Promoter Name M/s MRG Infrabuild Pvt. Ltd.
Project Name The Meridian

PROJECT HEARING BRIEF					
SNo.	**Particulars**		**Details**		
1.	**Name of the project**		The Meridian		
2.	**Name of the promotor**		M/s MRG Infrabuild Pvt. Ltd.		
3.	**Nature of the project**		Affordable Group Housing colony		
4.	**Location of the project**		Revenue estates of Village Hayatpur, Sector-89, Gurugram		
5.	**Legal capacity to act as a promoter**		License holder		
6.	**Name of the license holder**		M/s MRG Infrabuild Pvt. Ltd.		
7.	**Whether registration applied for whole**		Whole		
8.	**Status**		Ongoing		
9.	**Date of completion of project as per REP-II**		23.03.2023		
10.	**License no.**		23 of 2016		Valid up to 22.11.2021
11.	**Total licensed area**		5.51875 Acres	**Area to be registered**	5.51875 Acres
12.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No.	**Particulars**	**Date of approval**		**Validity up to**
	i)	**License Approval**	22.11.2016		22.11.2021 (expired)
	ii)	**Zoning Plan Approval**	28.02.2019		
	iii)	**Layout plan Approval**	16.12.2019		15.12.2024
	iv)	**Environmental Clearance**	30.08.2019		29.08.2026
	v)	**Airport height clearance**	16.04.2018		
	vi)	**Fire scheme approval**	27.04.2020		
	vii)	**Service plan and estimate approval**	Not approved		
	viii)	**Electricity load availability connection**	Not submitted		
13.	**File Status**		**Date**		
	Project received on		14.03.2022		

	First notice sent on	29.03.2022
	First hearing on	13.04.2022
	Second hearing on	26.04.2022
	First reply submitted on	26.04.2022
	Case history- The promoter i.e. M/s MRG Infrabuild Pvt. Ltd. has applied (online and manual) on dated 14.03.2022 for extension of their affordable group housing namely "The Meridian" in sector-89, Gurugram. The application pertains to license no. 23 of 2016 dated 22.11.2016 which was issued by DTCP in favour of Vijay Rajan, Deepak Gupta and others C/o Maxworth Infrastructure Pvt. Ltd. The final approval of transfer of license in favour of MRG Infrabuild Pvt. Ltd. is granted by DTCP on 18.06.2019. On scrutiny of application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice dated 29.03.2022 and the first hearing was fixed for 13.04.2022. On 13.04.2022, A request from the promoter for more time to submit deficit documents to the authority is received through e- mail. The matter is adjourned to 26.04.2022. on 26.04.2022, the matter was adjourned to 04.05.2022. The promoter submitted a reply to the deficiency notice on 26.04.2022 vide central receipt 15217/31721. **Scrutiny of reply dated 26.04.2022** 1. Deficit fee of Rs. 16,23,144/- needs to be paid. **Status: Paid through RTGS reference no. AUBLR22022041201039701 dated 12.04.2022** 2. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: Submitted**	
14.	**Deficit documents**	1. Correction in REP-V form needs to be done. **Status: Corrections marked on hard copy and conveyed to the promoter.** 2. Corrections in online DPI needs to be done. **Status: DPI needs to be filled for extension and not for continuing project U/s 7(3)** **Corrections marked on hard copy and conveyed to the promoter.** **Details of sold units need to be filled in Part M.** **The annexures need to be uploaded in the DPI** 3. Corrections in REP-I (Part A-H) needs to be done.

		Status: Area and license details in Part -B need to be corrected. **Quarterly schedule of development needs to be filled in Part C.** **Bank account details need to be updated in Part D.** **License uploaded in annexures need to be corrected as license no 30 of 2019 is uploaded instead of 23 of 2016.** 4. Approved zoning plan needs to be submitted. 5. Copy of renewal of license no. 23 of 2016 needs to be submitted. **Status: License expired on 21.11.2021** 6. Details of unsold flats need to be provided. 7. PERT Chart specifying date of completion needs to be submitted. 8. Site photographs for the physical status of construction needs to be submitted. 9. Reasons for delay of the project needs to be mentioned along with supporting documents. 10. Copy of DD submitted at the time of registration needs to be provided. 11. Copy of approved service estimates and plans needs to be submitted. 12. Affidavit for arrangement of bank account and bank undertaking needs to be submitted. 13. Interest cost as mentioned in other cost needs to be clarified. 14. Certificate of Engineer, Architect, Chartered Accountant submitted at the time of Last withdrawal needs to be provided. 15. Audit report under section 4(2)(l)(D) for the financial year 2018-19, 2019-20, 2020-21 needs to be provided as per new format. 16. Up to date Quarterly compliance report needs to be submitted. 17. Details of outstanding loan i.e loan sanction letter, disbursement schedule, repayment schedule needs to be provided. 18. CA Certificate for expenditure incurred till the date of application for extension needs to be provided.

Gautam 4/5/2022

Ar. Neeraj Gautam
(Associate Architectural Executive)

HARERA
GURUGRAM

सत्यमेव जयते

Promoter Name M/s MRG Infrabuild Pvt. Ltd.
Project Name The Meridian

Day and Date of hearing	Wednesday and 04.05.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Anjana	CS	9625935263	cs@mrgworld.com

PROCEEDINGS OF THE DAY

Proceedings dated 04.05.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. Ms. Anjana (CS) was present on the behalf of the promoter. The promoter be issued a notice for violating the provision of section 4 by not adhering to the declared date of completion of project as per section 4(2)(l)(c) of the Real Estate (Regulation and Development) Act, 2016. The promoter is directed to fulfil the deficiencies in the application before the next date of hearing.

The matter to come up on 16.05.2022

Vijay Kumar Goyal
(Member, HARERA, Gurugram)

Dr. K.K. Khandelwal
(Chairman, HARERA, Gurugram)