



Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Anantavilasa		
2.	Name of the promoter	M/s MNB Build Fab Private Limited		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 56, Urban Estate Gurugram II		
5.	Legal capacity to act as a promoter	Allotment through LOI from HSVP(Endst Z0002/E0018/UE029/GALOT/0000001157 dated 29.09.2023)		
6.	Name of Land owner	M/s MNB Build Fab Private Limited		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	31.12.2030		
10.	Online application ID	RERA-GRG-PROJ-1716-2024		
11.	License no.	Land allotted from HSVP		
12.	Total licensed area	0.85 acres	Area to be registered	0.85 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.	Estimated cost of the project	Rs. 263.95 Crs.		
20.	Expenditure Incurred	Rs. 91.8227 Crs.		
21.	Expenditure to be Incurred	Rs. 171.6190 Crs.		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A	
	ii)	Zoning Plan Approval	DRG No. DGTCP 12/2024 dated 25.09.2024	N/A
	iii)	Building plan Approval	Memo no. CTP/DTP(AM)/SB/271176 dated 10.10.2024	09.10.2029
	iv)	Environmental Clearance	SEAC/HR/2024/152 dated 29.10.2024	28.10.2034
	v)	Fire scheme approval	FS/DDT/2024/786 dated 24.02.2024	

	vi) Service plan and estimate approval	N/A
23.	Fee details	
	Registration fee	Res- 14150.457*4.12 * 10 = Rs. 5,82,999/- Com-17.193*4.12*20= Rs. 1417/- Total- Rs. 5,84,416/-
	Processing fee	14167.650 * 10 = Rs 1,41,676/-
	Late fee	N/A
	Total	Rs 7,26,092/-.
24.	REF amount	1. Rs. 5,83,880/- 2. Rs. 1,41,850/- 3. Rs. 400/- Total- Rs. 7,26,130/-
	REF no. and date	812464508 dated 28.10.2024 812464899 dated 28.10.2024 241214212207370 dated 14.12.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	Nil
25.	File Status	Date
	File received on	18.11.2024
	First hearing on	16.12.2024
	First notice Sent on	13.12.2024
	Second hearing on	30.12.2024
	First reply submitted on	30.12.2024
23.	Case History: -	
	<p>The Promoter M/s MNB Build Fab Private Limited has applied for the registration of real estate group housing colony namely "Anantavilasa" located at Sector- Sector- 56, Urban Estate Gurugram II under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 82491 and RPIN-827. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1716-2024.</p> <p>The application for registration of project was scrutinized and the deficiency notice was issued to the promoter vide notice no. HARERA/GGM/RPIN/827 dated 13.12.2024 with an opportunity of hearing on 30.12.2024.</p> <p>Proceedings dated 16.12.2024</p> <p>Matter is adjourned to 30.12.2024.</p> <p>Proceeding dated 30.12.2024</p> <p>The matter is adjourned to 13.12.2025.</p>	
24.	Present compliance status as on 13.01.2025 of the deficiencies conveyed vide notice dated 13.12.2024	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not done 2. Corrections in the online DPI need to be done. Status:-Not done 3. Deficit fee Rs.362/- need to be submitted.



	<p>Status: - Submitted Rs. 400/- vide transaction ID - 241214212207370 dated 14.12.2024.</p> <p>4. Copy of letter of intent need to be submitted. Status:- Submitted</p> <p>5. Latest Land title search report needs to be stamped and signed. Status:- Submitted</p> <p>6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted</p> <p>7. As per the allotment letter by HSVP, the promoter need to obtain permission from HSVP for creating any right therein. The same needs to be obtained from the concerned department and to be submitted in the authority. Status: - Permission obtained vide Letter memo no. 8628 dated 20.12.2024 issued by HSVP is submitted.</p> <p>8. Approved service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: - Clarification submitted by the promoter stating that the aforesaid plot does not fall under the category of a licensed group housing colony as no license has been granted by Department of Town and Country Planning Haryana. Furthermore, there is no condition with respect to requirement of approval of service plans/ estimates has been imposed/stipulated in the allotment letter issued by HSVP or in the conveyance deed executed with HSVP, or Building Plan (BR III) approved by HSVP.</p> <p>9. Tree cutting permission NOC from DFO needs to be submitted. Status:- Submitted</p> <p>10. REP-II need to be submitted. Status:- Submitted</p> <p>11. Project report need to be submitted. Status:- Submitted</p> <p>12. PERT chart need to be submitted. Status:- Submitted</p> <p>13. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised. Status:- Submitted</p> <p>14. Draft Brochure needs to be submitted. Status:- Submitted</p> <p>15. Draft advertisement documents needs to be revised. Status:- Submitted</p>
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		<p>16. Original bank undertaking dated 08.11.2024 needs to be submitted. Status:- Submitted</p> <p>17. Independent auditors report for the financial year 2023-2024, 2022-23 and 2021-22 needs to be submitted along with financial statements. Status:- Submitted</p> <p>18. Supporting documents for change in name of company needs to be submitted. Supporting documents for EDC, IDC and TDR mentioned in DPI and Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted needs to be submitted. Status:- Submitted</p> <p>19. CA certificate of details in REP-1 and CA certificate of Net worth of promoter of latest date needs to be submitted. CA certificate for non-default dated 27.05.2024 needs to be revised. Status:- Submitted</p> <p>20. CA certificate of expenditure incurred and to be incurred needs to be submitted. Status:- Submitted</p> <p>21. Statement of quarterly expenditure and statement of quarterly source of funds needs to be submitted. Quarterly net cash flow statement needs to be revised. Status:- Submitted</p> <p>22. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules along with KYC of authorize person for operating these bank accounts and KYC of CA, Engineer, Consultant and Architect needs to be submitted. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Status:- Submitted</p> <p>23. Details of financial resources needs to be mentioned in DPI and supporting documents of financial resources needs to be submitted. Status:- Submitted</p>
	<p>Remarks</p>	<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>

Recommendation: - The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required



HARERA

GURUGRAM

Anantavilasa

RERA-GRG-PROJ-1716-2024

u/s 4 of Act of 2016 and Haryana Rules, 2017 has been submitted and found to be in order except the corrections in online REP-I(A-H) form and Online DPI.

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

Ashish

(Ashish Dubey)

Chartered Accountant

Prachi

(Prachi Singh)

Planning Executive

Day and Date of hearing

Monday and 13.01.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 13.01.2025

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

Sh. Ankit Chadha (AR), Sh. Santosh Pandey (AR) are present on behalf of the promoter.

Approved as proposed. The RC shall be issued after submission of corrected REP-I (A to H) and DPI.

On leave

(Ashok Sangwan)

Member, HARERA

Vijay

(Vijay Kumar Goyal)

Member, HARERA

Arun Kumar

(Arun Kumar)

Chairman, HARERA

