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**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

Promoter Name: MRG Ecoworld LLP.
Project Name: MRG Primark

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	MRG Primark
2.	Name of the promotor	MRG Ecoworld LLP
3.	Nature of the project	Affordable Group Housing colony
4.	Location of the project	Sector-90, Gurugram
5.	Legal capacity to act as a promoter	Collaborator/Change of developer.
6.	Name of the license holder	1. Jamb Propbuild Pvt. Ltd. 2. Zither Buildwell Pvt. Ltd. 3. Halibut Developers Pvt. Ltd. 4. Newt Propbuild Pvt. Ltd. 5. Prosperous Buildcon Pvt. Ltd. 6. Logical developers Pvt. Ltd.
7.	Name of the Collaborator	MRG World LLP.
8.	Change of developer	MRG World LLP to MRG Ecoworld LLP (Approved on 25.05.2023 by DGTCP, Haryana)
9.	Whether registration applied for whole	Whole
10.	Status of project	New
11.	Online Application ID	RERA-GRG-1402-2023
12.	Date of completion of project as per REP-II/4(2)(I)(c)	31.07.2027.
13.	QPR Compliance (If applicable)	NA
14.	4(2)(I)(d) Compliance (If applicable)	NA
15.	License no.	38 of 2021 dated 19.07.2021
16.	Total licensed area	5.2625 Acres
		Area to be registered
		Valid up to 18.07.2026
17.	Fee Details	
	Registration Fee	Residential 49067.247 x 2.40 x 10 =Rs. 11,77,614/- Commercial 1618.538 x 1.90 x 20

New PWD Rest House, Civil Lines, Gurugram, Haryana

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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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		=Rs. 61,504/- Total = Rs. 12,39,118/-		
	Processing Fee	50685.785 x 10= Rs 5,06,858/-		
	Late Fee	N/A		
	Total Fee	Rs. 17,45,976/-		
	DD amount at the time of registration	Rs. 2,00,000 /- Rs. 15,45,976/-		
	DD no. and date at the time of registration	999975 dated 27.06.2023 999977 dated 11.07.2023		
	Name of the bank issuing	Kotak Mahindra Bank		
	Deficient amount	NIL		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	38 of 2021 dated 19.07.2021	18.07.2026
	ii)	Zoning Plan Approval	DTCP 7829 dated 20.07.2021	
	iii)	Building plan Approval	ZP-1483/SD(DK)/2021/27524 dated 26.10.2021	25.10.2026
	iv)	Environmental Clearance	EC21B038HR148960 dated 24.11.2021	23.11.2028
	v)	Airport height clearance	PALM/NORTH/B/090421/573596 dated 07.09.2021 (The NOC for height clearance is not required from AAI as top elevation is 268.16mt and permitted top elevation is 370 mt.)	
	vi)	Fire scheme approval	FS/2022/89 dated 26.05.2022	
	vii)	Service plan and estimate approval	Not Provided	
	viii)	Electricity load availability connection	Ch26/Drg.- PLC dated 16.12.2021	
19.	File Status	Date		
	Project received on	28.06.2023		
	First notice sent on	07.07.2023		
	Documents submitted on	11.07.2023		
	Documents submitted on	13.07.2023		
	First hearing on	17.07.2023		
	Documents submitted on	19.07.2023		
20.	Case History:			
	An application regarding registration of affordable group housing colony namely "MRG Primark" situated at Sector-90, Gurugram, Haryana being developed by MRG Ecoworld LLP was submitted on 28.06.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.			
	This application for registration falls under license no. 38 of 2021 for area admeasuring 5.2625 acres dated 19.07.2021 valid up to 18.07.2026 being issued in favour Jamb Propbuild Pvt. Ltd., Zither Buildwell Pvt. Ltd., Halibut Developers Pvt. Ltd., Newt Propbuild Pvt. Ltd, Prosperous Buildcon Pvt. Ltd., Logical developers Pvt. Ltd. in collaboration with MRG World LLP. After that, the Change of			



developer from MRG World LLP to MRG Ecoworld LLP had been approved by the DGTCP, Haryana dated 25.05.2023 and now the promoter is applying for afresh registration by new name i.e., "MRG Primark".

On scrutiny of the application, it is found that earlier the project was registered with the Authority namely "Ultimus 2.0" located at Sector-90, Gurugram being developed by MRG World LLP vide RC no. 04 of 2022 dated 31.01.2022 valid up to 14.07.2026.

After that, the promoter has submitted an application vide dak receipt id 45520 dated 09.12.2022 in the Authority wherein the promoter has requested for surrender of Registration certificate mentioned above. The same was approved by the Authority on 30.01.2023. Now, while applying fresh registration promoter want to adjust the previous registration fees into the current application.

Now, while doing the scrutiny of the present application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/631 dated 07.07.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 17.07.2023.

Proceedings dated 17.07.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Ms. Anjana Gulati (AR) is present on behalf of the promoter.

The AR of the promoter states that a reply has been submitted on 14.07.2023 which needs to be examined by the office. Hereby, promoter is also directed to submit revised affidavit for non-violation of provision of section 3 of the Act of 2016 in the project duly signed by authorized signatory.

The matter to come up on 24.07.2023

21. Present compliance status as on 24.07.2023 of deficient documents as conveyed in the deficiency notice dated 17.07.2023.

1. Deficit fees of Rs. 15,45,976/- needs to be paid.
Status - Submitted vide DD no 999977 dated 11.07.2023 of Kotak Mahindra Bank.
2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.
Status - Submitted.
3. Corrections in online detailed project information needs to be done.
Status - Submitted.
4. Emaar India Limited is also there in the collaboration agreement, so needs clarification about the role of Emaar India Limited.
Status - The promoter is saying Emaar India Limited has all the rights pursuant to development via collaboration agreement entered between landowner and Emaar and now as a developer i.e., MRG Ecoworld LLP entered into a Joint Development Agreement with land owing companies and Emaar (as confirming party) and bought its development rights for a consideration of amounting to Rs 38 Cr.


5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status - Not Submitted.
6. Mutation, jamabandi and Akshjra certified on latest dates needs to be submitted.
Status - Submitted.
7. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted.
Status - Submitted.
8. Information to revenue department needs to be submitted.
Status - Submitted.
9. REP-II needs to be revised.
Status - Submitted.
10. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non-applicability needs to be submitted.
Status - Submitted.
11. Land title search report needs to be submitted.
Status - Submitted.
12. Project report needs to be submitted.
Status - Submitted.
13. All approved building plans needs to be submitted.
Status - Submitted.
14. Approval of Storm water drainage needs to be submitted.
Status - The promoter is saying that they are providing rainwater harvesting internal services in the project. so, storm water drainage approval is not required.
15. PERT chart needs to be submitted.
Status - Submitted.
16. Draft allotment letter needs to be submitted.
Status - Submitted.
17. Draft BBA needs to be submitted.
Status - Submitted.
18. Draft application form needs to be submitted.
Status - As per AGH policy, applicants have to apply online.
19. Draft conveyance deeds need to be submitted.
Status - Submitted.
20. Cost of the land needs to be clarified according to the area applied for the registration.
Status - Submitted.



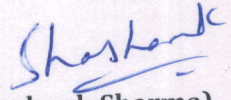
		<p>21. Bank undertaking needs to be submitted. Status - Submitted.</p> <p>22. Quarterly schedule of estimated expenditure for IDW needs to be submitted. Status - Submitted.</p> <p>23. CHG from needs to be provided. Status -Submitted.</p> <p>24. Cash flow statement need to be submitted. Status - Submitted.</p> <p>25. CA certificate regarding project cost incurred on the project needs to be submitted. Status - Submitted.</p> <p>26. Loan document from HDFC bank limited needs to be provided along with CHG form. Status - Submitted.</p> <p>27. Sales deed needs to be provided. Status - It is not applicable as they have got the right of development through JDA.</p> <p>28. Other sources in loan and advances under financial resources needs to be clarified. Status - Clarified.</p> <p>29. Copy of paid challan of ED and conversion charges needs to be submitted. Status - Submitted.</p> <p>30. KYC of partner (M/s Aviraj Fincap LLP Nominee Mr. Rajat Goel) needs to be provided. Status - Supplementary LLP agreement has been provided in which Mr. Rajnath Goel and Mr. Ujjawal Goel are partners, so the KYC of Rajat Goel is not applicable.</p> <p>31. CA certificate for non-default needs to be submitted. Status - Submitted.</p> <p>32. KYC of project consultant- Architect needs to be provided. Status - Submitted.</p> <p>33. CA certificate for REP 1 needs to be provided. Status - Submitted.</p>
22.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</p>

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except submission of approved service plans and estimates. The Authority may consider for grant of registration upon submission of BG/DD amounting Rs 25 Lakh as a security amount &

undertaking to submit the approved service plans and estimates within 6 months from the date of grant of registration certificate.


(Asha)

Chartered Accountant


(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing

Monday and 24.07.2023

Proceeding recorded by

Sh. Ram Niwas

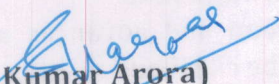
PROCEEDINGS OF THE DAY

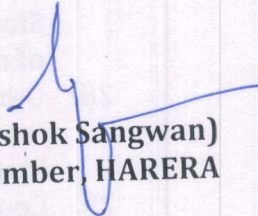
Proceedings dated 24.07.2023

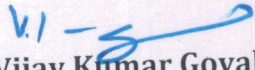
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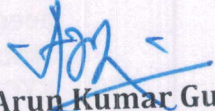
Ms. Anjana Gulati (AR) is present on behalf of the promoter.

Approved as proposed and the RC shall be issued only after the corrections done in online DPI and A-H form.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA