

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: M/s MRG Group India Pvt. Ltd.
Project Name: MRG Crown 106

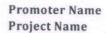
S.No	Particulars	Details			
1.	Name of the project	MRG Crown 106			
2.	Name of the promotor	M/s MRG Group India Pvt. Ltd.			
3.	Nature of the project	Residential Independent Floors			
4.	Location of the project	Sector- 106, Gurugram			
5.	Legal capacity to act as a promoter	Change of developer			
6.	Name of the license holder	M/s MRG Castle Reality LLP M/s MRG World LLP			
7.	Whether registration applied for whole	Whole			
8.	Status of project	New			
9.	Online Application ID	RERA-GRG-1816-2024			
10.	Date of completion of project as per REP-II/4(2)(I)(c)	15.11.2027			
11.	QPR Compliance (If applicable) of plotted colony RC no. 47 of 2023	Pending – Oct 2024 – Dec 2024			
12.	4(2)(l)(d) Compliance (If applicable) of plotted colony RC no. 47 of 2023	Submitted			
13.	Compliance of RC Conditions of plotted colony RC no. 47 of 2023	Service Plan and Estimates to be submitted within 3 months- Submitted			
14.	License no.	192 of 2022 da	ated 23.11.2022	valid up to 22.11.2027	
15.	Total licensed area	8.1688 Acres	Area to be registered	0.1854 Acres	
16.	Fee Details-				
	Registration Fee	Plot 1: 1* 320.180* 2.64 *10 = Rs. 8,453/-			

New PWD Rest House, Civil Lines, Gurugram, Haryana

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			= Rs. 8,571/-		
	en Paris de la Company Maria de la company d		Plot 107 & 116: 2*299.749*2.64*10		
	201 1 2011		Plot 108 & 115: 2*367.804*2.64*10	0	
				=Rs. 19,420/-	
			Total: Rs 52,271/-		
	Proce	ssing Fee	1979.948 * 10 = Rs. 19,799/-		
	Late Fee		N/A		
	Total Fee		Rs. 72,070/-	A sublinerance Leave I I	
	Fees paid		Rs 1,00,000/-		
	DD no. and date		632457 dated 27.11.2024		
	Name of the bank issuing		Kotak Mahindra Bank		
	Deficit fees		Nil		
7.	Total	Project cost	Rs. 28.23 Crores Nil		
8.	Proje	ct expenditure so far			
9.		ated expenditure for letion so far	Rs. 28.23 Crores		
0.	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	8916 dated 10.01.2023		
	iii)	Building plan Approval	Email dated September 27, 2024	26.09.2026	
			from DTP(P), Gurugram	02.12.2026	
	400 80	Makes to be submitted with	(PLOT-108 & 115)	is. If Compliance of AC	
			MRG/PLOT-01/012	visoloo battolig to	
			MRG/PLOT-06/013		
	PERK	the Established September 1	MRG/PLOT-107 & 116/014	A Licensia acc	
		A VEHI D O THE A	dated 27.09.2024 & 03.12.2024	erin bermed late?	
	iv)	Environmental Clearance	SEIAA/HR/2023/310 dated 09.04.2023 valid upto 08.04.20		
	v)	Airport height	AAI/RHQ/NR/ATM/NOC/2022/119/479-482 dated		
		clearance	07.03.2022 valid upto 06.03.2030		
	vi)	Fire scheme approval	N/A		



M/s MRG Group India Pvt. Ltd. MRG Crown 106



frofit of ter od of	vii) Service plan and estimate approval		LC-4731/PA(VA)/2023/33667 dated 10.10.2023		
	viii)	Electricity load availability connection	CH-21/DRG-PLC dated 02.02.2023		
21.	File Status		Date		
	Project received on		18.12.2024		
	First deficiency notice sent on		15.01.2025		
	First hearing on		13.01.2025 (adjourned)		
	Second hearing on		27.01.2025 (adjourned)		
	Third hearing on		17.02.2025 (adjourned)		
	Fourt	th hearing on	24.02.2025		
22.	Case History:				

An application regarding registration of residential floors projects namely "MRG Crown 106" situated at Sector- 106, Gurugram Haryana being developed by M/s MRG Group India Pvt. Ltd. was submitted on 18.12.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.

This application for registration of S+4 floors over 6 plots within a project "MRG Crown 106" by name "MRG Crown 106" is a part of the affordable residential plotted colony under DDJAY which falls under license no. 192 of 2022 for area admeasuring 0.1854 acres dated 23.11.2022 valid up to 22.11.2027 being issued in favour of M/s MRG Castle Reality LLP and M/s MRG World LLP by change of developer, M/s MRG Group India Pvt. Ltd which got registered by the authority vide RC no. 47 of 2023 dated 20.03.2023 valid up to 31.03.2027.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter with an opportunity of hearing on 13.01.2025.

On 13.01.2025, The matter is adjourned and to come up on 27.01.2025.

On 27.01.2025, The matter is adjourned and to come up on 17.02.2025.

On 17.02.2025, The matter is adjourned and to come up on 24.02.2025.

23.	Deficiencies as observed in the scrutiny	1	The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: Submitted but needs to be revised.
	1600 miliaquassi seeda sema 1600 2001 Chibbert Seedan semasi se	2	
	NO PHO DEPARTMENT OF STREET		Status: Submitted but needs to be revised.
	transport service strictly assets	3	Land title search report needs to be stamp and signed. Status: Submitted but needs to be revised.
	STREET (DESTRICTED TO A WITH A CONTROL OF THE STREET OF TH	4	Project report along with brochure of current project and photos needs to be submitted. Status: Submitted but photos needs to be



submitted.

5 Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.

Status: Submitted but needs to be revised.

- HUDA Construction water NOC needs to be submitted.

 Status: Submitted
- 7 Approval/NOC from various agencies regarding the external services like road access permission and storm water needs to be submitted.

Status: Not Submitted

- 8 Undertaking with regard to non- applicability of tree cutting permission needs to be submitted.

 Status: Submitted
- 9 PERT Chart needs to be submitted.

Status: Submitted

10 Draft allotment letter & builder buyer agreement needs to be revised.

Status: Submitted

11 Draft application form and conveyance deed need to be submitted.

Status: Submitted

12 Draft brochure and advertisement document needs to be submitted.

Status: Submitted whereas brochure needs to be revised and draft advertisement needs to be submitted.

13 Clarification needs to be submitted along with supporting documents for Cost of Plots, EDC, IDC, Cess and financial resources not mentioned in DPI. Details of interest to financial institution amounts to Rs 110.09 lakhs needs to be submitted. Affidavit for revenue sharing model with landowners in collaboration agreement needs to be submitted.

Status: Not Submitted

REP- II needs to be revised as OC date is missing. Status: Original REP-II needs be submitted.

15 Clarification needs to be submitted for having same bank account for all three phases except for difference in free account. As per affidavit dated 13.12.2024 of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D), there are 3 accounts Master A/c (1547365003), RERA A/c (1547363931), Free A/c (8947707280) whereas per RC No.47 of 2023 of registration of plotted colony Master A/c (1547365003), RERA A/c (1547363931),



	de mieliasa remajulmon indinolite	L WE TOO	Free A/c (1547352386) and whereas per RC No. 50 of
		and the second	2023 of registration of independent residential floors
Each t			Master A/c (1547365003), RERA A/c (1547363931),
7	product as budge the representation	100	Free A/c (1547352386).
Apans :		S 125	Status: Not Submitted
	The state of the s	16	
ALC: N	bee burings on its absence		of the same certificate not below the fall of
Water Street	best redea of crabbe		tehsildar certified on the latest date needs to be
ite k	The contents of the circ	1	submitted as previously dated was 15.02.2023.
elot,	of the first the most an ampair		Promoter affidavit for no loan on the project needs to be submitted.
Marke la		on the ros	Status: Original Non-encumbrance certificate needs
- 0	187 Continues and the later	e 48 ar 1	to be submitted.
SALHERRY	A new territory, because the table	17	Project Report, MOA & AOA needs to be submitted.
		7	Board resolution needs to be submitted for specifying
	Haliab to the trade of the	rabent.	same to be 70% collection account as per RERA rules
	्राच्या क्षेत्र के क्षेत्र के किया किया किया की किया की किया किया की किया की किया की किया की किया की किया की क विकास किया किया की किय	Digital Pile	along with KYC of authorize person for operating these
	in the state of th	Harris II	bank accounts.
	most sit boulation of its its	of de la	
	The the respect as the second terms	of the vel	revised. MOA & AOA submitted whereas board
	The same of the sa		resolution needs to be submitted.
		18	Independent Auditors Report for the financial year
	TO THE REPORT OF THE	10	2022-23 and 2023-24 needs to be submitted.
	Comment of the party and a party of the part	is water	Status: Not Submitted
	A SELECTION OF A SECOND	19	사람들은 아이들은 아이들이 아이들의 아이들의 아이들이 아이들이 아이들이 아이들이 아이들이
	Side Distriction in Automotive	19	Following CA Certificate needs to be submitted:
	bestern to enterement to relieve		CA Certificate of net worth of promoter on latest date.
			CA Certificate of non-default in payment of debt &
	PART DAK ARBIT LEDNISCHEN		statutory liabilities.
	AND THE THE PRODUCED HER DESIGNATION	1 104 37	CA Certificate of expenditure incurred and to be
	learned and and property to proper	13 19 19 19	incurred.
	PERSONAL AREA TRANSPORTED	and the same	CA Certificate for details in REP-1 (A-H).
	San the		Status: Submitted, CA Certificate of net worth of
			promoter on latest date needs to be submitted.
	the second this second decision	20	Statement of quarterly expenditure, quarterly source of
		a trust	funds and quarterly net cash flow statement needs to
	He are no people with a ADM.	ABASE !	be submitted.
	the self-relative to the self-		Status: Not Submitted
	Date top at traction collection	21	Bank Undertaking needs to be submitted.
era era	multiplier of operate sessential to		Status: Submitted but needs to be revised.
	Remarks	1	The annexures in the online are not uploaded as well as
24.	MONTH RESTOR SHIPS SHOWN		the correction needs to be done in the online (A-H).
	committee bright bright commit	2	Corrections in detailed project information needs to be
			done.
	districts the set the the bridge	3	Land title search report needs to be revised.
	and the state of the second states of the second st	4	
	pict of a straight is seen a territoria	5	Project photos needs to be submitted.
		5	Copies of mutation, jamabandi and aks shijra certified
1.5	100000000000000000000000000000000000000		by a revenue officer not more than 6 months prior to



- the date of application for registration needs to be revised.
- 6 Approval/NOC from various agencies regarding the external services like road access permission and storm water needs to be submitted.
- 7 Draft brochure needs to be revised and draft advertisement needs to be submitted.
- 8 Clarification needs to be submitted along with supporting documents for Cost of Plots, EDC, IDC, Cess and financial resources not mentioned in DPI. Details of interest to financial institution amounts to Rs 110.09 lakhs needs to be submitted. Affidavit for revenue sharing model with landowners in collaboration agreement needs to be submitted.
- 9 Original REP-II needs be submitted.
- 10 Clarification needs to be submitted for having same bank account for all three phases except for difference in free account. As per affidavit dated 13.12.2024 of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D), there are 3 accounts Master A/c (1547365003), RERA A/c (1547363931), Free A/c (8947707280) whereas per RC No.47 of 2023 of registration of plotted colony Master A/c (1547365003), RERA A/c (1547363931), Free A/c (1547352386) and whereas per RC No. 50 of 2023 of registration of independent residential floors Master A/c (1547365003), RERA A/c (1547363931), Free A/c (1547352386).
- 11 Original Non-encumbrance certificate needs to be submitted.
- Project Report, MOA & AOA needs to be submitted. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules along with KYC of authorize person for operating these bank accounts.
 - Status: project report needs to be revised. MOA & AOA submitted whereas board resolution needs to be submitted.
- 13 Independent Auditors Report for the financial year 2022-23 and 2023-24 needs to be submitted.
- 14 CA Certificate of net worth of promoter on latest date needs to be submitted.
- 15 Statement of quarterly expenditure, quarterly source of



Promoter Name Project Name M/s MRG Group India Pvt. Ltd. MRG Crown 106

funds and quarterly net cash flow statement needs to be submitted.

16 Bank Undertaking needs to be revised.

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 are found to be in order except the deficiencies pending in S. No. 24. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Asha

Chartered Accountant

Nikita Mittal Planning Executive

Day and Date of hearing Monday and 24.02.2025

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 24.02.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

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

Approved as proposed subject to rectification of deficiencies as pointed out at S. No. 24 above.

The registration certificate shall be issued after removal of remaining deficiencies.

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA Anne Street Same today (1.) Geo. 1990 Constitu

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