Promoter Name M/s MRG Infrabuild LLP
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 LLP		
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**	Applied for extension of time period for the whole project.		
8.	**Status**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1050-2022		
10.	**Date of completion of project as per REP-II/4(2)(l)(c)**	23.03.2023		
11.	**QPR Compliance (If applicable)**	Submitted		
12.	**4(2)(l)(d) Compliance (If applicable)**	Submitted for the financial year 2019-20 and 2020-21 and 2021-22.		
13.	**License no.**	23 of 2016		Renewed up to 13.07.2023
14.	**Total licensed area**	5.51875 Acres	**Area to be registered**	5.51875 Acres
15.	**Registration No**	245 of 2017	Valid up to 25.09.2021 + 6 months COVID = 24.03.2022	
16.	**Fee Details**			
	Registration Fee	47661.0215*10*2.34 ₹11,15,268/- 1561.543*1. 84*20 =₹57,465/- =11,72,733/-		
	Extension Fee	₹5,86,367/-		
	Processing Fee	49222.5645*10 =₹4,92,226/-		
	Late Fee	150% of extension fee ₹8,79,551/-		
	Total Fee	₹19,58,144/-		
	DD Amount submitted for extension	₹3,35,000/-		

	DD no. and date for extension		000381 dated 11.02.2022	
	Name of the bank issuing		AU Small Finance Bank	
	Fee paid Online through		RTGS reference no. AUBLR22022041201039701 dated 12.04.2022 amounting ₹16,23,144/-	
	Deficient amount		NIL	
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	12.08.2022	13.07.2023
	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	16.12.2022	
	viii)	Electricity load availability connection	Submitted	
18.	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	
	Third hearing on		04.05.2022	
	Fourth hearing on		16.05.2022	
	Second reply submitted on		16.05.2022	
	Third reply submitted on		18.05.2022	
	Fifth hearing on		23.05.2022	
	Sixth hearing on		25.05.2022	
	Fourth reply submitted on		06.06.2022	
	Fifth reply submitted on		11.06.2022	
	Seventh hearing on		13.06.2022	

	Eighth hearing on	27.06.2022
	Ninth hearing on	11.07.2022
	Sixth reply submitted on	30.07.2022
	Tenth hearing on	01.08.2022
	Seventh reply submitted on	22.08.2022
	Eleventh Hearing on	22.08.2022
	Eighth reply submitted on	09.09.2022
	Twelfth Hearing on	12.09.2022
	Nine reply submitted on	03.10.2022
	Thirteenth Hearing on	10.10.2022
	Fourteenth Hearing on	12.10.2022
	Fifteenth Hearing on	26.10.2022
	Sixteenth Hearing on	27.10.2022
	Seventeenth Hearing on	21.11.2022
	Eighteenth Hearing on	05.12.2022
	Nineteenth Hearing on	19.12.2022
	Tenth reply submitted on	19.12.2022
	Eleventh reply submitted on	20.12.2022

Case history-

The promoter i.e. M/s MRG Infrabuild LLP 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 license was transferred in favor of MRG Infrabuild Pvt. Ltd. DTCP on 18.06.2019.

The project was registered by Interim RERA as 'Aashray' vide no. 245 of 2017 and the RC was issued in the name of the then promoter M/s Maxworth Infrastructure Pvt. Ltd. The name of project was changed to 'The Meridian' later and revised RC no. 245 of 2017 dated 03.09.2019 was issued by the Authority to the new promoter M/s MRG Infrabuild Pvt. Ltd.

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

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
Document submitted on 16.05.2022
The AR submitted a request via e- mail dated 16.05.2022 to postpone the hearing for two days i.e., from 16.05.2022 to 18.05.2022.
Proceedings dated 16.05.2022
Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. No one is present on the behalf of the promoter. The AR of the promoter has submitted a request via e- mail dated 16.05.2022 to postpone the hearing for two days. The authority decides to grant registration to the promoter.
The matter to come up on 23.05.2022.
On 23.05.2022, the matter was adjourned to 25.05.2022
Reply submitted on 18.05.2022
The promoter submitted the reply to show-cause notice dated 04.05.2022 requesting not to impose any penalty on the promoter for delaying the completion of project. The AR submits that the completion date is mentioned as per the old registration received by the Authority in the name of M/s Maxworth Infrastructure Pvt. Ltd. The grace period for 6 months was received as covid- 19 relief but still in total the promoter had only 2.5 years to complete the project
Proceedings dated 25.05.2022
Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.
Ms. Anjana (Company Secretary) is present on the behalf of the promoter.
On scrutiny of various replies submitted by the promoter, it is noted that there are still deficiencies pending in the application. The AR of the promoter is directed to submit the deficit documents in the Authority before the next date of hearing. Neither the QPR nor the 4(2)(l)(D) annual audit reports of the project have been received from the promoter. The license has also expired. The promoter has been given 5 hearings to rectify the deficiencies and to submit the deficient documents.

3. The promoter is directed to submit the complete details of QPR submitted along with annual audit reports and if there is any deficiency or delay in submission, the same be also submitted in next one week along with details of bank accounts maintained by the promoter and balance available therein.
4. The Authority decided to conduct compliance audit in respect of requirements of section 4(2)(l)(D) and requirement of section 11 and the audit report should also provide details of withdrawals whether these are as per the provisions of law.
5. Copy be endorsed to CA of the Authority for taking further action.
6. The Engineering Executive shall visit the site and submit detailed report about the construction status of the project. Both CA and EE to be present at the time of next hearing.

The matter to come up on 13.06.2022. on 13.06. 2022, the matter was adjourned to 27.06.2022.

Reply submitted on 06.06.2022

1. Certificate of Engineer, Architect, Chartered Accountant submitted at the time of Last withdrawal needs to be provided.

Status: Submitted

2. 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.

Status: Submitted

3. Site photographs showing the present status of work on site need to be submitted.

Status: Submitted

4. Details of outstanding loan i.e loan sanction letter, disbursement schedule, repayment schedule needs to be provided.

Status: Submitted

5.Affidavit for arrangement of bank account and bank undertaking needs to be submitted.

Status: Submitted. Name of bank needs to be mentioned on the affidavit and needs to be signed by the witnesses.

6.Interest cost as mentioned in other cost needs to be clarified.

Status: Clarified

Proceedings dated 27.06.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. Ms. Anjana (Company Secretary) is present on the behalf of the promoter. The promoter is directed to submit the deficit documents in the Authority before the next date of hearing. The matter to come up on 11.07.2022.

Reply submitted on 11.06.2022

1. Copy of approved zoning plan needs to be submitted.
   Status: Submitted.
2. Affidavit for arrangement of bank account needs to be submitted.
   Status: Submitted.
3. CA Certificate for expenditure incurred till the date of application for extension needs to be provided.
   Status: Submitted.

Proceedings dated 11.07.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

Ms. Anjana (Company Secretary) is present on the behalf of the promoter. The AR submits that the promoter has applied for renewal of license to DTCP along with requisite fee and renewal is expected shortly. Further the requisite Bank undertaking and other documents shall also be submitted shortly. The AR is advised to submit the latest status of construction at site duly certified by supervising Architect/Engineer and the milestones to complete the remaining works. The AR is also advised to submit the details of instalments already received and the schedule of balance instalments and to justify if the same is in consonance with development works which has already been completed. The CA of the Authority is required to examine annual accounts statement under section 4(2)(l)(D) submitted in the Authority.

The matter to come up on 01.08.2022.

Up to date Quarterly compliance report needs to be submitted.

Status: QPR not submitted for the period starting from March 2018 to September 2019. The promoter submits that 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 license was transferred in favor of MRG Infrabuild Pvt. Ltd. DTCP on 18.06.2019.

The project was registered by Interim RERA as 'Aashray' vide no. 245 of 2017 and the RC was issued in the name of the then promoter M/s Maxworth Infrastructure Pvt. Ltd. The name of project was changed to 'The Meridian' later and revised RC no. 245 of 2017 dated 03.09.2019 was issued by the Authority to the new promoter M/s MRG Infrabuild Pvt. Ltd.

The amount collected from the applicants of 'Ashray' was returned and project was again launched as 'The Meridian'. The building plan approval and EC was also obtained in 2019. The promoter seeks exemption in submission of QPR till September 2019.

Request granted for the same by the Authority.

Reply submitted on 30.07.2022.

The AR of the promoter submitted a request for adjournment of hearing to 16.08.2022 in the Authority via email dated 30.07.2022. According to promoter, license renewal is under process in DTCP, Chandigarh, which will renew in 10 to 15 days.

Proceedings dated 01.08.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case.

Sh. Vivek Mudgil (AGM) is present on behalf of the promoter.

The AR submits that the application for license renewal is under consideration of DTCP and approval is expected in next 15 days and hence requests for adjournment of its submission along with other deficit documents.

The matter to come up on 22.08.2022.

Reply submitted on 22.08.2022.

1. Coloured photocopy of Bank undertaking submitted.
2. Copy of renewal of license no. 23 of 2016 submitted.
3. Latest status of construction at site duly certified by supervising Architect/Engineer and the milestones to complete the remaining works.
4. Details of instalments already received and the schedule of balance instalments and to justify if the same is in consonance with development works.

Proceedings dated 22.08.2022

Ms. Geeta Rathee Singh, Sr. L.O. and Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case.

Sh. Vivek Mudgil (AGM) is present on behalf of the promoter and states that the requisite deficit documents have been submitted today in the registry of the Authority and accordingly office to examine the same along with status of submission of compliances under 4(2)(l)(D) as well as updated QPRs.

The matter to come up on 12.09.2022.

Reply submitted on 09.09.2022.

1. Original copy of bank undertaking submitted.
2. Details of instalments already received and the schedule of balance instalments and to justify if the same is in consonance with development works.

Reply submitted on 12.09.2022.

1. A-H Submitted but needs to be revised

Status of Compliances.

4(2)(l)(D) – Submitted for the year 2019 – 2020 and 2020-2021.
QPR – Submitted up to March 22.

Proceedings dated 12.09.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case.
Sh. Vivek Mudgil (AGM) is present on behalf of the promoter.
The promoter has already been granted more than 10 opportunities and still failed to rectify the deficiencies. The Authority here by decides to issue show cause notice to the promoter as why this application for grant of extension of registration of the project shall not be rejected for the want of approved service plans and estimates and granted an opportunity under rule 6 of the Haryana Rules, 2017 to rectify the defects i.e. submission of service plans and estimates within a period of 30 days from the date of issuance of communication regarding such defects i.e. today 12.09.2022 and further provides an opportunity of being heard in the matter on 17.10.2022 at 2.00 PM in the office of the Authority under section 6 of the Act, 2016.
The matter to come up on 17.10.2022.

Documents submitted on 03.10.2022.

A Cheque of Rs 10 lakhs (AU Small Finance Bank) submitted vide cheque no 000133 dated 01.10.2022 for non-submission of service plan and estimates.

Proceedings dated 10.10.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case. The matter is placed before the Authority. As per the directions of the Authority, the matter is adjourned to 12.10.2022.

Proceedings dated 12.10.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case. The AR of the promoter has submitted that the project was launched as per the old building plans and the revised building plans were approved by DTCP later on 16.12.2019. The Authority has adopted a practice of issuing a public notice for information of all concerned in cases involving additions/alteration of approved building plans wherein 3rd party rights have been created so that any interested persons may like to have information submitted by the promoter along with other relevant documents. Accordingly, a public notice be issued in this matter in two newspapers i.e., one Hindi and one English (having good circulation in Gurugram) for filing objections. if any. The cost of that public notice is to be borne by the promoter.
The matter to come up on 27.10.2022.

Documents submitted on 20.10.2022.

Copy of two newspapers in which public notice was issued namely "The Tribune" dated 20.10.2022 and "Punjab Kesari" dated 20.10.2022.

Documents submitted on 21.10.2022.

1. DPI submitted.
2. Corrected A-H submitted.

Proceedings dated 27.10.2022

The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

Proceedings dated 21.11.2022

The promoter is directed to remove the deficiency as mentioned above The matter to come up on 05.12.2022.

Proceedings dated 05.12.2022.

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week along with the deficit documents apart from the filing of information in REP-I

	A to H format and online detailed project information. Further, if any promoter has an issue regarding the calculation of the fee, then the same shall be re-conciled with the concerned official and be submitted in the Authority, otherwise their matter will not be heard on next date of hearing i.e., 19.12.2022. The matter to come up on 19.12.2022. **Proceedings dated 19.12.2022** The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023 **Documents submitted on 19.12.2022.** 1. Only Approval letter of service estimates and plans submitted **Documents submitted on 20.12.2022.** 1. Service Plans and estimates submitted.	
19.	**Present compliance status as on 26.12.2022 of deficient documents as observed on last hearing i.e., 19.12.2022**	1. Copy of approved service estimates and plans needs to be submitted. **Status: Submitted**
20.	**Remarks**	NIL

Recommendation: - The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.

The project was registered by the interim RERA vide registration No. 245/2017, dated 26.09.2017. Subsequently, the project was transferred in the name of MRG Infrabuild LLP. and the registration certificate was amended on 03.09.2019 incorporating the change of project name and also change of developer as approved by the DTCP vide No. LC-2991/Asstt.(AK)/2019/14423, dated 18.06.2019. The AR of the promoter states that 70% of the project stands completed. It is observed that the promoter failed to get the service plans and estimates approved from 2017 to December 2022. The AR of the promoter states that the application for approval for service plans and estimates was submitted wit the office of XEN, HUDA, Gurugram which was forwarded to the office of SE, HUDA, Gurugram on 19.07.2019. Further, it appears from a copy of letter dated 19.07.2021 from DTCP to the promoter that the service plans and estimates were forwarded to DTCP by S.E., HSVP, Gurugram on 19.02.2021 and a BG of Rs. 36.8 lakhs. Finally, the promoter has deposited the BG on 09.12.2022 and the approvals have been issued on 16.12.2022.

The AR of the promoter was specifically asked during hearing whether service plans and estimates have not been got approved in time and is it not the violation of section 4(2)(l)(E) i.e. That the

promoter shall take all pending approvals on time from the competent authority. The AR of the promoter agreed that yes there is delay in obtaining approval of service plans and estimates.

It is recommended that the Authority may consider for grant of extension of registration.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

(Sumeet)
Planning Coordinator

Day and Date of hearing	Monday and 26.12.2022
Proceeding recorded by	Sh. Shashank Sharma

PROCEEDINGS OF THE DAY

Proceedings dated 26.12.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed the facts about the case.

Sh. Naveen Aggarwal (CS) and Sh. Chamangeet Monga (Asstt. Manager) are present on behalf of the promoter.

Keeping in view the fact that now the service plans and estimates have been approved, the Authority decides, taking a lenient view, to impose a penalty of Rs. 2.50 lakh which shall be deposited in the Authority within a period of 30 days. The AR of the promoter further submitted that the promoter has already deposited Rs. 10 lakh on account of guarantee to submit the service plans and estimates within next 3 months of grant of extension of registration. Now, that the requisite compliance has already been made, the amount of Rs. 10 lakh may be returned after deduction of the penalty amount of Rs. 2.50 lakh.

Approved for grant of extension of registration under section 6 of the Act, 2016 on the above conditions.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

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