



HARERA
GURUGRAM

**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 लाईंस, गुरुग्राम, हरियाणा

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

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	MVN Athens	
2.	Name of the promotor	M/s MVN Infrastructure Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing Project	
4.	Location of the project	Sector 5, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s MVN Infrastructure Pvt. Ltd.	
7.	Whether registration applied for whole	Yes	
8.	License no.	27 of 2020 (in contiguous of license no. 49 of 2014 dated 18.06.2014)	Valid up to 01.10.2025
9.	Date of completion as per REP-II	30.09.2025	
10.	Total licensed area	1.74375 Acres (27 of 2020)	Area to be registered 1.74375 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	02.10.2020
	ii)	Zoning Plan Approval	12.10.2020
	iii)	Building plan Approval	19.04.2022
	iv)	Environmental Clearance	Applied on 07.01.2022
	v)	Airport height clearance	24.01.2022
	vi)	Fire scheme approval	Applied on 06.05.2022
	vii)	Service plan and estimate approval	Recommended from CE-I, HSVP to DTCP, Haryana
	viii)	Electricity load availability connection	22.01.2019
12.	File Status	Date	
	Project received on	27.04.2022	
	First notice sent on	05.05.2022	

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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, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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1st reply submitted on	13.05.2022
Case history- <p>The promoter i.e. M/s MVN Infrastructure Pvt. Ltd. has applied on dated 27.04.2022 for registration of their affordable group housing project namely "MVN Athens" in sector 5, Sohna, Gurugram under section 4 of Real 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 dated 18.06.2014) for which the license no 27 of 2020 dated 02.10.2020 valid upto 01.10.2025 has been issued by DTCP in favour of M/s MVN Athens Pvt. Ltd.</p> <p>The land pertaining to license no. 49 of 2014 is already registered with the authority vide no. 20 of 2019 dated 26.03.2019 valid upto 28.02.2021 + 6 months covid 19 (28.08.2021). The current application pertains to 3 residential towers comprising of 274 dwelling units and one commercial block being developed by M/s MVN Athens Pvt. Ltd.</p> <p>On scrutiny of application, it was found that there were deficiencies in the application which have been conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/458 .</p> <p>A reply regarding the same is submitted in the authority on 13.05.2022</p> <p>Scrutiny of reply dated 13.05.2022</p> <ol style="list-style-type: none">1. Deficit fee of Rs. 2,84,748/-needs to be paid. Status: Paid through RTGS. Payment receipt needs to be submitted.2. Copy of information to revenue department regarding the fact that project land is licensed and bonded for setting up of a colony needs to be submitted. Status: Submitted3. Non encumbrance certificate on the basis of latest Jamabandi needs to be submitted. Status: Submitted4. Land title search report duly authenticated by a lawyer needs to be submitted. Status: Submitted5. Project report needs to be revised. Status: Submitted6. Approved environmental clearance needs to be submitted. Status: Applied on 07.01.2022	



7. Fire scheme approval along with sanction letter needs to be submitted.
Status: Applied on 06.05.2022
8. 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
9. Natural conservation zone NOC needs to be submitted.
Status: Undertaking for non- applicability submitted.
10. Forest land diversion NOC needs to be submitted.
Status: Undertaking for non- applicability submitted.
11. Tree cutting permission needs to be submitted.
Status: Undertaking for non- applicability submitted.
12. Power line shifting NOC needs to be submitted.
Status: Undertaking for non- applicability submitted.
13. Approved building plans for commercial block needs to be submitted.
Status: Submitted
14. Services (road and pavement, storm water, sewerage, water supply, electricity supply) marked on approved site plan needs to be submitted.
Status: Submitted
15. PERT chart needs to be submitted.
Status: Needs to be submitted in the form of Gantt Chart.
16. Revised draft conveyance deed and BBA needs to be submitted in prescribed format.
Status: Needs to be revised
17. Schedule of EDC/IDC needs to be submitted.
Status: Submitted
18. CA certificate for expenditure incurred up to the date of registration needs to be provided.
Status: Submitted
19. CA certificate for promoter equity needs to be provided.
Status: Submitted
20. 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.
Status:

21. Bank undertaking needs to be submitted.

Status: Submitted

22. Director report for the financial three preceding financial years needs to be submitted.

Status:

23. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.

Status: Bank account numbers need to 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 (Liaison 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

Email received on 30.05.2022

The promoter has submitted a request for one week's time for extension through email dated 30.05.2022 received at 10:03 AM to reply on deficiencies of the application. Copy of the email is attached with the brief.

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.



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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 of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter.

Scrutiny of reply dated 03.06.2022

1. Director report for the financial three preceding financial years needs to be submitted.
Status: Submitted
2. 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.
Status: Submitted
3. PERT chart needs to be submitted.
Status: Submitted

13.

Deficit documents

1. Online correction in REP-I needs to be done.
Status: Part I and Part M needs to be corrected.
2. Hard copy of corrected online DPI needs to be submitted.
Status: quarterly estimated schedule of expenditure needs to be provided.
3. 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.
5. 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
6. Revised draft conveyance deed, BBA and payment plan needs to be submitted in prescribed format.
Status: Needs to be revised.
7. Promoter affidavit keeping in view of section 4(2)(1)(D) needs to be revised.

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	<p>Status: Bank account numbers need to be mentioned on the affidavit.</p> <p>8. A certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter needs to be submitted.</p>
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N. Kumar
06.06.2022
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
1.				
PROCEEDINGS OF THE DAY				
<p>Proceedings dated 06.06.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive briefed the facts about the case.</p> <p>Sh. Devraj Dixit (Liaison Head) is present on the behalf of the promoter.</p> <p>The promoter stated that they have submitted the reply today itself. The authority directed the concerned planning executive to scrutinize the reply.</p> <p>The matter to come up on 13.06.2022.</p>				

V.1-3
Vijay Kumar Goyal
Member, HARERA, Gurugram

[Signature]
Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram

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