

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.	About the promoter	M/s Metadesign Solutions Private Limited is an unlisted Indian company incorporated on July 7, 2010, and headquartered in Gurugram, Haryana. Primarily a technology firm, it specializes in digital product engineering and offshore software development, recently expanding into real estate as a promoter for projects like "MDS Jai Shri". The company has an authorized capital of ₹4.00 Crore and a paid-up capital of approximately ₹3.36 Crore. Its current leadership includes two primary directors: Sunil Chand Goyal, the Founder and CEO, and Amit Gupta.		
4.	Nature of the project	Group Housing		
5.	Location of the project	Sector 23-23A, Gurugram		
6.	Legal capacity to act as a promoter	3 rd Party Right Holder (Allotment from HSVP)		
7.	Name of the land owner	M/s Metadesign Solutions Private Limited		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no. applied	Not applicable		
	Nature of phase	Not applicable		
10.	Online application ID	RERA-GRG-PROJ-2116-2025		
11.	Allotment Letter No and Date (Land allotted by HSVP)	Memo No. Z0002/E0004/UE007/GALOT/0000000357 dated 28.11.2023		
12.	Total area of the Project	3075.72 sqm (0.76 acres)	Area to be registered	3075.72 sqm (0.76 acres)
13.	Projected completion date	04.07.2029		
14.	QPR Compliances	For RC no. 27 of 2025 dated 13.03.2025: Submitted upto 30 th September 2025		
15.	4(2)(I)(D) Compliances	For RC no. 27 of 2025 dated 13.03.2025: Not submitted		
16.	4(2)(I)(C) Compliance	RC valid upto 04.07.2029		
17.	Status of change of bank account	Not applicable		
18.	Details of proceedings pending against the project	Not applicable		
19.	RC Conditions Compliances	No conditions were imposed		
20.	No. of towers	1 tower		
21.	No. of floors	G+14		
22.	No. of units	95 (68 Residential + 27 Commercial)		
23.	Present stage of completion (%)	7.5%		



24.	Total Project cost	Rs 122.50 Crore		
25.	Project expenditure so far	Rs 60.41 Crore		
26.	Estimated expenditure for completion so far	Rs 62.09 Crore		
27.	Construction cost of towers	Rs 3,250/- Sq.ft.		
28.	Land cost	Rs 46.07 Crores		
29.	Construction cost per Sq.ft.	Rs 3259 Sq. ft		
30.	Sold Unit	Residential: 7 & Commercial: 12		
31.	Unsold units	Residential: 61 & Commercial: 15		
32.	Total sale consideration from sold units	Rs 25.83 Crore		
33.	Total amount received from sold inventory	Rs 5.11 Crores		
34.	Amount to be received from existing allottee.	Rs 20.73 Crores		
35.	Closing balance at the end of the quarter as on 30/09/2025	Rs 7,06,000/-		
36.	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	-
	ii)	Conveyance deed registration	No. 13162 dated 05.02.2025	-
	iii)	Layout cum demarcation cum zoning plan	Drg. No. D.T.P (G) 2640/2023 dated 09.06.2023	-
	iv)	Revised Building plan approval	Memo No – CTP/DTP(NN)/257112 dated 05.08.2025	04.08.2030
	v)	Environmental Clearance	Not Applicable. Total build up area is less than 20000 Sq. Metres.	-
	vi)	Airport clearance height	AAI/HRQ/NR/ATM/NOC/2024/23 1/869-872 dated 02.04.2024	31.03.2032
	vii)	Revised Fire scheme approval	FS/2025/40 dated 13.09.2025	12.09.2030
viii)	Service plan and estimate approval	Not Applicable (Allotment from HSVP)		
37.	Fee Details			
	Registration Fee		Residential- $7904.6 * 3.62 * 10 =$ Rs 2,86,147/- Commercial- $3229.506 * 3.62 * 20 =$ Rs 2,33,816/- Total = Rs 5,19,963/-	
	Processing Fee		$11134.106 \times 10 =$ Rs. 1,11,341/-	
	Late Fee		Not applicable	
	Total Fee		Rs 6,31,304/-	
38.	RTGS/DD amount		Rs 1,00,000/- Rs 3,62,000/-	

		Rs 2,35,458/- Total: Rs 6,97,458/-																
	RTGS/DD no. and date	251126251743254 dated 26.11.2025 625034 dated 03.12.2024 625082 dated 18.01.2025																
	Name of the bank issuing	Union Bank																
	Processing fee already paid which is not considered now as the application has been amended from 10765.020sqm to 11134.106 sqm	Rs 1,07,650/-																
	Amount paid to be considered	Rs 6,97,458/- - Rs 1,07,650/- = Rs 5,89,808/-																
	Deficit fee needs to be paid	Rs 6,31,304/- - Rs 5,89,808/- = Rs 41,496/-																
39.	File Status	Date																
	File received on	26.11.2025																
	First notice sent on	16.12.2025																
	First hearing on	22.12.2025																
	Second hearing on	29.12.2025																
	Third hearing on	05.01.2026																
40.	Case History: The Promoter M/s Metadesign Solutions Private Limited who is a land owner (through allotment from HSVP) applied for the amendment in 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. 102996 dated 26.11.2025 and RPIN-992. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2116-2025. 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 st deficiency notice vide notice no. HARERA/GGM/RPIN/992 dated 16.12.2025 was issued to the promoter with an opportunity of being heard on 22.12.2025. The amendment in already registered project vide Registration Certificate No. 27 of 2025 dated 13.03.2025 is as follows:																	
	<table><tr><th>Particulars</th><th>Earlier Approved / Registered</th><th>Revised</th><th>Remarks</th></tr><tr><td>Total Units</td><td>109 (57 Residential + 52 Commercial)</td><td>95 (68 Residential + 27 Commercial)</td><td>Units reduced</td></tr><tr><td>Green Area</td><td>—</td><td>12% approved</td><td>Approved by HSVP</td></tr><tr><td>Total Project Area</td><td>3075.72 sq. m</td><td>3075.72 sq. m</td><td>No change</td></tr></table>	Particulars	Earlier Approved / Registered	Revised	Remarks	Total Units	109 (57 Residential + 52 Commercial)	95 (68 Residential + 27 Commercial)	Units reduced	Green Area	—	12% approved	Approved by HSVP	Total Project Area	3075.72 sq. m	3075.72 sq. m	No change	
Particulars	Earlier Approved / Registered	Revised	Remarks															
Total Units	109 (57 Residential + 52 Commercial)	95 (68 Residential + 27 Commercial)	Units reduced															
Green Area	—	12% approved	Approved by HSVP															
Total Project Area	3075.72 sq. m	3075.72 sq. m	No change															
	The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 03.12.2025 namely Dainik Bhaskar, The Times of India & The Tribune. Whereas, no objection has been received till 15.12.2025. On 22.12.2025, The matter is adjourned and listed for 29.12.2025.																	

	On 29.12.2025, The matter was adjourned and fixed for 05.01.2026. The promoter has submitted a reply on 24.12.2025 & 01.01.2026 which have been scrutinized and the status of deficit documents is mentioned below.
41.	Present compliance status as on 05.01.2026 of deficit documents conveyed through deficiency notice dated 16.12.2025. - Deficit fee of Rs 41,496/- needs to be submitted. Status: Not submitted - The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not submitted - Online DPI needs to be corrected. Status: Submitted, but correction needs to be done. - Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Submitted, but needs to be revised. - Booking list of units sold to the allottees as on date of the application applied for amendment in registration which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration (along with paid amount and pending amount) needs to be submitted. Status: Submitted - List of the unsold units as on date of the application for amendment in registration which includes unit no. and unit area needs to be provided. Status: Submitted - List of Consent of two third allottees after incorporating details of unique allottees along with their contact details and date of booking needs to be submitted. Status: 14 consents have been submitted, from which there are 11 unique allottees. - Approved Demarcation plan & zoning plan on A1 size sheet (laminated) needs to be submitted. Status: Submitted - Copy of superimposed demarcation plan on the approved layout plan needs to be submitted. Status: Submitted - Approval NOC from various agencies for connecting external services like road access permission, water supply, sewerage, storm water assurance needs to be submitted. Status: Promoter stated that the plot was acquired directly through an auction conducted by HSVP. As HSVP is the primary developer responsible for the

	external infrastructure. Hence, there is no need for submission of NOC from various agencies. 11. PERT Chart specifying date of completion needs to be submitted. Status: Not submitted 12. REP-II needs to be revised. Status: Submitted 13. Revised land title search report for 30 years record certified on the latest date after incorporating the bar enrolment number needs to be submitted. Status: Submitted 14. Revised project report along with brochure of current project and latest site photographs for the physical status of construction needs to be submitted. Status: Submitted 15. Allottee related documents like, draft allotment letter & conveyance deed needs to be submitted. Status: Not submitted 16. Allottee related documents like draft application form and draft BBA needs to be revised. Status: Not submitted 17. Copy of four sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. Status: Submitted 18. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 11767.93 lakhs, whereas as per the DPI, it is Rs 12249.99 lakhs. Status: Submitted but clarification for difference in project costing needs to be revised. 19. Clarification needs to be submitted as EDC, IDC and taxes not mentioned in DPI. Details of financial resources amounts to Rs 3600 lakhs from equity, Rs 500 lakhs from banks/financial institution and Rs 1000 lakhs from Others mentioned in DPI needs to be submitted. Status: Submitted, promoter has submitted the revised DPI. Further, promoter states that the plot was acquired directly through an auction conducted by HSVP and HSVP is responsible for external infrastructure. 20. Affidavit of no loan needs to be submitted. COI (Certificate of Incorporation) and Charge form (CHG) uploaded on website of MCA needs to be submitted.
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		Status: Submitted 21. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of financial and inventory details, CA Certificate of REP 1(A-H), CA Certificate of non-default in payment of debt & statutory liabilities dated 27.10.2025, CA Certificate of expenditure incurred and to be incurred dated 06.11.2025. Status: Submitted but CA Certificate of financial and inventory details needs to be revised as total units is missing. 22. Bank Undertaking dated 16.11.2024 needs to be revised. Status: Not Submitted, promoter states that the original copy of bank undertaking is already submitted at the time of original registration of the project. 23. Quarterly source of funds and quarterly net cash flow statement needs to be revised as source of funds does not match with DPI. Status: Submitted 24. Schedule and Challan of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted, promoter states that the plot was acquired directly through an auction conducted by HSVP and HSVP is responsible for external infrastructure. 25. As per Independent Auditors Report dated 31.03.2025, the company has four pending litigations for the recovery of Rs 2.09 crs against amount due for the supply of goods or services or against advances given for supply. Any adverse outcome in these cases may impact the financial position of the Company to the extent of amount involved. Clarification/justification needs to be submitted regarding this. Status: Submitted, promoter states that the amount involved i.e. 2.09 crs represents as Contingent Asset and the company maintains sufficient liquidity. The non recovery of this amount does not create a cash outflow or a liability that would hinder the completion of the current obligation.
42.	Remarks	1. Deficit fee of Rs 41,496/- needs to be submitted.

	2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Comparison sheet regarding the revision in the building plans needs to be submitted. Status: Submitted, but needs to be revised. 5. PERT Chart specifying date of completion needs to be revised. 6. Allottee related documents like, draft allotment letter & conveyance deed needs to be submitted. 7. Allottee related documents like draft application form and draft BBA needs to be revised. 8. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 11767.93 lakhs, whereas as per the DPI, it is Rs 12249.99 lakhs. Status: Submitted but clarification for difference in project costing needs to be revised. 9. Clarification needs to be submitted as EDC, IDC and taxes not mentioned in DPI. Details of financial resources amounts to Rs 3600 lakhs from equity, Rs 500 lakhs from banks/financial institution and Rs 1000 lakhs from Others mentioned in DPI needs to be submitted. Status: Submitted, promoter has submitted the revised DPI. Further, promoter states that the plot was acquired directly through an auction conducted by HSVP and HSVP is responsible for external infrastructure. 10. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of financial and inventory details, CA Certificate of REP 1(A-H), CA Certificate of non-default in payment of debt & statutory liabilities dated 27.10.2025, CA Certificate of expenditure incurred and to be incurred dated 06.11.2025. Status: Submitted but CA Certificate of financial and inventory details needs to be revised as total units is missing. 11. Bank Undertaking dated 16.11.2024 needs to be revised. Status: Not Submitted, promoter states that the original copy of bank undertaking is already submitted at the time of original registration of the project.
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Recommendation: The application submitted by the promoter for amendment of 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 201,6 and Haryana Rules, 2017 have been submitted and found to be in order except deficit fee, correction in A to H form, corrections in online DPI and the documents mentioned above.

It is recommended that the Authority may consider the grant of addendum certificate subject to the submission of above-mentioned deficiencies.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 05.01.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.01.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

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

The AR of the promoter submitted that an application has been filed for amendment of the registration certificate for the project namely "MDS Jai Shri." It is stated that the total project area remains unchanged at 0.76 acres (3075.72 Sq. m.), as originally registered. However, the number of units has changed pursuant to the revision of the building plans approved vide CTP/DTP(NN)/257112 dated 05.08.2025.



It is further submitted that based on the revised building plans, an application for amendment under Section 4 of the Act has been filed before the Authority, along with the consent of 2/3rd of the existing allottees of the project "MDS Jai Shri." The revision in the building plans includes the grant of 12% additional FAR under the Green Building norms, due to which the total FAR of the project has increased from 10,765.020 sq. mtr. to 11,134.106 sq. mtr.

Consequently, the unit configuration of the project has changed. Earlier, the project comprised of 57 residential units and 52 commercial units, totaling 109 units. As per the revised building plans, the project now comprises of 95 units, out of which 68 are residential units and 27 are commercial units.

The AR further stated that, as on the date of filing of the amendment application, 7 residential units and 12 commercial units have been sold. Against these sold units, 14 consent letters have been submitted, out of which 11 consents pertain to unique allottees. Accordingly, the Authority directs the promoter to submit a notarized affidavit from the Director of the promoter company to this effect.

It is also submitted that the promoter has deposited the applicable fees corresponding to the increased FAR of the residential and proposed commercial component, along with submission of the deficit documents sought by the Authority vide deficiency notice no. HARERA/GGM/RPIN/992 dated 16.12.2025. The AR stated that the Green Building FAR granted has been utilized in the residential component and fees have been deposited accordingly.

The Authority observes that the Green Building FAR, as per the revised building plans, has been sanctioned for the entire site, and accordingly, the applicable FAR factor stands revised to 3.62 against the earlier FAR factor of 3.5. Therefore, the fees have been calculated by the Authority as per the revised FAR factor. Hence, the promoter is directed to deposit the deficit fee i.e. Rs.41,496/-. It is further observed that the bank undertaking submitted by the promoter is not in the prescribed format, as it contains conditional clauses. Accordingly, the Authority directs the promoter to submit a revised bank undertaking strictly in accordance with the prescribed format.

In view of the above the amendment is approved as proposed, subject to submission of payment of the deficit fee, submission of a revised bank undertaking, and rectification of all deficiencies mentioned above, including corrections in Forms A to H and the Online DPI along with the notarized affidavit from the Director of the promoter company regarding the submission of consents of two third existing allottees submitted to the Authority. This approval is without prejudice to the rights of the allottees under Section 18 of the Act, 2016.

The addendum registration certificate shall be issued only after submission and compliance of the remaining deficiencies, including correction in Forms A to H and Online DPI.

(Arun Kumar)
Chairman, HARERA

