

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	3075.72 sqm (0.76 acres)	Area to be registered	3075.72 sqm (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/0000000357 dated 28.11.2023	-
	ii)	Conveyance deed registration	No. 13162 dated 05.02.2025	-
	iii)	Zoning Approval Plan	DTP(G)2640/2023 dated 09.06.2023	-
	iv)	Building Approval Plan	Memo No – 7268 dated 05.07.2024	04.07.2029

	v)	Environmental Clearance	Not Applicable. Total build up area is less than 20000 Sq. Metres.	-
	vi)	Airport height clearance	AAI/HRQ/NR/ATM/NOC/2024/231/869-872 dated 02.04.2024	31.03.2032
	vii)	Fire scheme approval	FS/2024/1305 dated 27.09.2024	26.09.2029
	viii)	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/- Rs 2,35,458/-	
	RTGS/DD no. and date		625034 dated 03.12.2024 625082 dated 18.01.2025	
	Name of the bank issuing		Union Bank	
	Deficient amount		Nil	
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	
	Third hearing on		05.02.2025	
	Fourth hearing on		17.02.2025	
26.	<b>Case History:</b> 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. <b>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.</b> <b>On 08.01.2025,</b> the matter is adjourned to 20.01.2025. The promoter has submitted a reply on 07.01.2025 which has been scrutinized and the deficiencies conveyed to the promoter. Another notice dated 17.01.2025 was issued to the promoter to deposit deficit fee.			

	<p><b>On 20.01.2025</b>, 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.</p> <p><b>On 05.02.2025</b>, the matter is adjourned and to come up on 17.02.2025.</p> <p>The promoter has submitted a reply on 20.01.2025 &amp; 13.02.2025 which have been scrutinized and the status of deficit documents is mentioned below.</p>		
<p><b>27.</b></p>	<table border="0"> <tr> <td style="vertical-align: top; width: 30%;"> <p><b>Present compliance status as on 17.02.2025 of deficit documents conveyed through notice dated 03.01.2025.</b></p> </td><td style="vertical-align: top;"> <ol style="list-style-type: none"> <li>1. Deficit fee Rs. 2,35,458/- needs to be submitted. <b>Status: Submitted vide DD no. 625082 dated 18.01.2025 amount Rs 2,35,458/-.</b></li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Need to be corrected.</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Need to be corrected</b></li> <li>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. <b>Status: Submitted. Memo no. 453 dated 28.01.2025.</b></li> <li>5. Copy of conveyance deed executed by HSVP in favour of applicant needs to be submitted. <b>Status: Submitted. No. 13162 dated 05.02.2025.</b></li> <li>6. Environment Clearance needs to be submitted. <b>Status: Not Applicable. Total build up area is less than 20000 Sq. Metres.</b></li> <li>7. Forest NOC from concerned department needs to be submitted. <b>Status: Submitted. Not required as per Memo no. 455 dated 28.01.2025.</b></li> <li>8. Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. <b>Status: Water Supply connection granted but through 6 mm size ferrule and others pending.</b></li> <li>9. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. <b>Status: Submitted</b></li> <li>10. Electrical load availability assurance needs to be submitted. <b>Status: Temporary connection granted against which copy of last bill submitted.</b></li> <li>11. PERT chart needs to be submitted.</li> </ol> </td></tr> </table>	<p><b>Present compliance status as on 17.02.2025 of deficit documents conveyed through notice dated 03.01.2025.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit fee Rs. 2,35,458/- needs to be submitted. <b>Status: Submitted vide DD no. 625082 dated 18.01.2025 amount Rs 2,35,458/-.</b></li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Need to be corrected.</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Need to be corrected</b></li> <li>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. <b>Status: Submitted. Memo no. 453 dated 28.01.2025.</b></li> <li>5. Copy of conveyance deed executed by HSVP in favour of applicant needs to be submitted. <b>Status: Submitted. No. 13162 dated 05.02.2025.</b></li> <li>6. Environment Clearance needs to be submitted. <b>Status: Not Applicable. Total build up area is less than 20000 Sq. Metres.</b></li> <li>7. Forest NOC from concerned department needs to be submitted. <b>Status: Submitted. Not required as per Memo no. 455 dated 28.01.2025.</b></li> <li>8. Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. <b>Status: Water Supply connection granted but through 6 mm size ferrule and others pending.</b></li> <li>9. Land title search report by advocate after incorporating the bar enrolment number needs to be submitted. <b>Status: Submitted</b></li> <li>10. Electrical load availability assurance needs to be submitted. <b>Status: Temporary connection granted against which copy of last bill submitted.</b></li> <li>11. 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 <b>Status: Not Submitted</b></p> <p>13. Allottee related documents like draft application form and draft conveyance deed needs to be revised. <b>Status: Submitted</b></p> <p>14. Draft brochure/advertisement document needs to be submitted. <b>Status: Submitted</b></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. <b>Status: Submitted</b></p> <p>18. Cash flow statement needs to be revised. <b>Status: Submitted</b></p> <p>19. CA certificate for net worth needs to be submitted. <b>Status: Not submitted. Required on latest date.</b></p> <p>20. Quarterly statement of expenditure and sources needs to be provided. <b>Status: Submitted</b></p> <p>21. Board resolution for operation of bank account needs to be revised. <b>Status: Submitted</b></p> <p>22. Project proponent needs to be provided. <b>Status: Submitted</b></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. 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>2. Online DPI needs to be corrected.</p> <p>3. Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted.</p> <p>4. Allottee related documents like, draft allotment letter and draft BBA needs to be revised as per prescribed format</p>

		5. CA certificate for net worth for the latest date needs to be submitted.
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**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, and the documents mentioned above.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

*Ashish*

**Ashish Dubey**  
Chartered Accountant

*Sumeet*

**Sumeet**  
Engineering Officer

<b>Day and Date of hearing</b>	Monday and 17.02.2025
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 17.02.2025

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

Sh. Sukhbir Yadav (Advocate) and Sh. Naresh Kumar (AR) are present on behalf of the promoter.

The AR of the promoter states that the plot has been purchased by the promoter through auction from HSVP and the services like road, water, sewer, storm etc. will be supplied/provided by the concerned department upon completion of construction on the said plot and accordingly no separate need to obtain the assurances for the same.

Further, the conveyance deed has been executed and registered vide no. 13162 dated 05.02.2025 along with permission of Estate Officer, HSVP Gurugram for creation of third-party rights. The time for completion of construction is extendable as per provisions of conveyance deed.

Approved as proposed subject to rectification of remaining deficiencies including the changes in the allotment and BBA formats. The registration certificate shall be issued after necessary corrections in Online DPI, A-H form and other deficit documents.

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

*V. I. Goyal*  
**(Vijay Kumar Goyal)**  
Member, HARERA

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

