HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/767/499/2023/111 dated 04.12.2023**
Name of promoter	**M/s Godrej Properties Ltd.**
Name of project	**Godrej Aristocrat**
Location of project	**Sector-49 Gurugram**
Suo motu complain no.	**RERA-GRG-3167-2024**
Date of decision	**18.07.2024**

ORDER

1. Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Godrej Properties Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority, Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/767/499/2023/111
2.	Date of Registration	04.12.2023
3.	Date of expiry of validity of registration	31.12.2030
4.	Name of promoter	M/s Godrej Properties Ltd.
5.	Name of project	Godrej Aristocrat
6.	Area of project	9.56875 Acres
7.	Nature of project	Group Housing Colony
8.	Location of project	Sector-49 Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Compliance due date	Date of approval obtained on
1.	Tree cutting permission within 60 days	01.02.2024	05.01.2024

2.	Mining permission within 60 days	01.02.2024	26.12.2023
3.	Environmental clearance within 4 months	04.04.2024	18.12.2023
4.	Fire scheme approval within 4 months	04.04.2024	22.03.2024
5.	Approved service plans & estimates within 6 months	04.06.2024	Not submitted

3. At the time of registration of the project, the promoter had submitted the following security amount as a token to submit the above approvals in the Authority within the stipulated time period mentioned in the conditions

S. No.	Name of the bank	No. And date of refundable security	Amount
1.	Axis Bank	001570 dated 10.11.2023	25 lacs
2.	Axis Bank	001492 dated 03.11.2023	25 lacs
3.	Axis Bank	001493 dated 03.11.2023	25 lacs

4. The promoter has obtained the tree cutting permission, mining permission, environmental clearance and fire scheme approval within the stipulated time period mentioned in the conditions. However, the approval of service plans and estimates has not been obtained yet.
5. Accordingly, the security amount submitted in lieu of the timely submission of environmental clearance and fire scheme approval has been refunded to the promoter.
6. The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
7. A show cause notice dated 03.07.2024 was issued to the promoter as to why the security amount submitted in lieu of the timely submission of approved service plans and estimates shall not be forfeited with an opportunity of hearing on 18.07.2024.
8. On 18.07.2024, Sh. Rishabh Goel, Sh. Amit Kumuth, Sh. Venkesh Singh and Ms. Surabhi Kapoor appeared on behalf of the promoter and stated that the promoter had submitted the application for approval of service plans and estimates to HSVP on 09.02.2024 and diligently followed up with the concerned department. On 07.05.2024, HSVP informed the observations on the initial submission and directed

the promoter to make requisite corrections. The revised drawings were submitted to HSVP on 30.05.2024. Further, as per LOI dated 07.06.2023, the promoter was required to submit a bank guarantee equivalent to 25% of internal development works. i.e., 119.609 lakhs which was submitted to DTCP on 26.06.2023. A letter dated 10.07.2024 was received from DTCP to submit the additional bank guarantee of Rs. 196.6335 lakhs in lieu of increase in estimated cost of IDW. Accordingly, the bank guarantee amounting to Rs. 196.6335 lakhs was submitted to DTCP on 15.07.2024. The AR of the promoter further stated that a lot of time was lost due to Lok Sabha elections and Model Code of Conduct implemented on 16.03.2024.

9. The AR of the promoter requested 30 days' time to submit the approval of service plans and estimates and requests the Authority not to forfeit the security amount and/or levy any penalty on the promoter.
10. However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of demand draft in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that this security amount shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.
11. Keeping in view the above, the security amount submitted on account of timely submission of approved service plans & estimates is hereby forfieted.
12. The promoter is directed to submit the approved service plans and estimates in the Authority within a period of 30 days failing which legal consequences shall follow. The matter to come up on 22.08.2024.

Secretary,
For and on behalf of: Haryana Real Estate Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram