Project – MVN Aero One Phase 2
RERA-GRG-2350-2026

Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	MVN Aero One Phase 2
2.	Name of the promoter	M/s MVN Infrastructure Projects LLP
3.	Brief of the promoter	**M/s MVN Infrastructure Projects LLP** (LLPIN: ACA-4678) is a Limited Liability Partnership incorporated on 05.04.2023, registered with the Registrar of Companies, Haryana, and presently reflected as an active entity. The LLP is engaged in infrastructure and construction-related activities and is associated with the MVN Group. The designated partners of the LLP are Sh. Varun Sharma (DIN: 00105061), Sh. Sanjeev Sharma (DIN: 00171894) and Ms. Kanta Sharma (DIN: 02120227). Sh. Varun Sharma and Ms. Kanta Sharma have been associated with the LLP since incorporation, while Sh. Sanjeev Sharma joined on 25.03.2024. The LLP has a total obligation of contribution of ₹5 lakh.
4.	Nature of the project	Mixed Land Use Colony
5.	Location of the project	Sector- 37D, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Gova Realtors Pvt. Ltd., M/s MVN Tutorials Pvt. Ltd. and M/s MVN Infrastructure Projects LLP
8.	Status of project	New
	Whether registration applied for whole	Phase
	Phase no.	3
9.	Completion date as mentioned in REP-II	OC – 31.12.2032 CC – 31.12.2037
10.	Online application ID	RERA-GRG-PROJ-2350-2026
11.	QPR Compliances	RC no. 116 of 2024 – Submitted upto Sep 2026
12.	4(2)(l)(D) Compliances	RC no. 116 of 2024 – Submitted
13.	4(2)(l)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	N/A
16.	RC Conditions Compliances	RC no. 116 of 2024 dated 22.11.2024 Environment Clearance within 4 months – Submitted. Fire Scheme within 4 months – Submitted

		Service plan and estimates within 4 months –Submitted			
17.	Number of Towers	1 Tower			
18.	Number of Floors	Commercial Tower – LF + UF + 5			
19.	Carpet Area Range	69.75 sq ft to 2275.28 sq ft			
20.	Number of units	554 Commercial			
21.	Total Project cost	Rs 601.94/- Crores			
22.	Project Expenditure So far	Rs 75.27/- Crores			
23.	Estimates expenditure for completion so far	Rs 526.67/- Crores			
24.	Construction Cost of Tower	Rs 5934.22/- per sq ft			
25.	License no.	59 of 2024 dated 07.06.2024 valid upto 06.06.2029			
26.	Total area	6.775 acres	**Area to be registered**	2.426 acres	
27.	**Statutory approvals either applied for or obtained prior to registration**				

S.No	Particulars	Date of approval	Validity upto
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 plan Approval	ZP-1994-Vol-II/JD(G)/2026/36043 dated 09.10.2026 (For phase 2 & 3)	08.10.2031
iv)	Environment Clearance	SEAC/HR/2024/133 dated 20.12.2024	19.12.2034
	Revised Environment Clearance	SEAC/HR/2026/246 dated 15.10.2026	14.10.2036
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/271/2077-81 dated 17.06.2025	16.06.2033
vi)	Fire scheme approval	FS/2024/1607 dated 10.12.2024	-
	Revised Fire scheme approval	Not Submitted	
vii)	Service plan and estimate approval	LC-5129/JE(SK)/2025/8641 dated 11.03.2025	
	Revised Service plan and estimate approval	Not Submitted	

28.	Fee details		
	a)	Registration fee	Comm- 29,729.217 * 3.5 * 20 = Rs 20,81,045/-
	b)	Processing fee	29,729.217 * 10 =Rs. 2,97,292/-

	c)	Late fee	N/A
	d)	Total (a+b+c)	**Rs 23,78,337/-**
	DD Details		
	(a)	DD/RTGS amount	Rs. 35,000/- Rs 1,00,000/- Rs 22,43,450/-.
	(b)	DD/RTGS no. and date	Trans ID 261012288955849 dated 12.10.2026 Trans ID 261013289120468 dated 13.10.2026 UTR No. HDFCR52026110381192029 dated 03.11.2026
	(c)	Name of the bank issuing	ICICI Bank
	(d)	Total amount paid	**Rs 23,78,450/-**
	(e)	Deficient amount	**NIL**
29.	**File Status**		**Date**
	File received on		14.10.2026
	First notice Sent on		02.11.2026
	First hearing on		05.11.2026

30. Case History:

The license no. 59 of 2024 dated 07.06.2024 was issued in favour of M/s Gova Realtors Pvt. Ltd., M/s MVN Tutorials Pvt. Ltd. and M/s MVN Infrastructure Projects LLP in collaboration with M/s MVN Infrastructure Projects LLP for the development of Mixed land use colony over an area admeasuring 6.775 acres situated in Sector 37D, Gurugram.

It is informed that now the Director, Town and Country Planning Department has approved the now the Director, Town and Country Planning Department has approved the building plans of Phase II and III vide memo No. ZP-1994-Vol-II/JD(G)/2026/36043 dated 09.10.2026.

As per phasing plan, the project is to be developed in three phases.

Phase no.	Area	Status
Phase 1	2.345 acres	Registered – RC no. 116 of 2024
Phase 2	2.426 acres	Applied for registration
Phase 3	2.004 acres	To be applied for registration
Total	**6.775 acres**	

Now, the promoter i.e., **M/s MVN Infrastructure Projects LLP** has applied vide application dated 14.10.2026 for the registration of the Phase 2 namely "**MVN Aero One Phase 2**".

The current application dated 14.10.2026 for registration submitted by M/s MVN Infrastructure Projects LLP pertains to area admeasuring 2.426 acres (Phase 2).

Now, the Promoter M/s **MVN Infrastructure Projects LLP** who is a Collaborator has applied for the registration of real estate Mixed land use Colony namely "**MVN Aero One**

	Phase 2" located at Sector-37D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2350-2026. The promoter has submitted an affidavit that there is no change in the approved drawings of Phase 1 of the aforesaid project. Accordingly, as the proposed changes pertain to Phase II and do not affect the drawings of Phase I, the consent of two-third of the allottees of Phase I is not required. Further, no EWS residential units in Phase II of the project have been sold, booked or allotted to any person as on date. The EWS units earlier proposed in Phase II have been relocated to Phase III of the project. The application for registration of project is scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1105 dated 02.11.2026 with an opportunity of hearing on 05.11.2026. The visit has been conducted on 30.10.2026 and found that the site has access through 12 m service road alongwith the NPR. Further, the excavation work at site is in progress. The promoter has submitted a reply on 03.11.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Times of India (English), The Tribune (English) and The Tribune (Hindi) dated 23.10.2026 for objection till 04.11.2026 has been submitted. No objection has been received till date. The promoter has not submitted a reply on 03.11.2026 which was scrutinized and the remaining deficiencies are mentioned below:	
31.	**Present compliance status as on 19.09.2026 of the deficiencies conveyed through notice dated 02.11.2026.**	1. Deficit Fee – Rs 22,43,337/- needs to be submitted. **Status: Submitted. UTR No. HDFCR52026110381192029 dated 03.11.2026 amounting to Rs 22,43,450/-.** 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Revised Environment Clearance needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Submitted. Memo no. SEAC/HR/2026/246 dated 15.10.2026.** 5. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 13.10.2026. Copy attached. 6. Revised Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 14.10.2026. Copy attached. 7. Pert Chart needs to be submitted. **Status: Submitted.** 8. Draft Application form needs to be submitted. Status: Not Submitted.

		9.	Draft Allotment Letter needs to be submitted. Status: Not Submitted.
		10.	Draft Builder Buyer Agreement needs to be submitted. Status: Not Submitted.
		11.	Draft Conveyance deed needs to be submitted. Status: Not Submitted.
		12.	Draft Brochure needs to be revised. **Status: Submitted.**
		13.	Cost of the land amounts to Rs 4125.13 lakhs needs to be clarified according to the area applied for the registration is 2.426 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. Status: Submitted but additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted.
		14.	Details of any other cost amounts to Rs 500 lakhs and financial resources from equity amounts to Rs 10000 lakhs mentioned in DPI needs to be submitted. **Status: Submitted.**
		15.	Original non-encumbrance certificate not below the rank of tehsildar certified on 01.10.2026 needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Affidavit of no loan on the project needs to be submitted. Status: Submitted but Charge Form (CHG) uploaded on ROC website needs to be submitted. Affidavit of no loan on the project needs to be submitted.
		16.	Independent Auditors Report along with audited financial statement for the financial year 2025-26. **Status: Submitted.**
		17.	Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities on latest date, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted.**
		18.	Original Bank Undertaking needs to be submitted. Status: Not Submitted.
		19.	Project report, quarterly source of funds, quarterly estimated expenditure and quarterly net cash flow statement needs to be submitted. **Status: Submitted.**
		20.	Schedule of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of

		receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted but undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. 21. KYC of all directors of company, CA, Consultant, Real Estate Agent and all authorized signatories to operate the bank account needs to be submitted. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. **Status: Submitted, promoter states that they have not appointed any real estate agent.** 22. Background and experience of work of the promoter needs to be submitted. **Status: Submitted.**
32.	**Remarks**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 2. Online DPI needs to be corrected. Status: Not Submitted. 3. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 13.10.2026. Copy attached. 4. Revised Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 14.10.2026. Copy attached. 5. Draft Application form needs to be submitted. Status: Not Submitted. 6. Draft Allotment Letter needs to be submitted. Status: Not Submitted. 7. Draft Builder Buyer Agreement needs to be submitted. Status: Not Submitted. 8. Draft Conveyance deed needs to be submitted. Status: Not Submitted. 9. Cost of the land amounts to Rs 4125.13 lakhs needs to be clarified according to the area applied for the registration is 2.426 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. Status: Submitted but additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. 10. Original non-encumbrance certificate not below the rank of tehsildar certified on 01.10.2026 needs to be submitted. Charge Form (CHG) uploaded on ROC website

		needs to be submitted. Affidavit of no loan on the project needs to be submitted. Status: Submitted but Charge Form (CHG) uploaded on ROC website needs to be submitted. Affidavit of no loan on the project needs to be submitted. 11. Original Bank Undertaking needs to be submitted. Status: Not Submitted. 12. Schedule of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status: Submitted but undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.

Recommendations:

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 u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Revised Fire Scheme, Revised Service plan and Estimates and the documents mentioned above at Sr. No. 32.

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

05/11/26
Ashish Dubey
Chartered Accountant

05/11/26
Ashish Kush
Planning Executive

Day and Date of hearing	Thursday and 05.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 05.11.2026.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Sanjeev Sharma (Director), Sh. Parveen Verma, Sh. Dr. Himanshu and Ms. Renu are present on behalf of the promoter.

The Director of the promoter company submits that an application dated 14.10.2026 has been submitted in the Authority seeking registration of the project namely "MVN Aero One Phase 2". The license no. 59 of 2024 dated 07.06.2024 valid up to 06.06.2029 was issued by DTCP in favour of M/s Gova Realtors Pvt. Ltd., M/s MVN Tutorials Pvt. Ltd. and M/s MVN Infrastructure Projects LLP in collaboration with M/s MVN Infrastructure Projects LLP for the development of Mixed Land Use Colony over an area admeasuring 6.775 acres.

The Director of the promoter company further submits that presently, Revised Fire Scheme Approval and Revised Service plan and Estimates have not yet been obtained as on date. Further, the director of the promoter company undertakes to obtain and submit:

i. Revised Fire Scheme within 6 months from the date of grant of registration Certificate.
ii. Revised Service Plans and Estimates within 6 months from the date of grant of registration Certificate.

Further, he undertakes to submit two separate Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each as a security deposit for timely compliance with the above requirement at point (i) and (ii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Director of the promoter company regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/Bank Guarantees, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amount for timely submission of the following approvals:

a. Revised Fire Scheme: within 6 months from the date of grant of registration Certificate.
b. Revised Service Plans and Estimates: within 6 months from the date of grant of registration Certificate.

Needless to say that in the event of non-submission of the above approvals within the stipulated time frames as requested by the Promoter during the course of hearing, the security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 32.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No. 32 including correction in A-H form, Online DPI and submission of two BG's/DD's of Rs. 25 lakhs each for submission of revised Fire Scheme approval and revised Approved Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA