The Skyline
RERA-GRG-1970-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	The Skyline	
2.	Name of the promoter	M/s MRG Castle Reality LLP	
3.	Nature of the project	Affordable Group Housing	
4.	Location of the project	Sector- 106, Gurugram	
5.	Legal capacity to act as a promoter	Transfer of License and Change of Developer	
6.	Name of license holder	M/s K.N Infracon Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	RERA Registration No.	34 of 2021	
9.	Validity of Registration Certificate	Valid From 20.07.2021	Valid up to 30.06.2025
10.	Date of receipt of application for extension	28.05.2025	
11.	Whether extension of registration applied for whole/phase	Whole Project	
12.	Extension applied till	30.06.2026	
13.	Online extension ID	RERA-GRG-1970-2025	
14.	Registration Temp ID	RERA-GRG-873-2021	
15.	QPR status	34 of 2021 – Submitted.	
16.	4(2)(l)(D) reports status	34 of 2021 – Submitted.	
17.	4(2)(l)(C) compliance	Applied for extension on 28.05.2025.	
18.	Compliance of RC conditions	1. Environment Clearance within 3 months – Submitted. 2. Fire Scheme approval within 3 months – Submitted. 3. Approved Service plan and estimates within 3 months – Not Submitted.	
19.	Status of change of bank account	N/A	
20.	Details of proceedings pending against the project	RERA-GRG-3654-2022 – For QPR RERA-GRG-4457-2022 – Project RC Compliance	
21.	Present stage of completion (%)	77.5 %	
22.	Total Project cost	Rs 375.66/- Crores	
23.	Project expenditure so far	Rs 276.33/- Crores	
24.	Estimated expenditure for completion so far	Rs 99.33/- Crores	
25.	Total units	Residential – 1334 and Commercial – 183	

26.	Sold Units	Residential – 1334 and Commercial - 125		
27.	Unsold Units	Residential – 0 and Commercial - 58		
28.	Total amount received from sale proceeds	Rs 367.16/- crores		
29.	As per QPR closing balance in RERA A/c as on 30.06.2025	Rs 0/-		
30.	License no.	43 of 2020 dated 28.12.2020	Valid up to 27.12.2025	
31.	Total licensed area	10 Acres	Area for extension of registration	10 Acres

32. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	43 of 2020 dated 28.12.2020	27.12.2025
ii)	Building Plan Approval	ZP-1456/SD(DK)/2021/11725 dated 12.05.2021	13.05.2026
iii)	Environmental Clearance	SEIAA(128)/HR/2021/668 dated 13.07.2021	12.07.2031
iv)	Airport height clearance	PALM/NORTH/B/042021/541652 dated 13.05.2021	-
v)	Fire scheme approval	FS/2021/136 dated 21.12.2021	
vi)	Service plans and estimates approval	Not Submitted	

33. Reasons for delay

1. Due to COVID-19, there was a long lockdown labours were rushed to their hometowns. Project was delayed because of labour shortage throughout the market during the period.
2. Construction at site was delayed or effected due to time to time NGT guidelines (all construction sites causing pollution).

34. Fee details

Registration fee	Resi- 85507.739 * 2.40 * 10 = Rs 20,52,186/- Comm- 5886.402 * 1.9 * 20 = Rs 2,23,684/- **Total - Rs 22,75,870/-**
Processing fee	91,394.14 * 10 = Rs 9,13,941/-
Late Fee	N/A
Extension Fee (Half of Registration fee)	Rs 11,37,935/-
Processing fee	91,394.14 * 10 = Rs 9,13,941/-
Late fee	100 % of extension fee Rs. 11,37,935/-

	Total fee	**Rs 63,79,622/-**
35.	**DD amount submitted at the time of registration**	Rs 22,75,870/- Rs 9,13,942/-
	DD no. and date for registration	000304 and 07.06.2021 000305 and 07.06.2021
	Name of the bank issuing	
	DD/RTGS Amount submitted for extension	Rs 2,00,000/- Rs 29,89,810/-
	DD/RTGS no. and date for extension	512946 dated 23.05.2025 915968 dated 23.07.2025
	Name of the bank issuing	IndusInd Bank
	Deficient amount	**NIL**
36.	**File Status**	**Date**
	File received on	28.05.2025
	Notice Sent on	20.06.2025
	First hearing on	23.06.2025
	Second hearing on	14.07.2025
	Third hearing on	04.08.2025
	Fourth hearing on	18.08.2025
	Fifth hearing on	01.09.2025
	Sixth hearing on	15.09.2025
30.	**Case History: -** The Promoter M/s MRG Castle Reality LLP who is a Change of Developer and transfer of license applied for the extension of registration of real estate affordable group housing project namely "The Skyline" located at Sector-106, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 92347 dated 28.05.2025 and EPIN-152. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-873-2021 and online generated for project extension temp id RERA-GRG-1970-2025. The total licensed area is 10 acres and project area for the extension of registration is same. The license no – 43 of 2020 dated 28.12.2020 has been granted for development of Affordable group housing on an area admeasuring 10 acres. The application for extension of registration of affordable group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/152 dated 20.06.2025 was issued to the promoter with an opportunity of being heard on 23.06.2025. **On 23.06.2025**, the matter was adjourned and fixed for 14.07.2025. **On 14.07.2025**, the matter was adjourned and fixed for 04.08.2025.	

	The promoter has submitted a reply on 28.07.2025 wherein the promoter has submitted the copy of the public notice published in three newspapers i.e., The Tribune (English), The Indian Express (English) and Dainik Bhaskar (Hindi) dated 12.07.2025 for objection till 25.07.2025 alongwith the deficiencies which was scrutinized and the remaining deficiencies were conveyed to the promoter. **On 04.08.2025**, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Shri Sandeep Tyagi is present on behalf of the promoter. The registration certificate of the said project was granted subject to the condition that the promoter shall submit the Approved Service plan and Estimates within 3 months from the grant of registration certificate. It is noticed by the Authority that the promoter has failed to comply with the condition of the registration certificate as mentioned above. In view of the above, a show cause notice u/s 7(1) for non-compliance of RC conditions and u/s 61 for violation of section 11(1) of the Act be issued to the promoter as the affidavit submitted by the promoter as part of the QPR fails to furnish the list of total sold inventory along with the requisite details. The promoter is restrained from creating any further third party rights in the project. Further, the promoter is directed to submit the concrete financial plan for completion of the project alongwith the remaining deficiencies. The matter to come up on 18.08.2025. As per the directions of the Authority show cause notice u/s 7(1) for non-compliance of RC conditions and u/s 61 for violation of section 11(1) of the Act has been issued on 12.08.2025. **On 18.08.2025**, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Harshit Goyal (Advocate) and Sh. Sandeep Tyagi (AR) are present on behalf of the promoter. The AR of the promoter stated that the reply has been submitted on 14.08.2025. The office to examine the reply submitted by the promoter. The Project Manager /Director of the promoter company along with the person having project knowledge shall remain present on the next date of hearing to present the case before the Authority. It is noted that the promoter has collected a total of Rs. 367.16/- crores from the allottees of the project and has spent Rs. 276.33/- crores so far against the total project cost of Rs. 375.66 crores as per the details provided by the promoter under quarterly progress report of the project. The amount collected from the allottees so far does not seem commensurate with the development on the site. In view of the fact that the project is an Affordable Group Housing, the Authority decides that a forensic auditor be appointed to conduct the forensic audit of the project and promoter shall submit the data to forensic auditor with a copy to the Authority within period of one week after the appointment of the same and cost of the forensic audit is to be borne by the promoter. The AR of the promoter is directed to submit the remaining deficiencies in the Authority before the next date of hearing. The matter to come up on 01.09.2025. **On 01.09.2025**, the matter is adjourned and fixed for 15.09.2025. The promoter has submitted the reply on 14.08.2025, two on 25.08.2025, 29.08.2025 and 08.09.2025 which were scrutinized, and the status of the documents is mentioned below.	
31.	**Present compliance status as on 15.09.2025 of deficient documents as conveyed in**	1. Deficit Fee - Rs 29,89,810/- needs to be submitted. **Status: Submitted. DD no. 915968 dated 23.07.2025 amounting to Rs 29,89,810/-.** 2. Original RC needs to be submitted. **Status: Submitted.** 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.

	hearing dated 18.08.2025.	4. Copy of Approved Zoning plan needs to be submitted. **Status: Submitted.** 5. Service Plan & Estimates approval needs to be submitted. Status: Applied copy submitted. 6. Approval/NOC from various agencies for connecting external services like roads, Storm water and Sewerage needs to be submitted. **Status: Sewerage connection and Storm water submitted. Roads access pending. However, applied for road access permission.** 7. Latest land title search report needs to be submitted. **Status: Submitted.** 8. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: Submitted.** 9. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: Submitted.** 10. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted.** 11. List of unsold units needs to be submitted. **Status: Submitted.** 12. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted.** 13. Approval / NOC for Forest Land Diversion needs to be submitted. **Status: Submitted.** 14. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 15. Four copies of executed application form need to be submitted. **Status: Submitted.** 16. Four copies of executed Allotment Letter need to be submitted. **Status: Submitted.** 17. Four copies of executed BBA need to be submitted. **Status: Submitted.** 18. Four copies of executed Conveyance deed needs to be submitted. **Status: The promoter stated that no conveyance deed has been executed.** 19. Copy of draft Allotment Letter needs to be submitted. **Status: Submitted.** 20. Copy of draft BBA need to be revised. **Status: Submitted.** 21. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.**

		22. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted the explanatory notes.** 23. Copy of Brochure needs to be submitted. **Status: Submitted.** 24. REP-II needs to be revised. **Status: Submitted.** 25. Cost of the land needs to be clarified according to the area applied for the extension along with supporting documents. **Status: Submitted.** 26. Repayment Schedule, Charge Form (CHG) and NOC from IndusInd Bank Ltd needs to be submitted. **Status: Submitted. Further promoter has taken loan on the project land from Aditya Birla Capital as mentioned in the term sheet dated 08.08.2025, repayment schedule and NOC from the lender needs to be submitted.** 27. Non-encumbrance/ encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status: Submitted.** 28. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of expenditure incurred and to be incurred, CA Certificate of net worth of promoter on latest date and CA Certificate of non-default in payment of debt & statutory liabilities. **Status: Submitted.** 29. Bank Undertaking needs to be submitted. **Status: Submitted.** 30. Affidavit of promoter regarding arrangement with the bank of master account u/s 4(2)(l)(D) needs to be revised as number of units do not match with details mention in Registration Certificate. Board Resolution for operation of bank account needs to be submitted along with KYC of authorized person. **Status: Submitted.** 31. Clarification needs to be submitted for the mismatch in bank account details. As per Affidavit of promoter regarding arrangement with the bank of master account u/s 4(2)(l)(D) Master Account: 250202202201, RERA Account: 252502022023, and Free Account: 252502022022 whereas per final approval shows Master Account: 250202202200, RERA Account: 250202202201, and Free Account: 252502022022." **Status: Submitted.** 32. Project Report, Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted but Revised DPI needs to be submitted. 33. Schedule and Challan of EDC & IDC paid for the project needs to be submitted.

		Status: Submitted.
	Remarks	1. Online DPI needs to be revised. 2. Service Plan & Estimates approval needs to be submitted. 3. Approval/NOC from various agencies for connecting external services like roads access needs to be submitted.

Recommendation:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except approved service plans and estimates including other deficiencies pending mentioned in remarks. The Authority may consider for grant of extension of registration upon submission of BG of Rs 25 lakhs for the submission of approved service plans and estimates within four months of the issuance of extension of registration certificate.

Ashish Dubey
Chartered Accountant

on-leave
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 15.09.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 15.09.2025.

Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Devender Goel, Neeraj Mishra, Sandeep Tyagi, Nitin Gupta and Harshit Goyal are present on behalf of the promoter.

The AR of the promoter states that they are complying with the order of forensic audit and providing the data to forensic auditor. Besides this promoter also states that near about 80% of the construction have been completed and the remaining works are progressing at site with pace to ensure timely completion of the project within extended timeline u/s 6. Further, the promoter states that approval of service plan and estimates is under process with DTCP and they will submit BG of 25 lakhs as a security amount towards submission of approval within four months.

Approved as proposed, subject to the submission of a BG of Rs 25 lakhs as a security amount for the submission of the approved service plans and estimates within four months failing which the security amount shall be forfeited and the forensic audit shall continue simultaneously, and the forensic auditor shall submit its report to the Authority. Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned conditions.

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA