



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.05.2022.**

**Item No. 172.08**

(vi) Promoter : MG Housing Pvt. Ltd.

**Project : "Mulberry County Phase-IV (Tower E & F)" – Group Housing Colony on land measuring 1.55 Acres situated in revenue estate of village Mujeri, Sector-70, Faridabad.**

**Temp ID: RERA-PKL-1035-2022**

1. Applicants/promoters had obtained License No. 78 of 2012 for development a Group Housing Society on the land measuring 10.10 acres. Total FAR of entire land works out to 67217 sq. meter.
2. Promoters have already obtained occupation certificate on 22.09.2017 in respect of FAR measuring 10,594.53Sq. Mtrs. Further, they had got towers C and D with FAR measuring 18081.008 Sq. Mtrs. Registered vide Registration No. 85 of 2017. They also obtained another registration No. 55 of 2018 in respect of commercial area measuring 0.46 acres.
3. Applicants/promoters have filed this application for registration of remaining project being developed on 1.55 acres land. After examination of the application, Authority observers as follows: -
  - i) This application should be filed for registration of specific FAR, as had been obtained earlier and not in respect of the land area measuring 1.55 acres. Now entire remaining FAR permissible under License No. 78 of 2012 should be included in this application.
  - ii) Proforma REP-I has not been properly filled Applicants/promoters may seek guidance from the office of learned CTP of this Authority and correct the same after re-opening of online proforma.



iii) In the proforma REP-II, promoters have reported that land is free from all encumbrances, whereas, from the perusal of financial statements it has been noticed that promoter company have raised loan of Rs. 123 crores. This loan is reflected in the balance sheet of the applicants/promoters of the year 2020-21. It should be clearly stated whether FAR/land in question of project has been encumbered in any manner or not. Specific statement should be made whether any part of the project has been offered as collateral against the loan of Rs. 123 crores reflected in the balance sheet of the year 2020-21 submitted by the applicants/promoters.

4. Adjourned to 30.05.2022.

True copy



*dmr*  
Executive Director,  
HRERA, Panchkula

LA (Indy)

*all*  
*11/5/22*

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.