NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF				
S. No.	Particular	Details		
1.	Registration certificate no.	GGM/846/578/2024/73		
2.	Date of Registration	01.07.2024		
3.	Date of expiry of validity of registration	30.06.2031		
4.	Name of promoter	M/s Godrej Vestamark LLP		
5.	Name of project	Godrej Vrikshya		
6.	Area of project	14.8622 acres		
7.	Nature of project	Group Housing		
8.	Location of project	Sector- 103, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-1249-2025		
10.	Status of compliance done by the promoter			
	Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
	The promoter shall submit environmental clearance within 4 months from the date of grant of registration	01.11.2024	31.08.2024	Within time
	The promoter shall submit fire scheme approval within 4 months from the date of grant of registration	01.11.2024	12.09.2024	Within time
	The promoter shall submit the service plans and estimates approval within 4 months from the date of grant of registration	01.11.2024	19.11.2024	Delay of 18 days
	The promoter shall submit the mining permission before the start of excavation of the project.	-	-	Not submitted
11.	Details of refundable security submitted by the promoter			

	Name of the bank	No. & date of refundable security	Amount	Submitted for
	HDFC Bank	002698 dated 14.05.2024	25 lacs	Environmental clearance
	HDFC Bank	002696 dated 14.05.2024	25 lacs	Approved fire scheme
	HDFC Bank	002697 dated 14.05.2024	25 lacs	Approved service plan estimates

12.	**File status**	**Date**
	Show cause notice sent on	05.03.2025
	First hearing on	20.03.2025 (adjourned)
	Second hearing on	07.08.2025

13. **Case history**

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 Vestamark LLP** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter obtained the approval of service plans and estimates with a delay of 18 days, the Authority issued a show- cause notice dated 05.03.2025 for forfeiture of security amount submitted in lieu of the same.

2. The security amount deposited on account of environmental clearance and fire scheme approval already stands refunded to the promoter since the same were obtained within the stipulated time period.

3. The Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.

4. The promoter submitted a reply dated 19.03.2025 stating that they submitted a request dated 04.11.2024 to the Authority seeking more time to submit the approval of service plans and estimates.

5. The Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration

	failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**
Day and date of hearing	Thursday and 07.08.2025

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Ms. Anjana Gulati and Ms. Anupam Kohli (AR) is present on behalf of the promoter and states that they have submitted a reply dated 19.03.2025 stating that they submitted a request dated 04.11.2024 to the Authority seeking more time to submit the approval of service plans and estimates. The AR states that despite consistent follow ups and requests the delay of 18 days was caused. The delay happened because of the departmental procedures and not on the behalf of the promoter. The AR request to condone the delay and refund the security amount.

The Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.

It is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount of Rs. 25 lakhs each as a security deposit to submit the environmental clearance, approved service plans and estimates and approved fire scheme within four months of the grant of registration certificate. It was clearly mentioned in the registration certificate at para-G(iii) that *"this DDs shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period."*

Since the approval of service plans & estimates is obtained with a delay of 18 days, the security amount deposited on account of the same is hereby forfeited.

The security amounts deposited on account of environmental clearance and fire scheme approval already stand refunded.

Since the compliance is now made, the case is filed. Detailed order shall follow.

(Ashok Sangwan)
Member, HARERA, Gurugram

HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/ GGM/846/578/2024/73 dated 01.07.2024**
Name of promoter	**M/s Godrej Vestamark LLP**
Name of project	**Godrej Vrikshya**
Location of project	**Sector- 103, Gurugram**
Suo motu complaint no.	**RERA-GRG-1249-2025**
Date of decision	**07.08.2025**

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 Vestamark LLP and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gururam with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/846/578/2024/73
2.	Date of Registration	01.07.2024
3.	Date of expiry of validity of registration	30.06.2031
4.	Name of promoter	M/s Godrej Vestamark LLP
5.	Name of project	Godrej Vrikshya
6.	Area of project	14.8622 acres
7.	Nature of project	Group Housing

8.	Location of project	Sector- 103, Gurugram

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

Conditions	**Compliance due date**	**Date of approval obtained on**	**Whether compliance done within time frame**
The promoter shall submit environmental clearance within 4 months from the date of grant of registration	01.11.2024	31.08.2024	Within time
The promoter shall submit fire scheme approval within 4 months from the date of grant of registration	01.11.2024	12.09.2024	Within time
The promoter shall submit the service plans and estimates approval within 4 months from the date of grant of registration	01.11.2024	19.11.2024	Delay of 18 days
The promoter shall submit the mining	-	-	Not submitted

permission before the start of excavation of the project.			

3. The promoter had deposited the following security amount as a token of his assurance to comply with the above conditions within the stipulated time period:

Name of the bank	No. And date of refundable security	Amount	Submitted for
HDFC Bank	002698 dated 14.05.2024	25 lacs	Environmental clearance
HDFC Bank	002696 dated 14.05.2024	25 lacs	Approved fire scheme
HDFC Bank	002697 dated 14.05.2024	25 lacs	Approved service plan estimates

4. Since the promoter obtained the approval of service plans and estimates with a delay of 18 days, the Authority issued a show- cause notice dated 05.03.2025 for forfeiture of security amount submitted in lieu of the same.
5. The security amount deposited on account of environmental clearance and fire scheme approval already stands refunded to the promoter since the same were obtained within the stipulated time period.
6. The promoter submitted a reply dated 19.03.2025 stating that they submitted a request dated 04.11.2024 to the Authority seeking more time to submit the approval of service plans and estimates.
7. In the hearing dated 07.08.2025, Ms. Anjana Gulati and Ms. Anupam Kohli (AR) appeared on behalf of the promoter and stated that they had submitted a reply dated 19.03.2025 stating that they submitted a request dated 04.11.2024 to the Authority seeking more time to submit the approval of service plans and estimates. The AR stated that despite consistent follow ups and requests the delay of 18 days was caused. The delay happened because of the departmental procedures and not

on the behalf of the promoter. The AR requesed to condone the delay and refund the security amount.

The Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.

It is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount of Rs. 25 lakhs each as a security deposit to submit the environmental clearance, approved service plans and estimates and approved fire scheme within four months of the grant of registration certificate. It was clearly mentioned in the registration certificate at para G(iii) that *"this DDs shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period."*

8. Since the approval of service plans & estimates is obtained with a delay of 18 days, the security amount of Rs. 25 lakhs deposited vide DD no. 002697 dated 14.05.2024 on account of the same is hereby forfeited.
9. The security amounts deposited on account of environmental clearance and fire scheme approval already stand refunded.
10. Since the compliance is now made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram