No.	HARERA/GGM/RPIN/300/showcause1	Date:	30.03.2021

From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Godrej Highview LLP 3rd floor, UM House, Tower A, Plot 35, Sector 44, Gurugram.

Sub: Registration of the real estate Group Housing Colony "Godrej Nature Plus" situated at sector 33, Sohna being developed by M/s Godrej Highview LLP- removal of deficiencies in the application and clarifications thereof-show cause notice

1. This is with reference to your application dated 23.02.2021 regarding registration of group housing colony project namely "Godrej Nature Plus", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016.

2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/300 dated 26.02.2021 with directions to remove the deficiencies latest by 08.03.2021 failing which your application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of online hearing was offered to you on 30.03.2021 at 03:00 pm in the office of HARERA, Gurugram.

3. In reference to the notice dated 26.02.2021, you had neither submitted the reply nor availed the personal hearing and requested for extension of time to submit the reply. The deficiencies which have not been removed by you are as under: -

Major Deficiencies/Observations

1. Online corrections in REP-I (Part A-H) needs to be done (point wise deficiencies conveyed in notice dated 26.02.2021).
2. Corrections in detailed project information needs to be done.
3. Deficit fee of Rs. 6,47,496/- needs to be submitted.

Part-A-Statutory Approvals and land/license related documents

4. Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application needs to be provided.
5. Details of sold and unsold inventory unit wise needs to be submitted.
6. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.

7. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.
8. Copy of affidavit for power line shifting, and natural conservation zone NOC not submitted.
9. Copy of approved revision of environment clearance not submitted.
10. Land title search report not submitted.
11. REP-II not submitted.

Part-E-Project Cost/sale Proceeds

12. Financial resources of the project need to be corrected.
13. Cost of land needs to be clarified.

Part H-Details of separate bank

14. As per section 4(2)(l)(D) of RERA Act, 2016, affidavit by the promoter for making arrangement with the bank is submitted but for each phase you had given different account nos. which needs to be corrected.
15. Bank Undertaking not submitted.
16. Board resolution for operation of bank account not submitted.
17. KYC of all the authorized signatory needs to be provided.

Part-I-Quarterly schedule of physical and financial progress

18. Quarterly schedule of estimated expenditure needs to be clarified and corrected.
19. Quarterly schedule of sources of funds needs to be clarified and corrected.
20. Quarterly schedule of net cash flow needs to be corrected.
21. CA Certificate for equity fund infused by the promoter needs to be provided.
22. CA certificate for financial and inventory details not submitted.

Folder D

Allottee related draft documents

23. Revised Allotment letter, BBA, payment plan in the prescribed format needs to be submitted.

Folder C

Various plans to be annexed.

24. Copy of superimposed demarcation plan on approved building plan on A1 sheet not submitted.
25. PERT Chart not submitted.
26. Brochure of "Godrej Nature Plus" needs to be submitted.

4. Therefore, the Authority has decided to issue a notice to show cause as why your application for registration of real estate project "Godrej Nature Plus" should not be rejected on the ground for non-removal of deficiencies in spite of providing

opportunity of hearing as per the provisions under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules,2017. If you have anything to say in this regard, you are given final opportunity of physical hearing on **03.05.2021 at 2.00 p.m.** in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to remove the deficiencies and appear before the Authority for personal hearing on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per provisions of the Act and rules referred as above.

30/3/2021

Planning Coordinator
For: Haryana Real Estate
Regulatory Authority, Gurugram