



**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	MVN Aero One		
2.	Name of the promoter	M/s MVN Infrastructure Projects LLP		
3.	Nature of the project	Mix land Use colony		
4.	Location of the project	Sector- 37D, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Gova Realtors Pvt. Ltd., MVN Tutorials Pvt. Ltd. and MVN Infrastructure Projects LLP		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Phase		
9.	Completion date as mentioned in REP-II	OC-31.12.2029 CC-31.05.2030		
10.	Online application ID	RERA-GRG-PROJ-1729-2024		
11.	License no.	59 of 2024 dated 07.06.2024 valid upto 06.06.2029		
12.	Total licensed area	6.775 acres	Area to be registered	2.3450 acres
13.	QPR Compliances	N/A		
14.	4(2)(I)(D) Compliances	N/A		
15.	4(2)(I)(C) Compliances	N/A		
16.	Status of change of bank account (if applicable)	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	59 of 2024 dated 07.06.2024	06.06.2029
	ii)	Zoning Plan Approval	DRG No. DGTCP 10266 dated 07.06.2024	N/A
	iii)	Building Approval plan	Memo no. ZP-1994/JD(RA)/2023/30759 dated 01.10.2024	30.09.2029
	iv)	Environmental Clearance	Applied on 08.04.2024	
	v)	Fire scheme approval	Applied on 04.10.2024	
	vi)	Service plan and estimate approval	Applied on 01.10.2024	
20.	Fee details			
	Registration fee		Res-25826.421 *1.530* 10 = Rs 3,95,144/- Com- 16135.716*1.530*20= Rs. 4,93,753/- Total- Rs 8,88,897/-	

	<b>Processing fee</b>	41962.137 * 10 = Rs 4,19,621/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 13,08,518/-
21.	<b>DD amount</b>	Rs. 4,19,625 /- Rs.8,89,000/- Total- Rs 13,08,625/-
	<b>DD no. and date</b>	006092 dated 09.10.2024 006091 dated 09.10.2024
	<b>Name of the bank issuing</b>	HDFC Bank
	<b>Deficient amount</b>	Nil
22.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	10.10.2024
	<b>First notice Sent on</b>	24.10.2024
	<b>First hearing on</b>	04.11.2024
	<b>First reply Sent on</b>	04.11.2024
23.	<b>Case History: -</b>	
	<p>The Promoter M/s MVN Infrastructures Projects LLP Limited has applied for the registration of real estate group housing colony namely "MVN Aero One" located at Sector- Sector- 37D Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 80586 dated 10.10.2024 and RPIN-809. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1729-2024. The application for registration of project was scrutinized and found the deficiencies which was 1st deficiency notice vide notice no. HARERA/GGM/RPIN/809 dated 24.10.2024 was issued to the promoter.</p> <p><b>Proceedings dated 04.11.2024</b></p> <p>Matter is adjourned to 18.11.2024.</p>	
24.	<b>Present compliance status as on 18.11.2024 of the deficiencies conveyed vide notice dated 24.10.2024</b>	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:- Not done</b>
		2. Corrections in the online DPI need to be done. <b>Status:- Not done</b>
		3. Approved environment clearance needs to be submitted. <b>Status: - Not Submitted. Applied on 08.04.2024. Receipt enclosed</b>
		4. Approved service plan and estimates needs to be submitted. <b>Status: - Not Submitted. Applied on 04.10.2024. Receipt enclosed</b>
		5. Fire scheme approval needs to be submitted. <b>Status: - Not Submitted. Applied on 01.10.2024. Receipt enclosed</b>
		6. Mining permission needs to be submitted. <b>Status:- Affidavit submitted stating that the mining approval will be obtain from the competent authority within three months from the date of registration of said project.</b>
		7. Project report need to be revised.



	<p><b>Status:- Submitted</b></p> <p>8. PERT chart need to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>9. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.</p> <p><b>Status:- Submitted</b></p> <p>10. Draft Brochure and advertisement documents needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>11. Land cost needs to be clarified according to area apply for registration.</p> <p><b>Status:- Submitted</b></p> <p>12. Original Bank undertaking needs to be submitted.</p> <p><b>Status:- Submitted</b></p> <p>13. KYC of the project consultant needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>14. Annual balance sheet for the financial year 2023-24 needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>15. Cash flow statement needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>16. All original CA certificate needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>17. Quarterly statement of expenditure and sources needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>18. Copy of paid challan of EDC and IDC needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>19. Affidavit of 10% of EDC from separate bank account needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>20. Board resolution for authorizing bank account needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>21. Affidavit of promoter regarding arrangement with bank of master account needs to be provided.</p> <p><b>Status:- Submitted</b></p> <p>22. Others in financial resources needs to be clarified.</p> <p><b>Status:- Submitted</b></p>
<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in the online DPI need to be done.</p> <p>3. <u>Approved environment clearance needs to be submitted.</u></p>



**HARERA**

**GURUGRAM**

MVN Aero One

RERA-GRG-PROJ-1729-2024

4. Approved service plan and estimates needs to be submitted.
5. Fire scheme approval needs to be submitted.

**Recommendation:-**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 and as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, REP-I (A to H), approved environment clearance, service plans and estimates and fire scheme approval.

The accessibility of the project is checked on Google map and it is found that the site of the project is accessible and connected to the main road. Further the promoter has obtained road access permission from GMDA.

The promoter shall submit three BG/DD amounting to Rs. 25 Lakhs each as a security amount towards the submission of approved environment clearance, service plans and estimates and fire scheme approval. These security BG/DD shall be forfeited in case the respective conditions are not fulfilled by the promoter within stipulated time period mentioned in the conditions.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

*On leave*  
(Asha)

Chartered Accountant

*(Prachi Singh)*

(Prachi Singh)  
Planning Executive

Day and Date of hearing

Monday and 18.11.2024

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 18.11.2024.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Raj Kumar Kaushik (AR), Sh. Praveen Sehgal (AR) and Sh. Pramod Aggarwal (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of BG of Rs. 25 lakh each for approval of SPE, EC and Fire NOC within four months and corrected copy of REP-I (A to H) and DPI. The RC shall be issued after compliance as above.

*(Ashok Sangwan)*  
(Ashok Sangwan)  
Member, HARERA

*v.i - 3*  
(Vijay Kumar Goyal)  
Member, HARERA

*(Arun Kumar)*  
(Arun Kumar)  
Chairman, HARERA