

# 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	INDIA WORLDMART
PROMOTER	M/S BETTERCHOICE REALTORS PVT. LTD

#### **PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016** S.No Particulars Details Name of the project India Worldmart 1. 2. Name of the license Priya Ahluwalia D/o Pran Nath Mehta, Naina Sachdeva D/O Pran holders Nath Mehta and N A Buildwell Pvt. Ltd. 3. M/s Betterchoice Realtors Pvt. Ltd. Name of the promoter (Collaborator) Nature of the phase 4. Commercial plotted colony 5. Location of the project Sector 88A, Gurugram 6. Legal capacity to act as Collaborator a promoter 7. Status of project New 8. Whether registration Phase applied for whole/Phase 9. Phase no. (If applicable) 2 10. **Online application ID** RERA-GRG-1849-2025 100 of 2024 dated 24.07.2024 11. License no. Valid up to 23.07.2029 Total licensed area 12. 5.5583 Acres Area to be 3.4583 Acres registered 13. Project completion date 31.12.2029 declared as u/s 4(2)(l)(C)14. Compliance OPR (If N/A applicable) 15. 4(2)(l)(c) Compliance (If N/A applicable) 16. 4(2)(l)(D) Compliance N/A (If applicable) 17. Status of change of bank N/A account 18. **RC** compliance N/A 19. Number of plots 57 residential plots 20. **Total Project cost** Rs. 149.57 crores 21. **Project Expenditure So** Rs. 17.33 crores far 22. Estimates expenditure Rs. 132.24 crores for completion so far

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 भूत्संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



PROJECT	INDIA WORLDMART
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	S.N	Particulars	Date of approval	Validity up to		
	1.	License Approval	100 of 2024 dated 24.07.2024	23.07.2029		
	2.	Layout plan approval	DRG No. DTCP 11031(i) dated 22.04.2025			
	3.	Phasing plan approval	ZP-2052-II/JD(RA)/2024/40787 dated 20.12.2024			
	4.	Standard Design approval	ZP-2052-JD(RA)/2025/14877 dat	ed 24.04.2025		
	5.	Electrical load	Ch-62/DrgPLC dated 11.12.2024			
	6.	Service plan and estimate approval	Not submitted	(Culture at a)		
6.	Fee	Details		Sources in the second		
	A) Registration fee		(21438.942 x 1.5 x 20) = Rs. 6,43,168/-	tes of present in the set		
	B) Processing Fee		21438.942 x 10 = Rs. 2,14,390/-	Status of a colored		
	C) Late Fee		N/A	Section of the section of the		
	Total Fee (A+B+C)		Rs. 8,57,558/-	for diastant, an actual		
7.	DD	Details		C. automotions sering		
	DD No. and Date		016310 dated 07.05.2025 016321 dated 22.05.2025	Tot al incassod area		
	Fees Paid		Rs. 8,39,800/- Rs. 17,758/-	Prosect complexity. In		
	Name of the bank issuing		IDBI Bank	127010		
	Deficit fee		Nil	Laboration (		
	File Status		Date	and the state of the state		
8.	File	received on	24.04.2025	Lutiko ito inc		
0.	Firs	t notice Sent on	15.05.2025	ACTING COMPLET		
	1 <sup>st</sup> h	nearing on	19.05.2025 (adjourned)	in Brothmand		
	1st	reply submitted on	26.05.2025	Status àt muner of have		
	2nd	hearing on	02.06.2025	Distances.		
	3rd 1	hearing on	16.06.2025	Re return longe		
9.	1.	registration of the con section 4 of Real Estate	etterchoice Realtors Pvt. Ltd. has nmercial plotted colony namely " (Regulation and Development), Ac license no. 100 of 2024 dated 24.07	INDIA WORLDMART" und t 2016.		

2. The project pertains to license no. 100 of 2024 dated 24.07.2024 valid up to 23.07.2029 measuring 5.5583 Acres in sector 88A, Gurugram granted by DTCP Priya Ahluwalia D/o



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- Pran Nath Mehta, Naina Sachdeva D/O Pran Nath Mehta, N A Buildwell Pvt. Ltd. in collaboration with M/s Betterchoice Realtors Pvt. Ltd.
- 3. The entire project comprises of 2 phases as per the approved phasing plan dated 20.12.2024:

Phase No.	Area in acres	FAR proposed	Status
Phase- 1	2.10 acres	12301.551 sqm	Not registered
Phase- 2	3.4583 acres	21438.942 sqm	Applied for registration
TOTAL	5.5583 acres	337740.493 sqm	

- 4. The promoter has applied for the registration of Phase 2 measuring 3.4583 acres of the total 2 phases of the project comprising of an area of 5.5583 acres approved by DTCP vide memo dated 20.12.2024.
- 5. The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 15.05.2025 and date of hearing was fixed for 19.05.2025
- 6. On 19.05.2025, the matter was adjourned to 02.06.2025.
- 7. Further, a public notice dated 23.05.2025 with respect to the consideration of present application of registration of the project was published in Dainik Bhaskar (Hindi), The Indian Express (English) and The Millenium Post (English).
- 8. Proceedings dated 02.06.2026: Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Shivash Kumar (Landowner), Sh. Masum Kumar (AR) and Ms. Bhawna (AR) are present on behalf of the promoter. The site of the project is visited by the concerned executive and it is confirmed that the site can be approached through service lane of Dwarka Expressway. However, the metal service lane/ approach road is yet to be developed. The AR of the promoter is directed to rectify the remaining deficiencies including the certified copy of mutation and settlement agreement before the next date of hearing. The matter to come up on 16.06.2025.
- 9. The promoter submitted a reply dated 04.06.2025 wherein a certified copy of mutations and a copy of settlement agreement is submitted along with other documents.
- 10. The replies dated 26.05.2025 and 04.06.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.

20.	Present compliance	1,	Online corrections in REP-I (Part A-H) need to be done.
	status as on 16.06.2025		Documents to be uploaded need to be provided in soft
	of deficient documents		copy less than 5 mb in size.
	as observed on		Status: Not submitted
	02.06.2025	2.	Corrections in online DPI need to be done.
			Status: Submitted
	ibuda Buo (miliyos mili so yabis a	3.	Deficit fee of Rs. 17,758/- need to be paid.
	Battimular and all shame provide		Status: Paid vide DD no. 016321 dated 22.05.2025 of
	and here and the property of		IDBI Bank.
	anin 32-100 dist ninser and	4.	Clause 14 of the collaboration agreement states that the
	Anna an College and Anna		failure of developer to obtain license by 31.12.2023 and/
			or deliver the fully developed saleable plots by 31.12.2024

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भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

HARERA
GURUGRAM

PROJECT	INDIA WORLDMART
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shall result in automatic termination of the agreement between the parties with respect to the Commercial Land, without the requirement of any notice, prior thereto or subsequent thereafter. This needs to be clarified.

Status: Addendum between the applicant and Ms. Priya Ahluwalia and Ms. Naina Sachdeva submitted through which the said collaboration agreement is made irrevocable.

Further, the addendum agreement mentions a settlement agreement dated 21.08. 2021. A copy of the settlement agreement is also submitted.

5. As per the collaboration agreement, the developer shall have marketing rights over his share and the landowners shall have marketing rights over their share of area. Accordingly, the list of SCOs falling in share of each party and same demarcated in colour on layout plan duly stamped and signed by all the partes need to be submitted. **Status: Submitted** 

Copy of registered power of attorney needs to be provided.

Status: Registered power attorneys executed by and Ms. Priya Ahluwalia and Ms. Naina Sachdeva submitted for the phase applied for registration.

 Approval of standard designs is submitted. However, a copy of the drawing of standard design needs to be submitted.

**Status: Submitted** 

 A copy of approved layout plan on which the details of approval are mentioned needs to be submitted.
 Status: Submitted

 Copy of mutation for 58//11/1/2, 58//13/1/1, 57//5 and 57//6 in favour of licensee needs to be submitted.
 Status: Submitted

10. Revised land title search report as per the entire land schedule annexed with the license no. 100 of 2024 needs to be submitted.

## Status: Submitted

11. Documents relating to entry of license and collaboration agreement in revenue record needs to be submitted.

Status: Submitted. However, total licensed area is mentioned in revenue report is 49K-9M-3S whereas the area as per license is 44K-9M-3S. This needs to be rectified.

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ed of building in grading to be		Status: Not sub	mitted
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	18.	NOC from lende	r needs to be provided.
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enored subgrade plane by \$1.02 2023	19.	Project report ne	eeds to be provided.
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and ann ann ann ann ann ann		to be submitted.	
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	27	Status: Submitt	
And the state of the second second second	27.	Latest CA certific Status: Submitt	cate for net worth needs to be provided. <b>Eed</b>

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	Lots and the second second	28. Copy of paid challan of EDC and IDC needs to be Status: Submitted		lan of EDC and IDC needs to be provided.		
		29.	CA certificate re	garding expenditure incurred and to be		
	encourrent character of the	1:42 110	incurred needs to	o be submitted.		
			Status: Submitte	ed		
	T. C.	30.	CA certificate for	non-default needs to be submitted.		
	n na na programijana na na ha	m a 108	Status: Submitte	ed		
	e	31.	Latest non encur	nbrance certificate not below the rank of		
	Set and a	they have	tehsildar needs t	o be submitted.		
	rear of solid property	95×0.1103	Status: Not subi	mitted		
		32.	Arrangement regarding land or revenue sharin			
	<ul> <li>an address transver</li> </ul>	e é i na	document betwe	een landowner and developers needs to		
			be submitted.			
		129	Status: Clarified	1		
21.	Remarks	1.	Online correctio	ns in REP-I (Part A-H) need to be done		
			Documents to b	e uploaded need to be provided in sof		
			copy less than 5	mb in size.		
	Section 2	ms of	Status: Not sub	mitted		
	relative in AP may we consider	2.	Clause 14 of the	collaboration agreement states that the		
	た身体的			per to obtain license by 31.12.2023 and,		
	1 Kosta pr	lab be	or deliver the fully developed saleable plots by 31.12.2024			
		1.0		automatic termination of the agreemen		
		19000		ties with respect to the Commercial Land		
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	and set of the set of the	truit		eafter. This needs to be clarified.		
			and the second sec	dum between the applicant and Ms		
	Botton and the young	I. dama		a and Ms. Naina Sachdeva submitted		
				the said collaboration agreement is		
	for the second sec	54.71	the second s	ble. Addendum agreement executed		
	policie a federal a substitu			uildwell Pvt. Ltd. is not submitted.		
				settlement agreement mentioned in		
	and the second s			eement is also submitted.		
	The real strength and strength	3.		ting to entry of license and collaboration		
		5.		venue record needs to be submitted.		
	< An oral a result	246.179		ted. However, total licensed area is		
	ACCESS OF A DECEMBER			revenue report is 49K-9M-3S wherea		
				license is 44K-9M-3S. This needs to be		
	and child of the rest of the		-	Incense is 44K-9M-55. This needs to be		
			rectified.	the share and estimates and to be		
	a se alger a 🖉 palere e preside	4.		ice plans and estimates need to be		
			submitted.			
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	in a large straight a second	5.				
	and the second	5.	to be submitted.	sheet for the financial year 2023-24 needs onal balance sheet submitted		

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 Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted.
 Status: Not submitted

**Recommendations:** The application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 21.

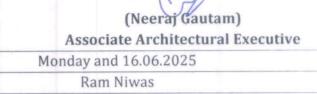
It is recommended that the Authority may consider for grant of registration subject to the above deficit documents and security amount of Rs. 25 lakhs on account of submission of approved service plans and estimates in the Authority within 4 months.

NW	/
(Asha)	

**Chartered Accountant** 

Day and Date of hearing

Proceeding recorded by



### **PROCEEDINGS OF THE DAY**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Masum Kumar (AR), Ms. Jyoti Vig (AR), Sh. Shivesh Kumar Singh (AR) are present on behalf of the promoter and state that with respect to the clarification regarding irrevocability of the collaboration agreements between the promoter and the landowners of the project, the copy of addendum to collaboration agreement with respect to irrevocability of the collaboration agreement executed with M/s N A Buildwell Pvt. Ltd. is being submitted in the registry of the Authority today. The copy of addendum to the collaboration agreement executed between the promoter, Ms. Priya Ahluwalia and Ms. Naina Sachdeva regarding irrevocability of the collaboration agreement has already been submitted to the Authority.

Approved as proposed subject to the submission of remaining deficit documents and a BG/DD of Rs. 25 lakhs on account of submission of approved service plans and estimates in the Authority within 4 months.

The RC shall be issued after the rectification in form REP-I, submission of deficit documents as listed above at S. No. 21 and the requisite security amount.

0 n leave (Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal)

Member, HARERA

(Arun Kumar) Chairman, HARERA

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The RC shall be inserting at an intervention for these NEP is as in 1997. The result of the result o

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