



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)	31.03.2027		
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	Date of approval	Validity up to
	i)	License Approval	23.11.2022	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/- 3,20,788/-
		DD no. and date	502667 dated 25.01.2023 502668 dated 25.01.2023 204056 dated 16.02.2023
		Name of the bank issuing	State Bank of India
		Deficient amount	Nil
18.	File Status		
		Project received on	03.02.2023
		First notice sent on	16.02.2023
		First hearing on	20.02.2023
		First reply submitted on	20.02.2023
19.	Case history-		
	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		

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>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 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.</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><u>Proceedings dated 20.02.2023</u></p> <p>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.</p>	
<p>20.</p>	<p>Present compliance status as on 13.03.2023 of deficient documents as observed on 20.02.2023</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: Paid through DD no. 204056 dated 16.02.2023 of SBI 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: Submitted 6. Copy of information to revenue department regarding the license and collaboration agreement needs to be submitted. Status: Submitted 7. Land title search report needs to be submitted. Status: 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.

Status: Not submitted

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

Status: allotment letter, conveyance deed, payment receipt and revised BBA need to be submitted.

14. Revised REP-II needs to be submitted.

Status: Submitted

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

Status: 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: 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: 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)(I)(D) needs to be



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



		<p>submitted. Status: Submitted</p> <p>24. Copy of Paid EDC, IDC, Conversion charges and license fee challan needs to be provided. Status: Not submitted</p> <p>25. Cash flow statement needs to be submitted. Status: Submitted</p> <p>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</p> <p>27. Copy of independent director and auditor report for the financial year 2019-20, 2020-21, and 2021-22 needs to be submitted. Status: Not submitted</p>
21.	Remarks	<ol style="list-style-type: none">1. Corrections marked on the hard copy of online DPI and REP-I need to be done.2. Final order of change of developer needs to be submitted.3. Project report needs to be submitted.4. Non- encumbrance certificate issued by officer not below the rank of Tehsildar needs to be submitted.5. Approved service plans and estimates need to be submitted.6. Power line shifting NOC needs to be submitted.7. NOC/ assurance for construction water, potable water supply, sewerage supply and storm water drainage need to be submitted.8. PERT chart of the proposed project needs to be submitted.9. Allotment letter, conveyance deed, payment receipt and revise BBA need to be submitted.10. Quarterly schedule of estimated expenditure needs to be provided.11. Board resolution for operation of bank account needs to be revised.12. Bank Undertaking needs to be provided.13. GST certificate needs to be submitted.14. Financial resources need to be met with project cost. Financial resources need to be revised.15. Copy of Paid EDC, IDC, Conversion charges and license fee challan needs to be provided.16. Annual report for the financial year 2019-20, 2020-21 and 2021-22 needs to be submitted along with

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

		duly signed by CA with UDIN. 17. Copy of independent director and auditor report for the financial year 2019-20, 2020-21, and 2021-22 needs to be submitted.
	 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY


Proceedings dated 13.03.2023


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

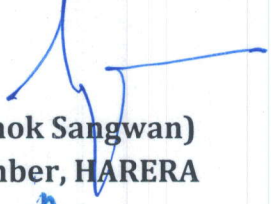
Ms. Anjana Gulati (AR) is present on the behalf of the promoter.


The applicant has deposited the requisite documents on 10.03.2023 which are being scrutinized.

The matter to come up on 20.03.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

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