

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Kashi Residences.
Promoter - M/s Jai Ganga Realtech LLP (Earlier Known as MRG Estates LLP)
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Kashi Residences (Earlier mentioned as Sector-89 & 93.)		
2.	Name of the promoter	M/s Jai Ganga Realtech LLP (Earlier Known as MRG Estates LLP).		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector - 89 & 93, Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s MRG Castle Reality LLP		
7.	Name of the Collaborator	M/s Jai Ganga Realtech LLP (Earlier Known as MRG Estates LLP)		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1963-2025		
11.	License no.	07 of 2022 dated 19.01.2022 valid up to 18.01.2027.		
12.	Total licensed area	5 Acres	Area applied	2.5513 Acres (10,325.001 sqmtr).
13.	Projected completion date	05.01.2028.		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		
20.	No of units	276 floors on 69 plots.		
21.	Total Project Cost	Rs 572.29 crs		
22.	Expenditure Incurred	Rs 11.76 cr		
23.	Expenditure to be incurred	Rs 560.53 cr		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	07 of 2022 dated 19.01.2022	18.01.2027.
	ii)	Zoning Plan Approval	DGTCP 11260 dated 16.07.2025.	



Promoter - M/s Jai Ganga Realtech LLP (Earlier Known as MRG Estates LLP)

	iii)	Building approval plan	OPD/BRS-III/2025/01 to 13 dated 21.07.2025	20.07.2027
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport clearance height	N/A.	
	vi)	Fire approval scheme for commercial	N/A.	
	vii)	Service plan and estimate approval (Golden City)	Not Submitted.	
25.	Fee Details			
		Registration fee	Residential 10,325.001 x 2.64 x 2.64 x 10 = 27,258.00264 x 2.64 10 = Rs. 7,19,611/-	
		Late fee	N/A	
		Processing fee	27,258.00264 x 10 = Rs. 2,72,580/-	
		Total fee	7,19,611+ 2,72,580 = Rs. 9,92,191/-	
26.	DD details			
		DD details	Rs. 9,92,200/-	
		DD details	500595 dated 22.07.2025	
		Name of the bank issuing	ICICI Bank	
		Deficient amount	9,92,191 – 9,92,200 = -9/- (NIL)	
27.	File Status			
		File received on	28.07.2025	
		First notice Sent on	13.08.2025	
		Documents Submitted on	18.08.2025	
		Documents Submitted on	21.08.2025	
		First hearing on	25.08.2025	
28.	Case History:			
	<p>The Promoter i.e., M/s Jai Ganga Realtech LLP (Earlier Known as MRG Estates LLP). who is a collaborator has applied on 69 plots (A1 to A66, B1, C1, D1) for the registration of real estate Independent Residential Floors namely “Kashi Residences” located at Sector 89 & 93 Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 2.5513 Acres (10,325.001 sqmtr).</p> <p>The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/937 dated 13.08.2025 was issued to the promoter.</p>			



Details of the plots on which independent residential floors are applied for registration are as follows :-

S.No	Plot no	BR-III email date	Area in sq mtr	FAR	Total FAR
1	A1 to A66	21.07.2025	9900	2.64	26,136
2	B1	21.07.2025	134.70	2.64	355.608
3	C1	21.07.2025	143.094	2.64	377.76816
4	D1	21.07.2025	147.207	2.64	388.62648
			10,325.001		27,258.00264

The promoter has published the public notice in 3 newspapers i.e., The Indian Express (English), The Tribune (English), and Dainik Tribune (Hindi) dated 03.08.2025 against which no objections has been received in the Authority.

Meanwhile, the site of the project was visited physically on 19.08.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project i.e., Independent Residential Floors namely "Kashi Residences" has the access from the service road of 60m wide existing road. Further, barricading has been done at the site by the promoter and apart from that no development has been carried out at the site.

<p>29. Present compliance status as on 25.08.2025 of deficient documents as observed against the deficiency notice dated 13.08.2025.</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status - Not Submitted. Corrections in online DPI need to be done. Status - Not Submitted. Name of the project is mentioned as "Sector 89 & 93" in the application for REP-I. However, the name of the project mentioned in rest of the documents is "Kashi Residences". This needs to be clarified. Status - The promoter clarifies that the name of the project is "Kashi Residences". Environmental Clearance needs to be submitted. Status - Not Submitted and applied on 28.07.2025. Approved service plans and estimates needs to be submitted. Status - Not Submitted. Further promoter states that SPE has been sent to DTCP from CE, HSVP, Panchkula. They further state that project namely "Kashi" and "Kashi Residences" both exists on the same license no 07 of 2022 and promoter are also the same. They have requested the Authority to consider the Security amount submitted of Rs 25 lakhs vide DD no 500186 dated
---	---

	<p>19.08.2025 of ICICI Bank in respect of Service plans and Estimates of project namely "Kashi".</p> <p>6. Electrical load availability connection needs to be submitted. Status - Not Submitted. Further, promoter states that electrical assurance is not further provided by the DHBVN, due to withdrawal of Sales Circular No. D-06/2022 by the department.</p> <p>7. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: The promoter submits that there are no litigations pending against any project of the promoter in state.</p> <p>8. Forest NOC for khasra no. 52//4/2 (0-1-0) needs to be submitted. Status - Submitted.</p> <p>9. Road access permission needs to be submitted. Status - Not Submitted, Further promoter states that they have applied to GMDA for the same.</p> <p>10. Draft allotment letter, builder buyer agreement and conveyance deed need to be revised. Status - Submitted.</p> <p>11. Draft brochure and advertisement document needs to be revised. Status - Submitted.</p> <p>12. An affidavit regarding revenue sharing between landowners and developer in compliance of Section 4(2)(I)(D) of the Act, 2016 needs to be submitted. Status - Submitted.</p> <p>13. Land cost needs to be clarified as area applied for registration. Status - Submitted.</p> <p>14. Project report needs to be submitted. Status - Submitted.</p> <p>15. Latest net worth certificate of promoter from CA needs to be provided. Status - Submitted.</p> <p>16. CA certificate for non default needs to be revised. Status - Submitted.</p> <p>17. Affidavit regarding no sales of residential plots need to be submitted.</p>
--	---

		<p>Status – Submitted.</p> <p>18. CA certificate for cash flow statement needs to be revised. Status – Submitted.</p> <p>19. CA certificate for cost incurred and to be incurred needs to be revised. Status – Submitted.</p> <p>20. Quarterly statement of expenditure needs to be provided. Status – Submitted.</p> <p>21. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. Status –Submitted.</p> <p>22. Cash flow statement needs to be provided. Status – Submitted.</p> <p>23. Complete details of company from the MCA site needs to be submitted. Status – Submitted.</p> <p>24. Affidavit of promoter regarding arrangement of bank account under section 4(2)(I)(D) needs to be revised. Status – Submitted.</p> <p>25. KYC of project consultant needs to be submitted. Status – Submitted.</p> <p>26. Financial resources of the project need to be clarified. Status – Not Submitted.</p> <p>27. KYC of authorized person to operate bank account needs to be submitted. Status – Submitted.</p>
30.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. Environmental Clearance needs to be submitted.</p> <p>4. Approved service plans and estimates needs to be submitted.</p> <p>5. Electrical load availability connection needs to be submitted.</p> <p>6. Road access permission needs to be submitted.</p> <p>7. Financial resources of the project need to be clarified.</p>

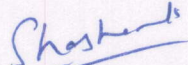
Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except the corrections in form A-H, DPI, environmental clearance, approved service plans and estimates, electrical load availability connection, road access permission, financial resources of the project . The Authority may consider for grant of registration upon submission of DD/BG of Rs 25 lakhs each for the submission of environmental clearance & approved service plans and estimates within four months from the date of grant of registration certificate and undertaking to submit the electrical



load availability connection, road access permission within four months from the date of grant of registration certificate.


Asha

Chartered Accountant



Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 25.08.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 25.08.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Neeraj (AR), Sh. Ashwani (AR) are present on behalf of promoter.

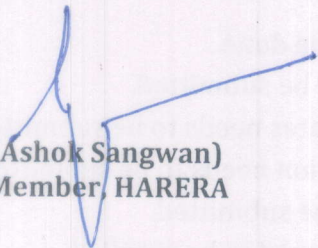
The site of the project was visited physically on 19.08.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project i.e., Independent Residential Floors namely "Kashi Residences" has the access from the service road of 60m wide existing road. Further, barricading has been done at the site by the promoter and apart from that no development has been carried out at the site.


The AR present on behalf of promoter states that approved service plans and estimates for the whole project i.e., 5 acres has been applied in the concerned department and project namely "Kashi" and "Kashi Residences" both exists on the same license no 07 of 2022 and promoter of both the projects are also the same.

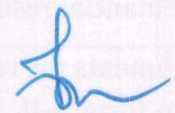
The AR present further requests the Authority to consider the Security amount of Rs 25 lakhs which is already submitted vide DD no 500186 dated 19.08.2025 of ICICI Bank in respect of service plans and estimates of project namely "Kashi" in this project also i.e., "Kashi Residences".

In view of the same, request is allowed, and promoter shall submit the BG/DD of Rs 25 lakhs as a security amount to submit the environmental clearance within four months of the issuance of registration certificate.

Approved as proposed. The registration certificate shall be issued after the submission of form A-H, DPI and other deficit documents along with BG/DD as above.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA