

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project

MVN Athens Promoter M/s MVN Infrastructure Pvt. Ltd.

	No. Particulars		Details		
1.	Nam	ne of the project	MVN Athens		
2.	Nam	le of the promotor	M/N Athens M/s MVN Infrastructure Pvt. Ltd.		
3.	Nati	ire of the project	Affordable Crown	acture Pvt. Ltd.	
4.	Loca	tion of the project	Affordable Group Housing Project Sector 5, Sohna, Gurugram Licensee		
5.	Lega	l ' capacity to act as a noter			
6.	Nam	e of the license holder	M/s MVN Infrastructure Pvt. Ltd.		
7.	Whe for w	ther registration applied			사망가 있는 것 같아. 사망가 1851 것 동생 전
8.	D SALL	ise no.	27 of 2020 (in contiguous of license Valid up to 01.10.2 no. 49 of 2014 dated 18.06.2014)		Valid up to 01.10.2025
9.	Date REP-	of completion as per II	30.09.2025	eu 10.00.2014)	
10.	Total licensed area		1.74375 Acres (27 of 2020)	Area to be registered	1.74375 Acres
11.	Statu	tory approvals either app	lied for or obtained	prior to registrati	on
	5.110.	Particulars	Date of approval	prior to registrati	Validity up to
	i)	License Approval	02.10.2020	- Contraction of the second	01.10.2025
	ii)	Zoning Plan Approval	12.10.2020	A SALERED AND AN	
	iii)	Building plan Approval	19.04.2022	and the second sec	18.04.2027
	iv)	Environmental Clearance	Applied on 07.01.2022		
	v)	Airport height clearance	24.01.2022		23.01.2030
	vi)	Fire scheme approval	Applied on 06.05.2022		A THE REPORT OF L
	vii)	Service plan and estimate approval	Recommended from CE-I, HSVP to DTCP		P, Haryana
	viii)	Electricity load availability connection	22.01.2019		
2.	File Sta	itus	Date		
	Project received on		27.04.2022		
	Finet meti-		05.05.2022		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण



Project Promoter MVN Athens M/s MVN Infrastructure Pvt. Ltd.

	1 st reply submitted on	13.05.2022		
	Case history-			
 The promoter i.e. M/s MVN Infrastructure Pvt. Ltd. has applied on dated 27.04.2022 for registration of the affordable group housing project namely "MVN Athens" in sector 5, Sohna, Gurugram under section 4 of Re Estate (Regulation and Development), Act 2016. This application is for registration of affordable group housing project admeasuring an area of 1.74375 acres (in contiguous of license no. 49 of 2014 date 18.06.2014) for which the license no 27 of 2020 dated 02.10.2020 valid upto 01.10.2025 has been issued DTCP in favour of M/s MVN Athens Pvt. Ltd. The land pertaining to license no. 49 of 2014 is already registered with the authority vide no. 20 of 200 dated 26.03.2019 valid upto 28.02.2021 + 6 months covid 19 (28.08.2021). The current application pertain to 3 residential towers comprising of 274 dwelling units and one commercial block being developed by M MVN Athens Pvt. Ltd. On scrutiny of application, it was found that there were deficiencies in the application which have b conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/458. 				
				is submitted in the authority on 13.05.2022
				Scrutiny of reply dated 13.05.2022
	1 Deficit fee of Rs. 2.84.748/-needs to be paid.			
	Chatter Daid thro	augh RTGS Payment receipt needs to be submitted.		
	2. Copy of information	on to revenue department regarding the fact that project land is licensed ar		
		up of a colony needs to be submitted.		
	Status: Submitte	e certificate on the basis of latest Jamabandi needs to be submitted.		
	3. Non encumbrance Status: Submitte	certificate on the basis of factor junitability is a set		
	Status: Submitte	report duly authenticated by a lawyer needs to be submitted.		
4. Land title search report duly authenticated by a lawyer need Status: Submitted				
	5. Project report nee			
	Status: Submitte			
	6. Approved enviror	nmental clearance needs to be submitted.		
	Status: Applied	on 07.01.2022		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपद्म (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तनत गठित प्राधिकरण



Project

 Fire scheme approval along with sanction letter needs to be submitted. Status: Applied on 06.05.2022 Copy of approved service estimates and plans along with sanction letter from DT Haryana needs to be submitted. Status: Recommended from CE-I, HSVP to DTCP, Haryana Natural conservation zone NOC needs to be submitted. Status: Undertaking for non- applicability submitted. Forest land diversion NOC needs to be submitted. Forest land diversion NOC needs to be submitted. Forest land diversion NOC needs to be submitted. Status: Undertaking for non- applicability submitted. Tree cutting permission needs to be submitted. Status: Undertaking for non- applicability submitted. Power line shifting NOC needs to be submitted. Status: Undertaking for non- applicability submitted. Power line shifting NOC needs to be submitted. Status: Undertaking for non- applicability submitted. Approved building plans for commercial block needs to be submitted. Status: Submitted Services (road and pavement, storm water, sewerage, water supply, electricity supply) mark on approved site plan needs to be submitted. Status: Needs to be submitted. Status: Needs to be submitted. PERT chart needs to be submitted. Status: Needs to be revised Schedule of EDC/IDC needs to be submitted. Status: Submitted CA certificate for expenditure incurred up to the date of registration needs to be provided. Status: Submitted CA certificate for promoter equity needs to be provided. Status: Submitted CA certificate for promoter equity needs to be provided. Status: Submitted CA certificate for promoter equity needs to be provided. Status: Submitted 			Project MVN Athens Promoter M/s MVN Infrastructure Pvt. Ltd.
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New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project Promoter MVN Athens M/s MVN Infrastructure Pvt. Ltd.

	21. Bank undertaking needs	to be submitted.			
	Statuc Submitted	nancial three preceding financial years needs to be submitted.			
	 Status: 23. Promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised. Status: Bank account numbers need ro be mentioned on the affidavit. 24. Form REP-II needs to be submitted. Status: Submitted 				
	Proceedings dated 16.05.2022				
	 Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case. Sh. Devraj Dixit (Laison Head) and Sh. Sanjeev Sharma (AR) are present on the behalf of the promoter. The promoter is yet to make the corrections in REP-I and online DPI as already conveyed. The promoter has applied for the approvals of environmental clearance, fire scheme and service plans and estimates in the concerned departments and the final approvals are still awaited. As the registration of the Project MVN Athens (license no. 49 of 2014) registered vide no. 20 of 2019 has already expired, the details regarding the completion stage and compliances of the conditions of registration be provided to the Authority. After scrutiny of the reply submitted by the AR dated 13.05.2022, there are still deficiencies in the application and the same be conveyed to the promoter. The promoter is directed to submit the deficit documents in the Authority before the next date of hearing. 				
	The matter to come up on 30.05.2022				
13.	Deficit documents	 Online correction in REP-I needs to be done. Status: fee details and project name in Part A need to be updated Quarterly estimated expenditure in Part C needs to be filled. IFSC, MICR and branch code of the bank in part D need to be updated. Details of statutory approvals need to be updated in part E. 			

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह.

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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपद्म (विनियमन और विकास) अधिनियम, 2016की प्राप्त 20के अर्तनत गठित प्राधिकरण



	Project MVN Athens Promoter M/s MVN Infrastructure Pvt. Ltd.
	Details of project MVN Athens (20 of 2019) needs to be filled in Part G.
	2. Hard copy of corrected online DPI needs to be submitted.
	Status: corrections marked on the hard copy and conveyed to the promoter.
	 Approved environmental clearance needs to be submitted.
	Status: Applied on 07.01.2022
	4. Fire scheme approval along with sanction letter needs to be submitted.
	Status: Applied on 06.05.2022
	 Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Recommended from CE-I, HSVP to DTCP, Haryana PERT chart needs to be submitted. Status: Needs to be submitted in the form of Gantt Chart. Revised draft conveyance deed, BBA and payment plan needs to be submitted in prescribed format. Status: Needs to be revised An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be
	transferred in state treasury account until it is fully paid needs to be submitted.
in the second	9. Director report for the financial three preceding financial years needs to be submitted.
anti-base E. C. anti-on-	10. Promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised.
	Status: Bank account numbers need to be mentioned on the affidavit.
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Project Promoter MVN Athens M/s MVN Infrastructure Pvt. Ltd.

14.Email received on 30.05.2022The promoter has submitted a request for one week 30.05.2022 received at 10:03 AM to reply on deficient attached with the brief.		week's time for extension through email dated ficiencies of the application. Copy of the email is
112.39	Ncaubof 30.05-2022 Chartered Accountant (Naresh Kumar)	Associate Architectural Executive (Ar. Neeraj Gautam)

 Day and Date of hearing
 Monday and 30.05.2022

 Proceeding recorded by
 Sh. Ram Niwas

 REPRESENTED THROUGH

 Sr. no.
 Name
 Designation
 Mobile No.
 E-mail

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Proceedings dated 30.05.2022

Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.

None is present on behalf of the promoter.

The matter to come up on 06.06.2022. In meanwhile the promoter is advised to ensure submission of a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter.

V.1 -. Vijay Kumar Goyal Member, HARERA, Gurugram

Dr. K.K. Khandelwal Chairman, HARERA, Gurugram

New PWD Rest House, Civil Lines, Gurugram, Haryana

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