

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project	Kashi
Promoter	M/s Jai Ganga Realtech LLP

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Kashi (earlier mentioned as “Sector 89 & 93”)		
2.	Name of the license holders	MRG Castle Realty LLP MRG Estates LLP (now known as Jai Ganga Realtech LLP)		
3.	Name of the promoter (collaborator)	Jai Ganga Realtech LLP (formerly known as MRG Estates LLP)		
4.	Nature of the phase	Affordable Residential Plotted Colony under DDJAY		
5.	Location of the project	Sector 89 & 93, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Status of project	New		
8.	Whether registration applied for whole/Phase	Whole		
9.	Phase no. (If applicable)	N/A		
10.	Online application ID	RERA-GRG-2013-2025		
11.	License no.	07 of 2022 dated 19.01.2022		Valid up to 18.01.2027
12.	Total licensed area	5.0 Acres	Area to be registered	5.0 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	11.01.2027 (Date of CC)		
14.	QPR Compliance (If applicable)	N/A		
15.	4(2)(I)(C) Compliance (If applicable)	N/A		
16.	4(2)(I)(D) Compliance (If applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	RC compliance	N/A		
19.	Number of units	69 residential plots and 1 commercial block		
20.	Total Project cost	Rs. 142.08 Crore		
21.	Project Expenditure So far	Rs. 11.77 Crore		



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22.	Estimates expenditure for completion so far	Rs. 130.31 Crore		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	07 of 2022 dated 19.01.2022	18.01.2027
	2.	Revised zoning Plan Approval	ZP-1559/JD (RA)/2025/27048 dated 17.07.2025	
	3.	Revised layout plan approval	DTCP 11183 dated 19.06.2025	
	4.	Environmental Clearance	N/A	
	5.	Airport Height Clearance	N/A	
	6.	Fire scheme approval	N/A	
	7.	Service plan and estimate approval	Not submitted	
	8.	Electrical load	Not submitted	
16.	Fee Details			
	Registration fee		(809.37 x 20) + (19424.88 x 10) =Rs. 2,10,436/-	
	Late fee		N/A	
	Processing fee		20234.250 x 10 =Rs. 2,02,343/-	
	Processing fee forfeited in RERA-GRG-1966-2025 vide order dated 21.07.2025		20234.250 x 10 =Rs. 2,02,343/-	
	Total fee		Rs. 6,15,122/-	
	17.	DD Details		
DD amount		Rs. 4,12,800/- Rs. 2,02,350/-		
DD no. and date		500165 dated 21.06.2025 500181 dated 18.07.2025		
Name of the bank issuing		ICICI Bank		
Total fee paid		Rs. 6,15,150/-		
Deficient amount		Nil		
18.		File Status		Date
	File received on		21.07.2025	



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	First notice Sent on	12.08.2025
	1st reply submitted on	13.08.2025
	1st hearing on	18.08.2025
19.	Case History: - <ol style="list-style-type: none"> 1. The applicant M/s Jai Ganga Realtech LLP has applied on 21.07.2025 for registration of affordable residential plotted colony under DDJAY namely "Kashi" (earlier mentioned as "Sector 89 & 93") under section 4 of Real Estate (Regulation and Development), Act 2016 vide temp ID RERA-GRG-2013-2025. 2. The project pertains to license no. 07 of 2022 dated 19.01.2022 measuring 5.0 Acres situated in sector 89 & 93, Gurugram granted by DTCP in favour of MRG Castle Realty LLP in collaboration with MRG Estates LLP (now known as Jai Ganga Realtech LLP) for development of affordable plotted colony under DDJAY. 3. A public notice dated 30.07.2025 with respect to the application dated 21.07.2025 for registration of the project submitted by the promoter was issued in The Indian Express (English), The Tribune (English), and Dainik Tribune (Hindi). No objection is received in the Authority till date. 4. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/935 dated 12.08.2025. 5. Further, the site of the project was visited and it is noted that the site is accessible through service road of 60 m wide existing road. 6. The reply dated 13.08.2025 submitted by the promoter with respect to the notice dated 12.08.2025 has been examined and the status of remaining deficiencies is as follows: 	
20.	Present compliance status as on 18.08.2025 of deficient documents as conveyed on 12.08.2025	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. 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". This needs to be clarified. Status: The promoter clarifies that the name of the project is "Kashi". 4. REP-II needs to be revised since the date of OC is not applicable in case of plotted colonies. Status: Submitted

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		<p>5. Since the promoter has obtained revised layout plan and zoning plan of the project, status of RERA registration, advertisement, marketing, booking and sale based on earlier layout and zoning plan needs to be submitted.</p> <p>Status: The promoter submitted an affidavit through authorized signatory that no sale in the project has been made based on earlier approved layout plan. However, the same needs to be notarized.</p> <p>6. 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.</p> <p>Status: The promoter submits that there are no litigations pending against any project of the promoter in state.</p> <p>7. Approved service plans and estimates need to be submitted.</p> <p>Status: Recommended from Chief Administrator HSVP Panchkula to DTCP, Haryana vide memo dated 07.08.2025</p> <p>8. Electrical load availability connection needs to be submitted.</p> <p>Status: Not submitted</p> <p>9. Forest NOC for khasra no. 52//4/2 (0-1-0) needs to be submitted.</p> <p>Status: Submitted</p> <p>10. NOCs for drinking water supply, sewerage connection and storm water drainage from the concerned authorities need to be submitted.</p> <p>Status: Submitted</p> <p>11. PERT chart of the project needs to be revised.</p> <p>Status: Submitted</p> <p>12. Draft allotment letter, payment plan and conveyance deed need to be revised.</p> <p>Status: Needs to be revised.</p> <p>13. Draft brochure and advertisement material need to be revised.</p>
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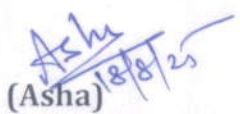

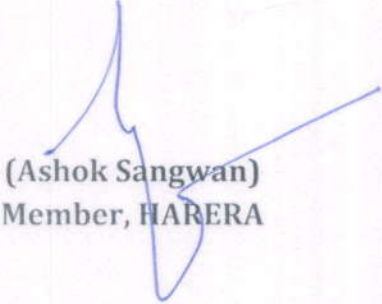


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	<p>Status: Submitted</p> <p>14. Road access permission needs to be submitted.</p> <p>Status: Not submitted</p> <p>15. Land cost needs to be clarified as land cost mentioned ZERO.</p> <p>Status: Submitted but needs to be revised. Accordingly, revised notarized affidavit regarding 4(2)(I)(D) needs to be submitted.</p> <p>16. 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.</p> <p>Status: Submitted but needs to be revised.</p> <p>17. Project report needs to be submitted.</p> <p>Status: Submitted</p> <p>18. Latest net worth certificate of promoter from CA needs to be provided.</p> <p>Status: Submitted</p> <p>19. CA certificate for non-default needs to be revised.</p> <p>Status: Submitted</p> <p>20. CA certificate for cash flow statement needs to be revised.</p> <p>Status: Needs to be revised.</p> <p>21. CA certificate for cost incurred and to be incurred needs to be revised.</p> <p>Status: Submitted</p> <p>22. Quarterly statement of expenditure needs to be provided.</p> <p>Status: Submitted</p> <p>23. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided.</p> <p>Status: Submitted</p> <p>24. Complete details of company from the MCA site needs to be submitted.</p> <p>Status: Submitted</p> <p>25. KYC of project consultant needs to be submitted.</p> <p>Status: Submitted</p> <p>26. Financial resources of the project need to be clarified.</p> <p>Status: Submitted</p> <p>27. Board resolution for operation of bank account needs to be submitted along with KYC of authorized person to operate bank account.</p>
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		Status: Submitted
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted</p> <p>2. Corrections in online DPI need to be done. Status: Not submitted</p> <p>3. Approved service plans and estimates need to be submitted. Status: Recommended from Chief Administrator HSVP Panchkula to DTCP, Haryana vide memo dated 07.08.2025</p> <p>4. Electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>5. Draft allotment letter, payment plan and conveyance deed need to be revised. Status: Needs to be revised.</p> <p>6. Road access permission needs to be submitted. Status: Not submitted</p> <p>7. Land cost needs to be clarified as land cost mentioned ZERO. Status: Submitted but needs to be revised. Accordingly, revised notarized affidavit regarding 4(2)(I)(D) needs to be submitted.</p> <p>8. 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 but needs to be revised.</p> <p>9. CA certificate for cash flow statement needs to be revised. Status: Needs to be revised.</p>
22.	<p>Recommendation: The application for registration of the project under Section 4 of the Act of 2016 has been examined and found to be in order except the deficiencies listed above at 21.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates, electrical load availability, road access permission within 4 months from the date of issuance of registration certificate; and corrected copies of form REP-I, DPI, Security amount of Rs. 25 lakhs on account of</p>	

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timely submission of approved service plans and estimates and other remaining deficiencies as mentioned above at S. No. 21 above before issuance of the registration certificate.	
 (Asha) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing	Monday and 18.08.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Neeraj Mishra (AR) and Sh. Ashwani Kumar (AR) are present on behalf of the promoter.</p> <p>The site of the project is visited by the concerned officials and it is confirmed that the site is accessible through service road of the existing 60 m wide road.</p> <p>The registration of the project is approved as proposed subject to rectification of deficiencies listed above at S. No. 21 and deposit of security amount of Rs. 25 lakhs on account of submission of approved service plans and estimates within four months from the issuance of registration certificate.</p> <p>The registration certificate shall be issued after the above compliance is made by the promoter.</p>	
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA	

