

# MNB BUILD FAB PRIVATE LIMITED

Shop No.-3, Ground Floor, Plot No. 7/25, Kirti Nagar Industrial Area, New Delhi-110015  
Corporate office-Second Floor, Plot No-5P, Sector-43, Gurugram-122001, Haryana  
E-mail:director@mnbbuildfab.com, Mob: 9910019100, GSTIN: 06AARCM4635K1ZZ  
CIN: U68200DL2023PTC422421

*Return letter  
to support*

To,  
The Tehsildar Office  
Tehsil Wazirabad, Sector 57, Gurugram, Haryana

Date: 18.12.2024

TEHSILDAR  
WAZIRABAD  
19.12.24

**Subject :** Request for issuance of Non-encumbrance Certificate for the group housing plot/site bearing no. GH-26A situated at Sector 56, Gurugram, Haryana.

**Reference :** (i) HARERA letter dated 13.12.2024 (Para No. 6)

Dear Sir/Madam,

With due respect it is submitted that we, MNB Build Fab Private Limited (formally known as "MNB Build Fab LLP") having registered office at Plot No. 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, West Delhi, New Delhi- 110015, have purchased a residential group housing plot from you through e-auction process to develop the residential apartments thereon. The said plot has been specifically demarcated for development of group housing complex.

That HSVP issued the allotment letter on 29.09.2023. Thereafter, upon making payment of entire sale consideration, the title/ownership of said plot has been transferred by HSVP to us vide "DEED OF CONVEYANCE OF RESIDENTIAL SITE SOLD BY E-AUCTION" dated 13.07.2024 duly registered in Sub-registrar Office, Wazirabad, Gurugram, Haryana vide document no. 7517 on 16.07.2024.

HSVP has issued us Non-encumbrance Certificate on 10.09.2024 vide its letter bearing no. ZO002/EO018/UE029/NECER/00000000032. The copy of HSVP letter is attached herein.

After procuring all the necessary approvals for the development the group housing complex on the said plot, we applied to Haryana Real Estate Regulatory Authority, Gurugram ("HARERA") for project registration. We have already submitted the above stated Non-encumbrance Certificate with HARERA. The HARERA asked us to submit the Non-encumbrance Certificate issued by you vide its letter dated 13.12.2024 (Para No. 6). The extracts of Para 6 are mentioned hereinbelow-

"Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted."

Since HARERA has specifically asked for Non-encumbrance certificate issued by you as a pre-condition for grant of project registration under the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder, thus we hereby request you to kindly grant your Non-encumbrance certificate basis on HSVP NEC letter. Thank you.

**For MNB Build Fab Private Limited**

For MNB BUILD FAB PVT. LTD.

*Chadha*  
Authorized Signatory

Enclosures-

(i) HSVP NEC dated 10.09.2024

(ii) HARERA letter dated

13.12.2024

**For MNB BUILD FAB PVT. LTD.**

*Chadha*

Auth. Sign.

मीमाता

मापक कार्यालय से प्राप्त फ के बन्दगी के  
फ के लान सलाह conveyance deed जहाँ से 56 के  
है जिसमें MNB Build Fab Pvt. Ltd. के नाम  
से राजस्थान रीट्स के कोर्ट 150 - आवक लोग व  
कमल नगर थार कोर्ट 2500 दर्ज है रिपोर्ट पोस्ट

C/S  
TEHSILDAR  
WAZIRABAD  
19.12.24

19/12/24

For MNB BUILD FAB PVT. LTD.

*Chadha*

Auth. Sign.



**Haryana Shehri Vikas Pradhikaran**  
**Certificate Of Non-Encumbrance**



**Memo Number:** ZO002/EO018/UE029/NECER/0000000032

**Dated:** 10/09/2024

It is certified that plot No. **GH26A**, Sector **56** measuring about Shops in the Urban Estate, **Gurgaon II** where all necessary amenities like water, sewerage and road etc. are being provided/ has been provided as per record of the office stands allotted to Sh./Smt. **Mnb build fab llp Th. partner mohit bajaj** and is free from any encumbrance subject to the terms and conditions of the allotment letter No. **ZO002/EO018/UE029/LALOT/0000000129** dated **12/07/2023** The allottee has paid Rs. **679917400.00/-** out of Rs. **679917400.00/-** revised/tentative however, the amount is subject to audit.

Estate Officer,  
HARYANA SHEHRI VIKAS PRADHIKARAN  
EO HUDA GURGAON II

To

Sh./Smt. **Mnb build fab llp Th. partner mohit bajaj**  
D/o, S/o, W/o, C/o. **Chander bhushan Bajaj**  
**88 Ground Floor Block L Kirti Nagar**  
**New Delhi Delhi 110015**

**Note:-** This is computer generated letter, Signature is not required. Can be Verified from QRCode.

For MNB BUILD FAB PVT. LTD.

Auth. Sign.