



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

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. (formerly known as Anudhara Solutions 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	Change of developer		
6.	Name of the license holder	M/s MRG Castle Realty LLP, M/s MRG World 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)(l)(c)	31.03.2027		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	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	

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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



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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	Recommended from Superintending Engineer, HSVP to the Chief Engineer, HSVP.
viii)	Electricity load availability connection	Ch.- 21/Drg.- PLC
16.	Fee details	
	Registration fee	$(1322.308 \times 20) + (31735.402 \times 10)$ =Rs. 3,43,800/-
	Processing Fee	$33057.71 \times 10$ =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	Date
	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
	Second reply submitted on	10.03.2023
	Second hearing on	13.03.2023

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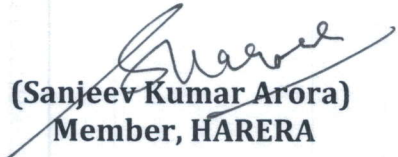
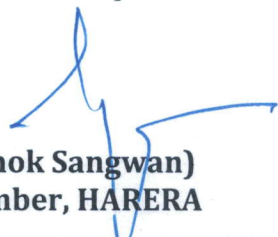

	<b>Third reply submitted on</b>	13.03.2023
	<b>Fourth reply submitted on</b>	17.03.2023
<b>19.</b>	<p><b>Case history-</b>                      The promoter i.e., M/s MRG Group India Pvt. Ltd. has applied on dated 03.02.2023 for registration of affordable plotted colony under DDJAY namely "MRG Crown 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 measuring 8.16875 acres in sector- 106, Gurugram. Further, the approval for change of developer was granted to M/s MRG Group India Pvt. Ltd. (formerly known as Anudhara Solutions Pvt. Ltd.) by DTCP on 09.03.2023.</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>                      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><u>Proceedings dated 13.03.2023</u>                      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.</p>	
<b>20.</b>	<p><b>Present compliance status as on 20.03.2023 of deficient documents as observed on 13.03.2023</b></p>	<ol style="list-style-type: none"> <li>Hard copies of corrected online DPI and A-H need to be submitted.</li> <li>Final order of change of developer needs to be submitted. <b>Status: Submitted</b></li> <li>Project report needs to be submitted. <b>Status: Submitted</b></li> <li>Non- encumbrance certificate issued by officer not below the rank of Tehsildar needs to be submitted. <b>Status: Submitted</b></li> <li>Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li> <li>Power line shifting NOC needs to be submitted.</li> </ol>

		<p><b>Status: Not submitted</b></p> <p>7. NOC/ assurance for construction water, potable water supply, sewerage supply and storm water drainage need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>8. PERT chart of the proposed project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>9. Allotment letter, conveyance deed, payment receipt and revise BBA need to be submitted.</p> <p><b>Status: Draft conveyance deed and payment receipt needs to be submitted.</b></p> <p>10. Quarterly schedule of estimated expenditure needs to be provided.</p> <p><b>Status: Not submitted</b></p> <p>11. Board resolution for operation of bank account needs to be revised.</p> <p><b>Status: Submitted</b></p> <p>12. Bank Undertaking needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>13. GST certificate needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>14. Financial resources need to be met with project cost. Financial resources need to be revised.</p> <p><b>Status: To be corrected in DPI</b></p> <p>15. Copy of Paid EDC, IDC, Conversion charges and license fee challan needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>16. 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.</p> <p><b>Status: Submitted</b></p> <p>17. Copy of independent director and auditor report for the financial year 2019-20, 2020-21, and 2021-22 needs to be submitted.</p> <p><b>Status: Independent auditor report submitted. Independent director report needs to be submitted</b></p>
21.	<b>Remarks</b>	<p>1. Hard copies of corrected online DPI and A-H need to be submitted.</p> <p>2. Approved service plans and estimates need to be submitted.</p> <p>3. Power line shifting NOC needs to be submitted.</p> <p>4. Draft conveyance deed and payment receipt need to be submitted.</p>



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		<p>5. Quarterly schedule of estimated expenditure needs to be provided.</p> <p>6. Copy of independent director report for the financial year 2019-20, 2020-21, and 2021-22 need to be submitted.</p>
<p>The applicant has made compliance and has submitted the requisite documents except for approved service plans and estimates and other documents as per above table and hence it is recommended that registration certificate may be granted subject to submission of BG/DD of Rs. 25 lakhs with an undertaking for submission of approved service plans and estimates within eight weeks.</p>		
<p> (Asha) Chartered Accountant</p>		<p> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

<b>Day and Date of hearing</b>	Monday and 20.03.2023	
<b>Proceeding recorded by</b>	Sh. Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated 20.03.2023.</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Mohit Gahlaut (AR) is present on the behalf of the promoter.</p> <p>Approved as proposed.</p>		
<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>	<p> (Vijay Kumar Goyal) Member, HARERA</p>

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