

**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<br>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<br>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  | Validity up to   |
|       | i)   | License Approval   | 192 of 2022 dated 23.11.2022<br>22.11.2027                   |
|       | ii)  | Zoning Plan Approval   | DGTCP 9342 dated 23.06.2023<br>N/A                           |
|       | iii)   | Building plan Approval   | Memo no. 7496 dated 22.11.2023<br>21.11.2025                 |
|       | iv)  | Environmental Clearance  | SEIAA/HR/2023/310 dated 09.04.2023 (For DDJAY)<br>08.04.2033 |
|       | v)   | Fire scheme approval   | Not submitted  |



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|     | vi) Service plan and estimate approval  | LC-4731-PA(VA)-2023/33667 dated 10.10.2023 (For DDJAY) |
| 20. | <b>Fee details</b>  |  |
|     | 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. | <b>DD amount</b>  | Rs. 46,635/-<br>Rs. 23,304/-                           |
|     | <b>DD no. and date</b>  | 443314 dated 16.12.2023<br>443323 dated 11.01.2024     |
|     | <b>Name of the bank issuing</b>   | Kotak Bank   |
|     | <b>Deficient amount</b>   | Nil  |
| 22. | <b>File Status</b>  | <b>Date</b>  |
|     | File received on  | 19.12.2023   |
|     | First notice Sent on  | 04.01.2024   |
|     | First hearing on  | 08.01.2024   |
|     | Second hearing on   | 11.03.2024   |
| 23. | <b>Case History:-</b>   |  |
|     | <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><b>On 08.01.2024</b>, 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.</p> <p><b>CA certificate of Net Worth of promoter is provided where unsecured loan from promoter treated as capital for purpose of Net worth amounting Rs 4789.11 lakhs as on 31.01.2024, while as per audited balance sheet dated 31.03.2023 it is Rs -99.78 lakhs.</b></p> <p>The promoter has submitted the reply on 08.01.2024, 15.01.2024, 24.01.2024, 31.01.2024, 02.02.2024, 21.02.2024 &amp; 28.02.2024 which have been scrutinized and the status of the documents is mentioned below:</p> |  |

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| <p><b>24. Present compliance status as on 11.03.2024 of the deficiencies conveyed through notice dated 04.01.2024.</b></p> |  | <ol style="list-style-type: none"> <li>1 Deficit fee of Rs. 23,304/- needs to be paid.<br/><b>Status: Submitted vide DD no. 443323 dated 11.01.2024 amount Rs. 23,304/-</b></li> <li>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.<br/><b>Status: Submitted but needs to be corrected.</b></li> <li>3 Online DPI needs to be corrected.<br/><b>Status: Submitted but needs to be corrected.</b></li> <li>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 &amp; Sh. Prem Singh. The same needs to be clarified from DTCP.<br/><b>Status: Clarification submitted issued by STP, Gurugram vide memo no. STP(G)/2023/1020 dated 20.02.2024 that the building plans vide memo no. 7496 dated 22.11.2023 issued in the name of MRG Group India Pvt Ltd.</b></li> <li>5 Fire scheme approval needs to be submitted.<br/><b>Status: Promoter undertakes that the height of building is less than 15 mtr. So, they are not eligible for fire scheme.</b></li> <li>6 Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.<br/><b>Status: Submitted</b></li> <li>7 Collaboration agreement needs to be submitted.<br/><b>Status: Submitted</b></li> <li>8 Information to revenue department regarding entry of license and collaboration agreement in the revenue record needs to be submitted.<br/><b>Status: Submitted</b></li> <li>9 Non- encumbrance certificate issued by officer not below the rank of Tehsildar certified on latest date needs to be submitted.<br/><b>Status: Submitted</b></li> <li>10 Approved zoning plan needs to be submitted.<br/><b>Status: Submitted</b></li> <li>11 Demarcation plan superimposed on the approved Layout plan showing khasra no. needs to be submitted.<br/><b>Status: Submitted</b></li> <li>12 PERT chart needs to be submitted.<br/><b>Status: Submitted</b></li> <li>13 Draft Application form needs to be submitted.<br/><b>Status: Submitted</b></li> <li>14 Draft Allotment letter as per prescribed format needs to be submitted.<br/><b>Status: Submitted</b></li> <li>15 Draft BBA as per prescribed format needs to be submitted.</li> </ol> |
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|  | <p><b>Status: Submitted</b></p> <p>16 Draft Conveyance deed needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>17 Payment receipt needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>18 Draft Brochure/advertisement document needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>19 CA certificate for Expenditure incurred and to be incurred needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>20 CA certificate for non-default needs to be provided</p> <p><b>Status: Submitted</b></p> <p>21 CA certificate for REP 1 need to be provided</p> <p><b>Status: Submitted</b></p> <p>22 COI needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>23 Document regarding subsequent change in name of company needs to be provided</p> <p><b>Status: Submitted</b></p> <p>24 Details of project consultant needs to be filled and their KYC needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>25 Quarterly schedule of estimated expenditure needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>26 Land cost needs to be clarified according to area apply for registration.</p> <p><b>Status: Submitted</b></p> <p>27 Loan sanction letter, disbursement schedule and repayment schedule need to be provided.</p> <p><b>Status: Submitted</b></p> <p>28 CHG form needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>29 EDC and IDC need to be filled as per LOI.</p> <p><b>Status: Submitted</b></p> <p>30 Financial resources need to be met with project cost.</p> <p><b>Status: Submitted</b></p> <p>31 Affidavit of promoter regarding arrangement with the bank account of master account needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>32 Board resolution for authorizing bank account operation of master account needs to be submitted along with KYC of authorised person.</p> <p><b>Status: Submitted</b></p> <p>33 Bank Undertaking needs to be provided.</p> <p><b>Status: Submitted</b></p> <p>34 Cash flow statement needs to be submitted.</p> <p><b>Status: Submitted</b></p> |
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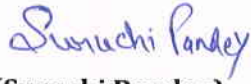
|                |  |  |
|----------------|--|--|
|                |  | 35 Annual report for the last 3 financial year needs to be submitted.<br><b>Status: Submitted</b>  |
|                |  | 36 Project report needs to be submitted.<br><b>Status: Submitted</b>   |
| <b>Remarks</b> |  | 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.<br>2 Online DPI needs to be corrected.<br>3 Fire scheme approval needs to be submitted.<br><b>Status: Promoter undertakes that the height of building is less than 15 mtr. So, they are not eligible for fire scheme.</b> |

**Recommendations:**

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, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form and Fire Scheme approval.

The promoter has submitted undertaking that the height of building is less than 15 mtr. So, they are not eligible for fire scheme.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.



**(Suruchi Pandey)**  
Chartered Accountant



**(Sumeet)**  
Engineering Officer

|                                |                       |
|--------------------------------|-----------------------|
| <b>Day and Date of hearing</b> | Monday and 11.03.2024 |
| <b>Proceeding recorded by</b>  | Ram Niwas             |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 11.03.2024

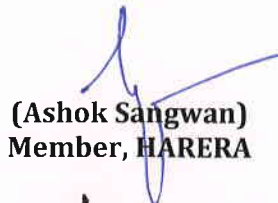
Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

Sh. Chamanjeet Monga (AR) is present on behalf of the promoter.

Approved as proposed subject to submission of an NOC from concerned NBFC from where the project loan has been availed regarding creation of 3<sup>rd</sup> party rights and no lien on these particular units and the RC shall be issued after submission of the above NOC only.



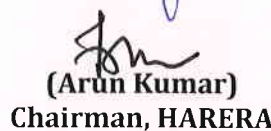
**(Sanjeev Kumar Arora)**  
Member, HARERA



**(Ashok Sangwan)**  
Member, HARERA



**(Vijay Kumar Goyal)**  
Member, HARERA



**(Arun Kumar)**  
Chairman, HARERA

