

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

M9 Square

RERA-GRG-PROJ-2309-2026

Hearing brief for project registration u/s 4

S.No	Particulars	Details
1.	Name of the project	M9 Square
2.	Name of the promoter	M/s Worldwide Resorts and Entertainment Pvt. Ltd.
3.	Brief of the promoter	M/s Worldwide Resorts and Entertainment Pvt. Ltd. has been incorporated dated 06.05.2016 at registered address House no 738, 2 nd Floor, Block A, Shastri Nagar, North West Delhi, Delhi - 110052. Mr. Dhanwal Goyal and Mr. Dharya Goyal are the Director of the promoter company. Mr. Umesh Kumar is the CFO of the promoter company.
4.	Nature of the project	Commercial Colony (Distinct Commercial Component of Industrial Plotted Colony)
5.	Location of the project	Sector- M-9, M-10, M-13, M-14, Manesar, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Active Promoters Pvt. Ltd. and others
8.	Status of project	New
9.	Whether registration applied for whole/phase	Whole Project
10.	Completion date as mentioned in REP-II	OC - 31.08.2029
11.	Online application ID	RERA-GRG-PROJ-2309-2026
12.	QPR Compliances (if applicable)	RC - 100 of 2022 -Submitted upto June 2026.
13.	4(2)(I)(D) Compliances (if applicable)	RC - 100 of 2022 - All Submitted
14.	4(2)(I)(C) Compliances (if applicable)	RC - 100 of 2022- N/A
15.	Status of change of bank account (if applicable)	RC - 100 of 2022- N/A
16.	Details of proceedings pending against the project (if applicable)	RC - 100 of 2022 RERA-GRG-640-2025- SCN for RC Compliance
17.	RC Conditions Compliances (if applicable)	Approved Zoning Plan and Service Plan and Estimates within 3 months - Submitted. (BG Forfeited)
18.	Total Project cost	Rs 16.88/- crores
19.	Project Expenditure So far	Rs 8.28/- crores
20.	Estimates expenditure for completion so far	Rs 8.60/- crores
21.	Total Towers	1

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

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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22.	Number of units		24 Shops	
23.	License no.		136 of 2022 dated 08.09.2022	valid upto 07.09.2027
24.	Total licensed area		118.15 acres	Area to be registered 0.218 acres (882.28 sqm)
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	136 of 2022 dated 08.09.2022	07.09.2027
	ii)	Zoning Plan Approval	DRG NO. DG,TCP – 10902 dated 04.03.2025	(For commercial)
	iii)	Building plan Approval	Memo no. 3383 dated 22.06.2026	21.06.2028
	iv)	Environmental Clearance	N/A	Area is less than 20000 sqm
	v)	Airport height clearance	N/A	(Height is less than 30 meter)
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	LC-4711/PA(VA)/2023/6505 dated 03.03.2023	
26.	Fee details			
	Registration fee		1543.808 sqm * 1.75 * 20 = Rs 54,033/-	
	Processing fee		1543.808 sqm * 10 = Rs 15,438/-	
	Late fee		N/A	
	Total		Rs 69,471/-	
27.	DD/RTGS amount		Rs 46,500/- Rs 23,000/-	
	DD/RTGS no. and date		996139 dated 06.08.2026 996593 dated 25.08.2026	
	Name of the bank issuing		Indian Overseas Bank	
	Total amount		Rs 46,500/-	
	Deficient amount		Rs 22,971/-	
28.	File Status		Date	
	File received on		13.08.2026	
	First notice Sent on		21.08.2026	
	First hearing on		07.09.2026	
29.	Case History:-			



	The promoter i.e., M/s Worldwide Resorts and Entertainment Pvt. Ltd. who is a collaborator had applied for the registration of real estate commercial project (Distinct Commercial Component of Industrial Plotted Colony) namely "M9 Square" located at Sector- M-9, M-10, M-13, M-14, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 115606 dated 13.08.2026 and RPIN-1096. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2309-2026. The project area for registration is 0.218 acres (882.28 sqm) (Distinct Commercial Component of Industrial Plotted Colony) and the licensed area is 118.15 acres. License no – 136 of 2022 dated 08.09.2022 valid upto 07.09.2027. The license no 136 of 2022 dated 08.09.2022 valid upto 07.09.2027 being issued in favour of M/s Active Promoters Pvt. Ltd. and others in collaboration with M/s Worldwide Resorts and Entertainment Pvt. Ltd. for the development of Industrial Plotted Colony over an area admeasuring 118.15 acres. The Industrial Plotted Colony namely "The Golden City" has been registered with the Authority vide RC no. 100 of 2022 dated 14.11.2022 which was valid upto 30.09.2024. Further, extended vide Extension no. 13 of 2025 dated 20.03.2025 which was valid upto 30.09.2025. Further, continued vide Continuation no. 34 of 2025 dated 01.12.2025 which is valid upto 29.09.2027. Now, the promoter has applied for registration of Distinct commercial component (Commercial -4) having an area admeasuring 0.218 acres (882.28 sqm) The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1096 dated 21.08.2026 was issued to the promoter with an opportunity of being heard on 07.09.2026. The promoter has submitted a reply on 19.08.2026 wherein the copy of the public notice published in three newspapers i.e., The Times of India (English), The Tribune (English) and Navbharat Times (Hindi) dated 19.08.2026 for objection till 03.09.2026 has been submitted against which no objection has been received in the Authority. Further, the site of the project was visited on 01.09.2026 and it is noted that the site is presently accessible through 12 mtr wide service road of the 60 mtr wide sector road and further applied area is a part of an Industrial Plotted Colony. The promoter has submitted a reply on 27.08.2026 which was scrutinized and the status of documents is mentioned below.		
30.	<table border="1"> <tr> <td data-bbox="304 1563 671 1890"> Present compliance status as on 07.09.2026 of the deficiencies conveyed through notice dated 21.08.2026. </td><td data-bbox="671 1563 1399 1890"> 1. Deficit Fee - Rs 22,971/- needs to be submitted. Status: Submitted. DD no. 996593 dated 25.08.2026 amounting to Rs 23,000/-. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. </td></tr> </table>	Present compliance status as on 07.09.2026 of the deficiencies conveyed through notice dated 21.08.2026.	1. Deficit Fee - Rs 22,971/- needs to be submitted. Status: Submitted. DD no. 996593 dated 25.08.2026 amounting to Rs 23,000/-. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted.
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	4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted. 5. Fire Scheme approval needs to be submitted. Status: Not Submitted. 6. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 7. Latest land title search report after incorporation of the bar enrolment number of the Advocate needs to be submitted. Status: Submitted. 8. Draft Application form needs to be revised. Status: Submitted. 9. Draft Allotment letter needs to be revised. Status: Submitted. 10. Draft Builder buyer agreement needs to be revised. Status: Submitted. 11. Draft Conveyance needs to be revised. Status: Submitted. 12. Pert Chart needs to be revised. Status: Submitted. 13. Draft Brochure needs to be revised. Status: Submitted. 14. Land cost needs to be clarified according to area apply for registration needs to be submitted. Status: Submitted. 15. Background of the promoter along with experience needs to be submitted. Status: Submitted. 16. REP II needs to be revised. Status: Submitted. 17. CA certificate for non-default needs to be revised. Status: Submitted. 18. CA certificate for cost incurred and to be incurred needs to be match with the DPI, correction needs to be done and needs to be submitted. Status: Not Submitted.
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		19. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted. 20. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. Status: Submitted. 21. Affidavit regarding no loan on the project land needs to be submitted. Status: Submitted. 22. Original Bank undertaking needs to be re-submitted after incorporation of details of Authorized Signatory such as Name, Designation, Employee ID. Status: Submitted. 23. Quarterly statement of expenditure for construction and IDW needs to be submitted. Status: Submitted, however statement of IDW needs to be revised. 24. Cash flow statement needs to be submitted. Status: Submitted. 25. Non-encumbrance certificate certified on the latest date issued by tehsildar/ revenue officer needs to be submitted. Status: Submitted. 26. Affidavit regarding no registered real estate agent for the sake of this project needs to be submitted. Status: Submitted.
31.	Remarks	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Fire Scheme approval needs to be submitted. 4. CA certificate for cost incurred and to be incurred needs to be match with the DPI, correction needs to be done and needs to be submitted. 5. Quarterly statement of expenditure for construction and IDW needs to be submitted. Status: Submitted, however statement of IDW needs to be revised.

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, Fire Scheme Approval and the documents mentioned above at Sr No 31.



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

Asha
(Asha)

Chartered Accountant

Ashish Kush
(Ashish Kush)

Planning Executive

Day and Date of hearing	Monday and 07.09.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.09.2026

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Kapil Bhardwaj (AR) and Ms. Megha Solanki (Advocate) are present on behalf of the promoter.

The Authorized Representative of the promoter submits that an application dated 13.08.2026 has been submitted in the Authority seeking registration of the project namely "M9 Square". The license no. 136 of 2022 dated 08.09.2022 valid upto 07.09.2027 was issued by DTCP in favour of M/s Active Promoters Pvt. Ltd. and others in collaboration with M/s Worldwide Resorts and Entertainment Pvt. Ltd. for the development of Industrial Plotted Colony over an area admeasuring 118.15 acres. Further, the building plans of the Distinct Commercial component (Commercial 4) have been approved.

Now, the promoter has applied for registration of distinct commercial component (Commercial 4) having an area admeasuring 0.218 acres (882.28 sqm) under Section 4 of the Act, 2016.

The AR further submits that presently, Fire Scheme Approval has not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit the Fire Scheme Approval within 4 months from the date of grant of registration Certificate. Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs as a security deposit for timely compliance with the above requirement. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frames, the security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approval as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the Fire Scheme Approval within 4 months from the date of grant of registration Certificate.

In the event of non-submission of the above approval within the prescribed time frames, the security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.



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Approved as proposed subject to rectification of deficiencies mentioned above at S. No 31.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No 31 including correction in A-H form, Online DPI and submission of a BG/DD of Rs. 25 lakhs for submission of Fire Scheme Approval within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

