



Project MRG Crown 106
Promoter M/s MRG Group India Pvt. Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016			
SNo.	Particulars	Details	
1.	Name of the project	MRG Crown 106	
2.	Name of the promotor	M/s MRG Group India Pvt. Ltd. (Change of Developer)	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 106, Gurugram	
5.	Legal capacity to act as a promoter	In- principle change of developer	
6.	Name of the license holder	M/s MRG Castle Realty LLP	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1293-2022	
10.	License no.	192 of 2022	Valid up to 22.11.2027
11.	Total licensed area	8.16875 Acres	Area to be registered 8.16875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)		
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	22.11.2027
	ii)	Zoning Plan Approval	10.01.2023

	iii)	Layout plan Approval	24.11.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Ch.- 21/Drg.- PLC
16.	Fee details		
	Registration fee	(1322.308 x 20) + (31735.402 x 10) =Rs. 3,43,800/-	
	Processing Fee	33057.71 x 10 =Rs. 3,30,577/-	
	Late fee	Nil	
	Total fee	Rs. 6,74,377/-	
17.	DD amount	1,72,355/- 1,81,234/-	
	DD no. and date	502667 dated 25.01.2023 502668 dated 25.01.2023	
	Name of the bank issuing	State Bank of India	
	Deficient amount	Rs. 3,20,788/-	
18.	File Status	Date	
	Project received on	03.02.2023	
	First notice sent on	16.02.2023	
19.	Case history-		
	<p>The promoter i.e., M/s MRG Group India Pvt. Ltd. has applied on dated 03.02.2023 for registration of affordable plotted colony under DDJAY namely "MRG Crown 106" located in Sector-106, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana has issued license no. 192 of 2022 dated 23.11.2022 valid up to 22.11.2027 in favour of M/s MRG Castle Realty LLP in collaboration with MRG World LLP for development of affordable plotted colony under DDJAY over an area</p>		

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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>measuring 8.16875 acres in sector- 106, Gurugram. Further, the in- principle approval for change of developer has been granted to M/s MRG Group India Pvt. Ltd. Final order is still awaited.</p> <p>The project consists of 117 residential plots and 1 commercial block proposed to be developed by M/s MRG Group India Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 20.02.2023.</p>
<p>20.</p>	<p>Present compliance status as on 20.02.2023 of deficient documents as conveyed in scrutiny</p> <ol style="list-style-type: none"> 1. Corrections marked on the hard copy of online DPI and REP-I need to be done. Status: Not done 2. Deficit fee of Rs. 3,20,788/- needs to be paid. Status: Not paid 3. Final order of change of developer needs to be submitted. Status: Not submitted 4. Project report needs to be submitted. Status: Not submitted 5. Copies of mutation, Jamabandi and aks- shijra duly certified by a revenue officer not more than six months prior to the date of application need to be submitted. Status: Not submitted 6. Copy of information to revenue department regarding the license and collaboration agreement needs to be submitted. Status: Not submitted 7. Land title search report needs to be submitted. Status: Not submitted 8. Non- encumbrance certificate issued by officer not below the rank of Tehsildar needs to be submitted. Status: Not submitted 9. Approved service plans and estimates need to be submitted. Status: Not submitted 10. Power line shifting NOC needs to be submitted. Status: Not submitted 11. NOC/ assurance for construction water, potable water supply, sewerage supply and storm water drainage need to be submitted. Status: Not submitted 12. PERT chart of the proposed project needs to be submitted.

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Status: Not submitted

13. Application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.

Status: Not submitted

14. Revised REP-II needs to be submitted.

Status: Not submitted

15. CA certificate for Expenditure incurred and to be incurred needs to be submitted.

Status: Not submitted

16. Quarterly schedule of estimated expenditure needs to be provided.

Status: Not submitted

17. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised.

Status: Not submitted

18. Board resolution for operation of bank account needs to be revised.

Status: Not submitted

19. Bank Undertaking needs to be provided.

Status: Not submitted

20. CA certificate for non-default needs to be submitted.

Status: Not submitted

21. GST certificate needs to be submitted.

Status: Not submitted

22. Financial resources need to be met with project cost. Financial resources need to be revised.

Status: Not submitted

23. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(l)(D) needs to be submitted.

Status: Not submitted

24. Copy of Paid EDC, IDC, Conversion charges and license fee challan needs to be provided.

Status: Not submitted

25. Cash flow statement needs to be submitted.

Status: Not submitted

26. Annual report for the financial year 2019-20, 2020-21 and 2021-22 needs to be submitted along with duly signed by CA with UDIN.

Status: Not submitted



27. Copy of independent director and auditor report for the financial year 2019-20, 2020-21, and 2021-22 needs to be submitted.


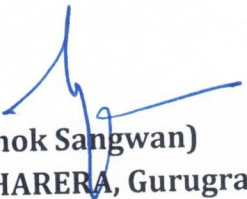

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		Status: Not submitted
21.	Remarks	No reply has been submitted in the Authority yet.
	 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 20.02.2023	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated 20.02.2023		
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.		
Ms. Anjana is present on the behalf of the promoter.		
The promoter is directed to rectify the deficiencies failing which the application is liable to be rejected. The matter to come up on 13.03.2023.		
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram	 On leave (Vijay Kumar Goyal) Member, HARERA, Gurugram