

Project MRG Crown  
Promo M/s MRG Group India Pvt.  
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**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	MRG Crown	
2.	Name of the promotor	M/s MRG Group India Pvt. Ltd. (formerly known as Anudhara Solutions Pvt. Ltd.)	
3.	Nature of the project	Independent Residential Floors	
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 and M/s MRG World LLP	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1324-2023	
10.	License no.	192 of 2022	Valid up to 22.11.2027
11.	Total licensed area	8.16875 Acres	Area to be registered 3.48473 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.04.2027	
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	Validity up to
	i)	License Approval	22.11.2027
	ii)	Zoning Plan Approval	10.01.2023
	iii)	Layout plan Approval	24.11.2022
	iv)	Building plan approval	21.02.2025
	v)	Environmental	Not provided

	<b>Clearance</b>	
vi)	<b>Airport height clearance</b>	N/A
vii)	<b>Fire scheme approval</b>	N/A
viii)	<b>Service plan and estimate approval</b>	Not provided
ix)	<b>Electricity load availability connection</b>	Ch.- 21/Drg. - PLC dated 02.02.2023
<b>16.</b>	<b>Fee details</b>	
	<b>Registration fee</b>	3.8022*4046.86*2.64*2.64*10= Rs. 10,72,410/-
	<b>Processing Fee</b>	3.8022*4046.86*2.64*2.64*10= Rs.4,06,216/-
	<b>Late fee</b>	Nil
	<b>Total fee</b>	Rs.14,78,626/-
<b>17.</b>	<b>DD amount</b>	1. 4,13,670/- 2. 4,13,670/- Total- 8,27,340/-
	<b>DD no. and date</b>	1. 204054 dated 24.02.2023 2. 204033 dated 24.02.2023
	<b>Name of the bank issuing</b>	State Bank of India
	<b>Deficient amount</b>	Rs. 6,51,286/-
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>Project received on</b>	10.03.2023
	<b>First notice sent on</b>	24.03.2023
	<b>First hearing on</b>	27.03.2023(Adjourned)
<b>19.</b>	<b>Case history-</b>	
	<p>The promoter i.e., M/s MRG Group India Pvt. Ltd. has applied on dated 10.03.2023 for registration of independent residential floors under DDJAY namely "MRG Crown" 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</p>	



	<p>M/s MRG Group India Pvt. Ltd. which got registered by the authority vide RC no. 47 of 2023 dated 20.03.2023.</p> <p>Now, the promoter has submitted the application for development of independent residential floors on 111 residential plots on which 444 units are to be constructed.</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 27.03.2023.</p> <p><b>Proceedings dated 27.03.2023</b>          The matter is adjourned to 29.03.2023.</p>
<p>20.</p>	<p><b>Present compliance status as on 29.03.2023 of deficient documents conveyed vide deficiency notice dated 24.03.2023</b></p> <ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).  <b>Status- Not Done</b></li> <li>2. Corrections in online detailed project information needs to be done.  <b>Status- Not Done</b></li> <li>3. Copy of land title search report need to be certified by advocate on the latest date need to be revised.  <b>Status- Submitted</b></li> <li>4. Project report need to be submitted.  <b>Status- Submitted</b></li> <li>5. Copy of approved environment clearance approval need to be submitted.  <b>Status- Not Submitted</b></li> <li>6. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.  <b>Status- Not Submitted</b></li> <li>7. Copy of natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.  <b>Status- Undertaking Submitted</b></li> <li>8. Deficit fee Rs. 6,51,286/- need to be paid.  <b>Status- Submitted</b></li> <li>9. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.  <b>Status- Submitted</b></li> <li>10. PERT Chart need to be provided.  <b>Status- Submitted</b></li> <li>11. Draft copy of brochure for the project needs to be submitted.  <b>Status- Submitted</b></li> </ol>

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		<p>12. REP-II needs to be revised.  <b>Status- Submitted</b></p> <p>13. Details of inventory plot wise needs to be submitted.  <b>Status- Submitted</b></p> <p>14. CA certificate for Expenditure incurred and to be incurred needs to be submitted.  <b>Status- Submitted</b></p> <p>15. Quarterly schedule of estimated expenditure needs to be provided.  <b>Status- Submitted</b></p> <p>16. Loan sanction letter, disbursement schedule and repayment schedule need to be provided.  <b>Status- Submitted</b></p> <p>17. CHG form needs to be provided.  <b>Status- Submitted</b></p> <p>18. Other resources in loan and advances needs to be clarified.  <b>Status- Submitted</b></p> <p>19. Cost of plots needs to be clarified.  <b>Status- Submitted</b></p> <p>20. Bank Undertaking needs to be provided.  <b>Status- Submitted</b></p> <p>21. IDW needs to be corrected as per services estimates and plan.  <b>Status- Submitted</b></p> <p>22. Cash flow statement needs to be submitted.  <b>Status- Submitted</b></p> <p>23. Annual report for the financial year 2019-20, needs to be submitted along with duly signed by CA with UDIN.  <b>Status- Submitted</b></p> <p>24. Copy of independent director and auditor report for the financial year 2019-20 needs to be submitted.  <b>Status- Submitted</b></p> <p>25. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation &amp; Development) Act, 2016 need to be revised.  <b>Status- Submitted</b></p>
21.	<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).  <b>Status: - The promoter may direct to submit the hard bound copy of REP-I and DPI within one week.</b></p> <p>2. Corrections in online detailed project information needs to be done.</p>

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in






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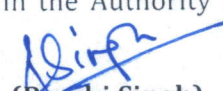
	<p><b>Status: - The promoter may direct to submit the hard bound copy of REP-I and DPI within one week.</b></p> <p>3. Copy of approved environment clearance approval need to be submitted.</p> <p><b>Status- The promoter may be directed to submit the same within three months.</b></p> <p>4. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.</p> <p><b>Status- The promoter may be directed to submit the same within three months.</b></p>
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**Recommendation: -**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2077 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, approved Environment Clearance, and approved service plan & estimates.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates within three months and bank guarantee/ DD of Rs. 25 Lacs on account of submission of approved environment clearance within three months in the Authority failing which the security amount shall be forfeited.

(Asha)   
Chartered Accountant

(Prachi Singh)   
Planning Executive

Day and Date of hearing	Wednesday and 29.03.2023
Proceeding recorded by	Sh. Ram Niwas


**PROCEEDINGS OF THE DAY**


Proceedings dated 29.03.2023


Ms. Prachi Singh Planning Executive briefed about the facts of the case.

Ms. Anjana Gulati is present on the behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora)   
Member, HARERA

(Ashok Sangwan)   
Member, HARERA

(Vijay Kumar Goyal)   
Member, HARERA

