



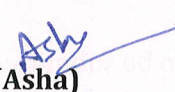

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	The Walk		
2.	Name of the promoter	M/s MRG Group India Pvt. Ltd.		
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)		
4.	Location of the project	Sector- 106, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer		
6.	Name of license holder	M/s MRG Castle Realty LLP M/s MRG World LLP		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	15.11.2027		
10.	Online application ID	RERA-GRG-PROJ-1511-2023		
11.	License no.	192 of 2022 dated 23.11.2022	Valid up to 22.11.2027	
12.	Total licensed area	8.16875 Acres	Area to be registered 0.2195 acres	
13.	QPR status (RC no. 47 of 2023 dated 20.03.2023)	Submitted		
14.	4(2)(I)(D) reports status	N/A		
15.	Other conditions of RC (para G)	Complied but delayed (service plan estimates)		
16.	4(2)(I)(C) compliance	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	RERA-GRG-3863-2023 – Non compliance of RC condition		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	192 of 2022 dated 23.11.2022	22.11.2027
	ii)	Zoning Plan Approval	DGTCP 8916 dated 10.01.2023	N/A
	iii)	Building Approval plan	Memo no. 7496 dated 22.11.2023	21.11.2025
	iv)	Environmental Clearance	SEIAA/HR/2023/310 dated 09.04.2023 (For DDJAY)	08.04.2033
	v)	Fire scheme approval	Not submitted	

	vi) Service plan and estimate approval	LC-4731-PA(VA)-2023/33667 dated 10.10.2023 (For DDJAY)
20.	Fee details	
	Registration fee	1554.2 * 1.75* 20 = Rs 54,397/-.
	Processing fee	1554.2 * 10 = Rs 15,542/-
	Late fee	N/A
	Total	Rs. 69,939/-
21.	DD amount	Rs. 46,635/-
	DD no. and date	443314 dated 16.12.2023
	Name of the bank issuing	Kotak Bank
	Deficient amount	Rs. 23,304/-
22.	File Status	Date
	File received on	19.12.2023
	First notice Sent on	04.01.2024
	First hearing on	08.01.2024
23.	Case History:-	
	<p>The Promoter M/s MRG Group India Pvt. Ltd. who is change of developer applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "The Walk" located at Sector-106, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63492 dated 19.12.2023 and RPIN-686. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1511-2023. The project area for registration is 0.2195 acres commercial part of that of the licensed area i.e., 8.16875 acres vide License no -192 of 2022 dated 23.11.2022 valid up to 22.11.2027.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/686 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.</p> <p>The status of the documents is mentioned below:</p>	
24.	Present compliance status as on 08.01.2024 of the deficiencies conveyed through notice dated 04.01.2024.	<ol style="list-style-type: none"> 1 Deficit fee of Rs. 23,304/- needs to be paid. 2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 3 Online DPI needs to be corrected. 4 As per details in the application there is approval of building plans (BR-III) for the project vide memo no. 7496 dated 22.11.2023 issued in the name of two parties i.e., MRG Group India Pvt Ltd and Sh. Maninder & Sh. Prem Singh. The same needs to be clarified from DTCP. 5 Fire scheme approval needs to be submitted. 6 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 7 Collaboration agreement needs to be submitted.

		<ol style="list-style-type: none"> 8 Information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted. 9 Non- encumbrance certificate issued by officer not below the rank of Tehsildar certified on latest date needs to be submitted. 10 Approved zoning plan needs to be submitted. 11 Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted. 12 PERT chart needs to be submitted. 13 Draft Application form needs to be submitted. 14 Draft Allotment letter as per prescribed format needs to be submitted. 15 Draft BBA as per prescribed format needs to be submitted. 16 Draft Conveyance deed needs to be submitted. 17 Payment receipt needs to be submitted. 18 Draft Brochure/advertisement document needs to be submitted. 19 CA certificate for Expenditure incurred and to be incurred needs to be submitted. 20 CA certificate for non-default needs to be provided 21 CA certificate for REP 1 need to be provided 22 COI needs to be provided. 23 Document regarding subsequent change in name of company needs to be provided 24 Details of project consultant needs to be filled and their KYC needs to be provided. 25 Quarterly schedule of estimated expenditure needs to be provided. 26 Land cost needs to be clarified according to area apply for registration. 27 Loan sanction letter, disbursement schedule and repayment schedule need to be provided. 28 CHG form needs to be provided. 29 EDC and IDC need to be filled as per LOI. 30 Financial resources need to be met with project cost. 31 Affidavit of promoter regarding arrangement with the bank account of master account needs to be submitted. 32 Board resolution for authorizing bank account operation of master account needs to be submitted along with KYC of authorised person. 33 Bank Undertaking needs to be provided.
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	34 Cash flow statement needs to be submitted.
	35 Annual report for the last 3 financial year needs to be submitted.
	36 Project report needs to be submitted.
Remarks	All the above documents needs to be submitted.

 (Asha) Chartered Accountant	 (Sumeet) Engineering Officer
Day and Date of hearing	Monday and 08.01.2024
Proceeding recorded by	Ram Niwas

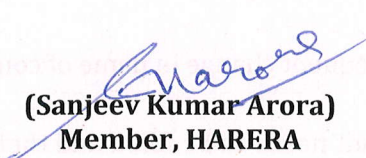
PROCEEDINGS OF THE DAY

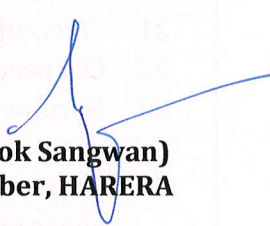
Proceedings dated: 08.01.2024.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.


No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA