



HARERA
GURUGRAM

**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

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

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)(I)(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 dated 23.11.2022
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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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



		Plot 6: 1* 324.662 * 2.64 *10 = Rs. 8,571/- Plot 107 & 116: 2*299.749*2.64*10 = Rs. 15,827/- Plot 108 & 115: 2*367.804*2.64*10 =Rs. 19,420/- Total: Rs 52,271/-	
	Processing Fee	1979.948 * 10 = Rs. 19,799/-	
	Late Fee	N/A	
	Total Fee	Rs. 72,070/-	
	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	
17.	Total Project cost	Rs. 28.23 Crores	
18.	Project expenditure so far	Nil	
19.	Estimated expenditure for completion so far	Rs. 28.23 Crores	
20.	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 from DTP(P), Gurugram (PLOT-108 & 115) MRG/PLOT-01/012 MRG/PLOT-06/013 MRG/PLOT-107 & 116/014 dated 27.09.2024 & 03.12.2024
			26.09.2026 02.12.2026
	iv)	Environmental Clearance	SEIAA/HR/2023/310 dated 09.04.2023 valid upto 08.04.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/119/479-482 dated 07.03.2022 valid upto 06.03.2030
	vi)	Fire scheme approval	N/A



	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)
	Fourth 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	<ol style="list-style-type: none">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.2 Corrections in detailed project information needs to be done. Status: Submitted but needs to be revised.3 Land title search report needs to be stamp and signed. Status: Submitted but needs to be revised.4 Project report along with brochure of current project and photos needs to be submitted. Status: Submitted but photos needs to be

	<p>submitted.</p> <p>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.</p> <p>6 HUDA Construction water NOC needs to be submitted. Status: Submitted</p> <p>7 Approval/NOC from various agencies regarding the external services like road access permission and storm water needs to be submitted. Status: Not Submitted</p> <p>8 Undertaking with regard to non- applicability of tree cutting permission needs to be submitted. Status: Submitted</p> <p>9 PERT Chart needs to be submitted. Status: Submitted</p> <p>10 Draft allotment letter & builder buyer agreement needs to be revised. Status: Submitted</p> <p>11 Draft application form and conveyance deed need to be submitted. Status: Submitted</p> <p>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.</p> <p>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</p> <p>14 REP- II needs to be revised as OC date is missing. Status: Original REP-II needs be submitted.</p> <p>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)(I)(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),</p>
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		<p>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). Status: Not Submitted</p> <p>16 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated was 15.02.2023. Promoter affidavit for no loan on the project needs to be submitted. Status: Original Non-encumbrance certificate needs to be submitted.</p> <p>17 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: Not Submitted, project report needs to be revised. MOA & AOA submitted whereas board resolution needs to be submitted.</p> <p>18 Independent Auditors Report for the financial year 2022-23 and 2023-24 needs to be submitted. Status: Not Submitted</p> <p>19 Following CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities. CA Certificate of expenditure incurred and to be incurred. CA Certificate for details in REP-1 (A-H). Status: Submitted, CA Certificate of net worth of promoter on latest date needs to be submitted.</p> <p>20 Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Not Submitted</p> <p>21 Bank Undertaking needs to be submitted. Status: Submitted but needs to be revised.</p>
24.	Remarks	<p>1 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2 Corrections in detailed project information needs to be done. 3 Land title search report needs to be revised. 4 Project 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</p>



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.
- 12 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



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

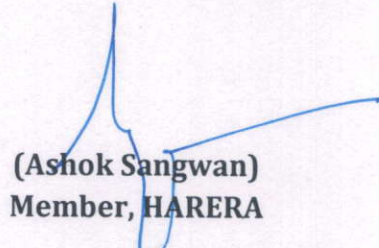
Proceedings dated 24.02.2025.


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

