Promoter Name M/s Metro Technobuild Pvt. Ltd.
Project Name MKS County

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6

S. N.	Particulars	Details	
1.	Name of the project	MKS County	
2.	Name of the license holder	M/s Metro Technobuild Pvt. Ltd.	
3.	Name of the promoter	M/s Metro Technobuild Pvt. Ltd.	
4.	Brief of the promoter	M/s **Metro Technobuild Private Limited** is a private limited company incorporated on **16 August 2007** under the Companies Act, bearing **CIN: U45400DL2007PTC167037**. The Company is engaged in the business of real estate development, construction, and allied infrastructure activities. It has an **authorised share capital of ₹9,20,00,000 (Rupees Nine Crore Twenty Lakh only)** and a **paid-up share capital of ₹7,60,00,000 (Rupees Seven Crore Sixty Lakh only)**. The Company is presently managed by its Directors, **Mr. Jai Kishore Totlani** and **Mr. Manoj Kumar**, who are responsible for its overall management and operations. The registered office of the Company is situated at **397, Kohat Enclave, Pitampura, Delhi – 110034**.	
5.	Nature of the project	Residential Plotted Colony Under DDJAY	
6.	Location of the project	Sector-02, Sohna,Gurugram, Haryana	
7.	Legal capacity to act as a promoter	Licensee	
8.	Status of project	Applied for extension of registration	
9.	RERA Registration No.	43 of 2022 dated 25.05.2022	
10.	Validity of Registration Certificate	Valid From 25.05.2022	Valid Up to 24.04.2026
11.	Date of receipt of application for extension	16.04.2026	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	23.04.2027	
14.	Online extension ID	RERA-GRG-2226-2026	
15.	Registration Temp ID	RERA-GRG-1043-2022	
16.	QPR status	Submitted upto March 2026 (from July 2022 to March 2026).	
17.	4(2)(l)(D) reports status	All 4(2)(l)(d) reports submitted (From 2022-2023, 2023-2024 and 2024-2025)	
18.	Other conditions of RC	The promoter shall submit the Service plan & Estimated approval within 3 months from the issuance of the RC.	

		Status: Obtained on 21.11.2023			
19.	4(2)(l)(C) compliance	Applied for extension u/s 6 on 16.04.2026			
20.	Status of change of bank account	N/A			
21.	Details of proceedings pending against the project	RERA-GRG-7052-2022-Noncompliance of RC condition obtained on 21.11.2023 after delay of 455 days.			
22.	License no.	42 of 2022 dated 13.04.2022		12.04.2027	
23.	Total licensed area	12.125 Acres	Area for extension of registration	12.125 Acres	
24.	Statutory approvals either applied for or obtained prior to registration				

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	42 of 2022 dated 13.04.2022	12.04.2027
ii)	Layout plan	Memo no. 8255 dated 15.04.2022	
iii)	Revised layout plan	Drg. No. DTCP 8894 dated 02.01.2023	
iii)	Zoning plan approval	Drg. No. DTCP 8309 dated 16.05.2022	
iv)	Revised zoning plan	Drg. No. DTCP 9075 dated 16.03.2023	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan estimates approval	LC-4575-JE(SK)-2023/40161 dated 21.11.2023	
viii)	Electrical load availability connection	Memo no. 249 dated 20.01.2025	

25.	Total cost of the project	Rs.152.54 crores (as per DPI)
26.	Expenditure incurred on the project	Rs.134.60 crores (as per DPI)
27.	Expenditure to be incurred	Rs.18.24 crores (as per DPI)

28.	Total sales consideration	Rs.68.96 crores (as per DPI)		
29.	Total amount received from sale proceeds:	Rs.66.68 crores (as per DPI)		
30.	Balance Consideration from sold units:	Rs.2.27 crores (as per DPI)		
31.	Amount as per RERA A/c as on 31.03.2026	Nil		
32.	Percentage of work completed	90.51%(as per QPR)		
33.	Total units	Residential Plots-170 and 1 commercial block		
34.	Units sold/ unsold	Total:170	Sold: 68	Unsold: 102
35.	Size of units	Plot size area varying between 106.200 to 149.983 sq m (127.014 sq yard to 179.378 sq yard)		
36.	Construction Cost of community center per sqft.	Rs 3279.48 per sqft. (as per DPI)		
37.	Cost of IDW	Rs. 14.48 crores (as per DPI)		
38.	Reasons for delay	NGT Ban		
39.	Fee details			
	Registration fee	Residential-47155 x 10 = Rs 4,71,550/- Commercial-1912 x 20 = Rs 38,240/- Total- Rs 5,09,790/-		
	Late Fee	N/A		
	Processing fee at the time of registration	49067 x 10 = Rs 4,90,670/-		
	Extension Fee (Half of Registration fee)	Rs 2,54,895/-		
	Processing fee at the time of extension	49067 x 10 = Rs 4,90,670/-		
	Late fee at the time of extension	Delay of 2 months 22 days 5,09,790 x 25% x 2= 2,54,895/- 5,09,790 x 25% x 22/30=93,462/-		
	Total fee	**Rs 20,94,382/-**		
40.	DD amount submitted at the time of registration	Rs 8,00,465/- Rs 2,00,000/- Total- Rs 10,00,465/-		
	DD no. and date	CBINR5202205171000906 dated 17.05.2022		

		438256 dated 25.04.2022
	Name of the bank issuing	Central Bank of India
	DD amount submitted at the time of extension	Rs 25,000/- Rs 75,000/- Rs 9,93,917/- Total- Rs 10,93,917/-
	DD no. and date for extension	KKBKH26105629987 dated 16.04.2026 KKBKH26106896396 dated 15.04.2026 KKBKR52026061200816565 dated 12.06.2026
	Name of the bank issuing	Kotak Mandira Bank
	Total fee paid	**Rs 20,94,382/-**
	Deficient amount	**Nil**
41.	**File Status**	**Date**
	File received on	16.04.2026
	First reply submitted on	24.04.2026
	Second reply submitted on	27.04.2026
	Deficiency notice sent on	07.05.2026
	First hearing on	11.05.2026
	Third reply submitted on	21.05.2026
	Second hearing on	25.05.2026
	Third hearing on	15.06.2026
	Fourth reply submitted on	12.06.2026
	Fifth reply submitted on	02.07.2026
	Sixth reply submitted on	09.07.2026
	Fourth hearing on	13.07.2026

42. Case History: -

1. The Department of Town & Country Planning, Haryana has granted license no. 42 of 2022 dated 13.04.2022 valid up to 12.04.2027 measuring 12.125 acres to M/s Metro Technobuild Pvt. Ltd. (license holder) for setting up of affordable residential plotted colony under DDJAY in sector-2, Sohna, District Gurugram.
2. The above license has been registered with the Authority as DDJAY Plotted Colony namely "MKS COUNTY" vide RC No. 43 of 2022 dated 25.05.2022 valid upto 24.04.2026.
3. Now, the promoter i.e., M/s Metro Technobuild Pvt. Ltd. has applied for the extension of registration of the affordable residential plotted colony under Section 6 of RERA Act,2016 vide application dated 16.04.2026. It is noted that the promoter has now obtained the revised layout plan vide DRG no: - DGTCP 8894 dated 02.01.2023 and zoning plan vide DRG no: - 9075 dated 16.03.2023 wherein no. of plots is from 174 to 170.
4. As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016 any alteration or addition in the sanctioned plan of the project requires written consent of at least two third of the allottees. The promoter has submitted written consent of 9 existing allottees out of total 11 existing allottees of the project were sold prior to the revision in the layout plan of the project which is more than two third of the total number of allottees as submitted by the promoter.

		5. Further, the public notice has been published in three leading newspapers i.e., The Pioneer, Dainik Tribune and The Tribune dated 28.04.2026 in which it is mentioned that the promoter has submitted the two third of the total number of allottees. No objection with respect to the same has been received in the Authority till 08.05.2026. 6. The application dated 16.04.2026 for extension of the project under Section 6 of Act, 2016 was scrutinized and the deficiencies in the application were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/187 dated 07.05.2026 with an opportunity of hearing on 11.05.2026. 7. The site of the project has been conducted on 09.07.2026 by concerned PE and CA to check the status of progress of development and connectivity with the road. It is noted that the project is accessible through 12 m wide service road. The internal development work i.e., street lightning, roads, water supply, sewerage, storm water drainage, STP, UTP is completed. The remaining works related to electrification is going on and further the superstructure of community building (G+1) is being completed. 8. The replies submitted by the promoter with respect to the above deficiency notice has been examined and the status of remaining deficiencies is as below:
43.	**Present compliance status as on 13.07.2026 of deficit documents as conveyed in the notice dated 07.05.2026**	1. Deficit fee of Rs 9,93,917/- needs to be paid. **Status: - Submitted Rs. 9,93,917/- vide UTR no. KKBKR52026061200816565 dated 12.06.2026** 2. Original Registration Certificate needs to be submitted. **Status: - Submitted** 3. Project report need to be submitted. **Status: - Need to be revised** 4. Site photographs for the physical status of construction/ development on the project site needs to be submitted. **Status: - Submitted** 5. Original NEC certified on latest date not below the rank of tehsildar needs to be submitted. **Status: - Submitted** 6. Revised approved service plan and estimates needs to be submitted. **Status: - Submitted** 7. As the approved revised layout plan is submitted, the changes made in the layout plan in tabular form and duly marked on the plan needs to be submitted. **Status: - Submitted** 8. An explanatory note setting out the reasons for delay in completion of the project needs to be submitted along with supporting documents. **Status: - Submitted** 9. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration and extension of registration

•		except the revision in layout plan. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: - Submitted** 10. REP-V form needs to be submitted along with the requisite documents. **Status: - Submitted** 11. REP-II needs to be revised, as the date mentioned for completion of the project u/s 4(2)(l)(c) is incorrect. **Status: - Submitted but REP II needs to be revised.** 12. Correct DPI under section 6 of the Act, 2016 needs to be submitted. **Status: - Need to be revised** 13. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: - Submitted** 14. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: - Submitted** 15. PERT Chart specifying date of completion for the applied project needs to be submitted. **Status: - Submitted** 16. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: - Submitted** 17. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 15003 lakhs, whereas as per the DPI, it is Rs 15284.24 lakhs. **Status: - Submitted** 18. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 4378.20 lakhs and financial resources amounts to Rs 8224.83 lakhs from equity and Rs 163.46 lakhs from loan from other sources mentioned in DPI needs to be submitted. **Status: - Submitted** 19. Following Original CA Certificate needs to be submitted:

		(i) CA Certificate of financial and inventory details of the project, (ii) CA Certificate of net worth of promoter on latest date, (iii) CA Certificate of non-default in payment of debt & statutory liabilities on latest date, (iv) CA Certificate of expenditure incurred and to be incurred. **Status: - Submitted but Revised CA Certificate of financial and inventory details of the project. CA Certificate of net worth of promoter on latest date needs to be submitted as previously dated was 31.03.2025.** 20. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: - Submitted but need to be revised** 21. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: - Submitted but project report & quarterly net cash flow statement needs to be revised. Statement of quarterly expenditure and quarterly source of funds needs to be submitted** 22. Challan and Schedule of payment of EDC for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted in original. **Status: - Submitted** 23. Bank Statement of RERA Accounts for the month of December 2025 needs to be submitted. **Status: - Submitted**
44.	**Remarks**	1. Project report need to be submitted. 2. REP-II needs to be revised, as the date mentioned for completion of the project u/s 4(2)(l)(c) is incorrect. 3. Correct DPI under section 6 of the Act, 2016 needs to be submitted. 4. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, (ii) CA Certificate of net worth of promoter on latest date, (iii) CA Certificate of non-default in payment of debt & statutory liabilities on latest date, (iv) CA Certificate of expenditure incurred and to be incurred.

		5. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. 6. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.

Recommendation: The application for extension of registration under section 6 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. 44.

It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 23.04.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate u/s 6 of the Act, 2016.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 13.07.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.07.2026

Ms. Prachi Singh, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Rahul Yadav (Authorized Signatory) and Sh. Manish Kumar (Finance Head) are present on the behalf of the promoter.

The Authorized Representative of the promoter states that the construction work of the project is approximately 90% complete as on date, and the electrification work and MEP work of community building are currently in progress. Further, the AR states that the remaining works in the project will be completed within one year.

In view of the above, approved as proposed, subject to submission of the remaining deficiencies mentioned above under Remarks at Sr. No. 44. The extension of the registration certificate shall be issued only after submission of the documents mentioned at Sr. No. 44.

(Arun Kumar)
Chairman, HARERA