



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of Residential Group Housing Colony namely Mulberry County-Phase III, on land measuring 0.46 acres in Village Mujeri, Sector 70, Faridabad vide

Registration No. :HRERA-PKL-FBD-55-2018 Dated: 05-10-2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is MG Housing Pvt. Ltd. , having its registered office at G-127, 12th Floor, Himalaya House 23, Kasturba Gandhi Marg, New Delhi-110001. The promoter is a Private limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U45400DL2010PTC208619, having PAN No. AAHCM7489B.

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2. The Directors of the company are:

- a) Sh. Dinesh Chand Gupta
C-40-41, Anand Vihar, Delhi 110092
Phone no.: 0114232222
- b) Sh. Ajay Mangal
A-22, Anand Vihar, Delhi 110092
Phone No.: 0114232222

3. The contact details of the promoter are:

M/s MG Housing Pvt. Ltd. ,
G-127, 12th Floor, Himalaya House 23,
Kasturba Gandhi Marg, New Delhi-110001.
Mobile No. 9560616077
Phone No- 91-11-4232222
Fax No- 91-11-4232223
Email- compliance@mghousing.com

4. The promoter has launched following projects in last five years:

- (i) Mulberry County, Sector – 70 Faridabad
Date of starting the construction: August, 2015
Likely/ Actual date of completion:
Phase- I- OC received and possession offered
Phase-II- 31.12.2018
Phase -III- 30.08.2020
Phase -IV- To be Started
Stage of development
Phase- I- 100%
Phase-II- 95%
Phase -III- To be Started
Phase -IV- To be Started
No. of pending litigation : No.

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- (ii) Anandam Estate, Sector - 19 & 24 Dharuhera
Date of starting the construction- 01.07.2017
Likely/ date of completion: 31.12.2018
Stage of development- 70%
No. of pending litigation: Civil suit for permanent injunction titled MG Plotters Pvt. Ltd. Vs Manmohan Singh filed by M/s MG Housing Pvt. Ltd. On 04.02.2015 CJ(JD)
- (iii) Anandam Awas, Sector - 19 & 24 Dharuhera
Date of starting the construction- 01.07.2017
Likely/ date of completion: 31.12.2018
Stage of development- 90%
No. of pending litigation: NIL
- (iv) Anandam Awas, Sector - 19 & 24 Dharuhera
Date of starting the construction- 01.07.2017
Likely/ date of completion: 31.12.2018
Stage of development- 80%
No. of pending litigation: NIL

5. Particulars of the project:

The project will be set up on 0.46 acres of land out of the total licensed area of 10.10 acres. The land is owned by MG Housing Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 78 dated 17.08.2018 in favour of MG Housing Pvt. Ltd. The licence is valid till 31.07.2020.



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7. The building plans of this Group Housing Project were approved on 02.01.2017. These plans are valid for a period of 2 years of the buildings less than 15.00 mts. in height and for 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
8. The service plan estimates of this licensed colony have been approved by the DTCP on 20.04.2017. All the infrastructural services have been completed at site.
9. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	HUDA	Already constructed
Water supply	HUDA	YES
Electricity	DHBVN	YES
Sewage disposal	HUDA (PUBLIC HEALTH)	YES
Storm water drainage	HUDA (PUBLIC HEALTH)	YES

10. The total land of the project measuring 0.46 acres/ 1860.03 sq. mts. will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (sq. mts)
1	Construction of Shops EWS and Nursery School	506.18
2	Roads	1353.82
	Total	1860.03

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11. Estimated cost of the project is 3.33 Cr. (including the land cost)

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|----------------------------------------------------|-----------|
| i. Cost of land | 00.93 cr. |
| ii. Infrastructure & other structure | 02.40 Cr. |
| iii. Other costs including EDC, Taxes, Levies etc. | 00.15 Cr. |

12. Current stage of development of the project:

This is an ongoing project. Its development will start in October, 2018. Scheduled date of completion of the project is December, 2020. The construction of Phase -III is yet to start.

13. Quarterly schedule of the development of:

(a) EWS/Shops/School:

Particulars	Expenditure on the construction to be made in each quarter (in lakhs)					
	Oct- Dec 2018	Jan- Mar 2019	Apr- June 2019	July- Sept 2019	Oct- Dec 2019	Jan- Mar 2020
EWS	0.00	0.00	12.00	12.00	12.00	12.00
Shops	2.00	5.00	9.00	9.00	9.00	11.00
School	2.00	3.00	7.00	7.00	7.00	7.00

Apr- June 2020	July- Sep 2020	Oct- Dec 2020	Grand Total
12.00	12.00	18.00	90.00
11.00	11.00	23.00	90.00
7.00	7.00	6.00	60.00

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(b) Infrastructure:

Particulars	Expenditure incurred till the date of application (in Lakhs)	Oct-Dec 2018	Jan-Mar	Apr-June	July-Sept	Oct-Dec 2019	Jan-Mar	Apr-June	July-Sept	Oct-Dec 2020	Grand Total
		Infrastructure Already Complete									
Roads	50										
Water supply											
Sewerage											
Storm water											

14. The following statutory approvals have already been obtained.

- i. License renewed till 31.07.2020
- ii. EC & Service Plan Estimate
- iii. CTE, Fire NOC

15. Contact person at the site office:

Sh. Aditya Gupta
 C-40-41, Anand Vihar,
 Delhi-110092
 Phone No. : 0114232222
 compliance@mghousing.com

16. Financial details:

Particulars		Crores
i.	Amount invested in the project upto the date of application	Land Cost = 0.93 + Infrastructure 0.50 + EDC/taxes 0.15 = 1.58
ii.	Balance cost to be incurred on construction for completion of the project and delivery of Possession	2.40

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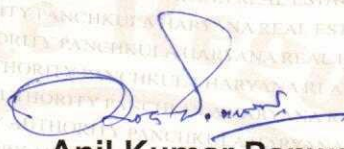
17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 777705225068 of ICICI Bank Ltd., A-9, Connaught Place, New Delhi 110001; IFSC Code ICIC0000007; MICR code 110229002. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.
18. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:
- Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - Strictly abide by the declaration made in form REP-II
 - In case of commercial units the promoter shall not demand or receive from the allottees any other cost, fee or charge other than the unit price of the commercial area under any name or definition except reasonable charges for maintenance of essential services and common facilities.

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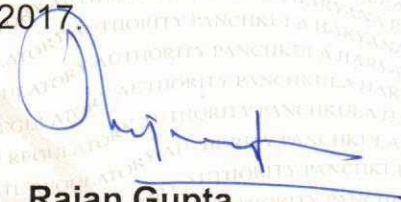
- iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to commercial units and expenditure made in the project.
- v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman