>21. Board resolution for operation of bank account needs to be revised. Status: Needs to be revised</p> <p>22. Project proponent needs to be provided. Status: Not submitted</p> <p>23. KYC of (Sukhvinder Sarbata and Sunil Goyal) project consultant needs to be provided. <b>Status: Submitted</b></p>
28.	Remarks	<p>1. Deficit fee Rs. 2,35,458/- needs to be submitted.</p> <p>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. As per the allotment letter issued by HSVP, you have to obtain permission from HSVP for creating any right therein. The same needs to be obtained from concerned department and to be submitted in the authority.</p> <p>5. Copy of conveyance deed executed by HSVP in favour of applicant needs to be submitted.</p>



		6. Forest NOC from concerned department needs to be submitted. 7. Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. 8. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. 9. Allottee related documents like, draft allotment letter needs to be submitted and draft BBA needs to be revised as per prescribed format 10. Allottee related documents like draft application form and draft conveyance deed needs to be revised. 11. Draft brochure/advertisement document needs to be submitted. 12. Project report needs to be revised. 13. Cash flow statement needs to be revised. 14. CA certificate for net worth needs to be submitted. 15. Quarterly statement of expenditure and sources needs to be provided. 16. Board resolution for operation of bank account needs to be revised. 17. Project proponent needs to be provided.
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**Asha**

**Chartered Accountant**

  
**Sumeet**

**Engineering Officer**

**Day and Date of hearing**

Monday and 20.01.2025

**Proceeding recorded by**

Ram Niwas

### PROCEEDINGS OF THE DAY

Proceedings dated: 20.01.2025


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


Sh. Neeraj Kumar (Director) and Sh. Sukhbir Yadav (Advocate) are present on behalf of the promoter and states that they are submitting the deficit documents today along with deficit fee and seeks two weeks' time for rectifying the remaining deficiencies. Further, the promoter request to re-verify the applicable fee for registration of the project.

The concerned official to verify the fee and convey the same to the promoter.

The matter to come up on 05.02.2025 at 03.00 PM.

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**



