

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	ANANTA VILASA 2.0		
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 28, Gurugram		
5.	Legal capacity to act as a promoter	Land allotted from HSVP		
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	31.07.2031		
10.	Online application ID	RERA-GRG-PROJ-1898-2025		
11.	Allotment no.	Z0002/EO018/UE029/GALOT/0000001451		dated
		03.01.2024		
12.	Total licensed area	0.5676 acres	Area to be registered	0.5676 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. 231.98 Cr		
20.	Expenditure Incurred	Rs. 73.79 Cr		
21.	Expenditure to be Incurred	Rs. 158.19 Cr		
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)	Allotment details	Z0002/EO018/UE029/GALOT/0000001451 dated 03.01.2024	
iii)	Zoning Plan Approval	CTP(HSVP)29/2024 dated 30.10.2024	
iv)	Building plan Approval	CTP/DTP(NN)/103231 dated 01.04.2025	31.03.2030
v)	Environmental Clearance	N/A	
vi)	Fire scheme approval	Not submitted	
vii)	Electrical load availability connection	Not submitted	
viii)	Service plan and estimate approval	N/A	
23.	Fee details		
	Registration fee	(11748.664 X 5.12 X 10) + (11.484 X 5.12 X 20) = Rs. 6,02,708/-	
	Processing fee	11760.148 x 10 = Rs. 1,17,602/-	
	Late fee	N/A	
	Total	Rs. 7,20,310/-	
24.	REF amount	Rs. 5,88,100/- Rs. 1,17,610/-	
	REF no. and date	1911198332 dated 26.03.2025 1911202528 dated 26.03.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Rs. 14,600/-	
25.	File Status	Date	
	File received on	07.04.2025	
	First hearing on	05.05.2025	
	First notice Sent on	25.04.2025	
	First reply submitted on	30.04.2025	
26.	Case History: -		
	The Promoter M/s MNB Build Fab Private Limited has applied for the registration of group housing colony namely "ANANTA VILASA 2.0 " located at Sector 28, Gurugram, under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 89454 dated 07.04.2025 and Temp. I.D. of REP-I (Part A-H) is RERA-GRG-PROJ-1898-2025.		

	<p>Project pertains to 0.5676 acres of land allotted to M/s MNB Build Fab Private Limited by HSVP vide allotment no. ZO002/E0018/UE029/GALOT/0000001451 dated 03.01.2024 for development of group housing project.</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/890 dated 25.04.2025 with an opportunity of hearing on 05.05.2025. the reply dated 30.04.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below:</p>
<p>27. Present compliance status as on 05.05.2025 of the deficiencies conveyed vide notice dated 25.04.2025</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted Corrections in online DPI need to be done. Status: Not submitted Deficit fee of Rs. 14,600/- needs to be paid. Status: Submitted NEFT receipt no. 250426226641582 dated 26.04.2025 of Rs 14,600/-. Demarcation superimposed on approved site plan needs to be submitted. Status: Site plan submitted. Approved fire scheme needs to be submitted. Status: Not submitted NOC from the concerned department with respect to water supply, sewerage and storm water drainage needs to be submitted. Status: Submitted Electrical load availability connection needs to be submitted. Status: Not submitted PERT chart needs to be submitted. Status: Submitted but needs to be revised. Mining permission needs to be submitted. Status: Not submitted. Applied dated 29.04.2025 Brochure needs to be revised. Area on upper right corner shall be marked for details of registration certificate and website of the Authority. Status: Submitted but needs to be revised. Independent Auditor Report for the financial year 2021-22 and 2023-24.



Status: Submitted but Independent Auditor Report for the financial year 2021-22 needs to be submitted.

12. Following CA Certificate needs to be submitted:

- (i) Original CA Certificate of REP-1 (A-H) dated 31.03.2025,
- (ii) Original CA Certificate of expenditure incurred dated 19.03.2025,
- (iii) CA Certificate for total project cost or expenditure to be incurred needs to be submitted.
- (iv) Original CA Certificate of net worth of promoter dated 21.03.2025 and
- (v) Original CA Certificate of non-default in payment of debt & statutory liabilities dated 17.03.2025.

Status: Submitted but UDIN No. is missing in non-default CA certificate dated 17.03.2025.

13. Bank Undertaking dated 26.06.2024 needs to be revised.

Status: Submitted

14. Draft BBA needs to be revised as master collection account number is missing.

Status: Submitted

15. Original non-encumbrance certificate dated 10.03.2025 needs to be submitted. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.

Status: Submitted but promoter affidavit of no loan needs to be notarized.

16. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories, Architect, CA, and Engineer.

Status: Submitted

17. Costing details in REP-1 (A-H) and DPI needs to be revised as it does not match with CA Certificate dated 19.03.2025. Details of any other cost mentioned in DPI amounts to Rs 953.65 lakhs needs to be submitted. Details of financial resources from financial institution/ banks mentioned in DPI amounts to Rs



		<p>6498.95 lakhs and equity from promoter amounts to Rs 880 lakhs needs to be submitted.</p> <p>Status: Submitted but revised REP-1 and details of any other cost needs to be submitted.</p> <p>18. Project report needs to be submitted. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be revised.</p> <p>Status: Submitted but project report needs to be revised as costing details is missing.</p> <p>19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Schedule and Challan of IDC paid for the project needs to be submitted. Certificate of Incorporation for change in name of LLP needs to be submitted.</p> <p>Status: Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p>
28.	Remarks	<ol style="list-style-type: none">1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.2. Corrections in online DPI need to be done.3. Approved fire scheme needs to be submitted.4. Electrical load availability connection needs to be submitted.5. PERT chart needs to be revised.6. Mining permission needs to be submitted.7. Brochure needs to be revised. Area on upper right corner shall be marked for details of registration certificate and website of the Authority.8. Independent Auditor Report for the financial year 2021-22 needs to be submitted.9. UDIN No. is missing in non-default of CA certificate dated 17.03.2025 which needs to be revised.10. Promoter affidavit of no loan on the project needs to be notarized.11. Revised REP-1 and details of any other cost mentioned in DPI needs to be submitted.12. Project report needs to be revised as costing details is missing.

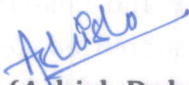
**HARERA****GURUGRAM**

Anantavilasa 2.0

RERA-GRG-PROJ-1898-2025

Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.

29. **Recommendation:** The application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed at S. No. 28 above.
- It is recommended that the Authority may consider for grant of registration subject to the submission of fire scheme approval within 4 months of issuance of registration, mining permission before commencement of construction and security amount of Rs. 25 lakhs on account of timely submission of fire scheme approval, correction in REP-I and DPI; and rectification of remaining deficiencies before issuance of the registration certificate.


(Ashish Dubey)

Chartered Accountant


(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 05.05.2025

Proceeding recorded by

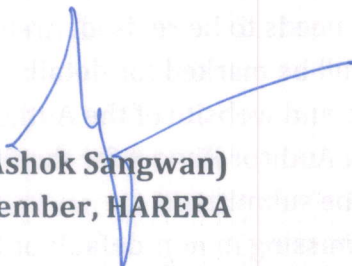
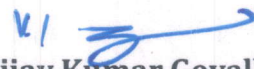

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed the facts of the case.

Sh. Ankit Chadha (AR), Sh. Pushpender Singh (AR) and Sh. Pradeep Bhatia (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of security amount of Rs. 25 lakhs on account of submission of fire scheme approval within 4 months and rectification of remaining deficiencies. The registration certificate shall be issued after the corrections in REP-I and DPI and rectification of remaining deficiencies listed at S. No. 28.


(Ashok Sangwan)
Member, HARERA
(Vijay Kumar Goyal)
Member, HARERA
(Arun Kumar)
Chairman, HARERA