

Project - Godrej Aria & 101 (Vol. III)
RERA-GRG-1369-2023
Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Godrej Aria & 101 (Vol. III)	
2.	Name of the promoter	Godrej Properties Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 79, Gurugram	
5.	Legal capacity to act as a promoter	BIP/ JDR	
6.	Name of License Holder	M/s Sterling Infrastructure Pvt. Ltd. (now known as Sterling Infrastructure LLP) and Rizon Developers Pvt. Ltd. (now known as KJS Colonisers Pvt. Ltd.)	
7.	Name of BIP/ JDR	Godrej Properties Ltd.	
8.	Status of project	Ongoing	
9.	Whether registration applied for whole	NO (In 3 phases)	
10.	Phase no.	3	
11.	Online application ID	RERA-GRG-PROJ-1369-2023	
12.	License no.	47 of 2013 dated 06.06.2013. 109 of 2014 dated 14.08.2014.	Valid upto 05.06.2025. Valid upto 13.08.2024.
13.	Total licensed area	17.43125 acres	Area to be registered 2.8375 acres
14.	Projected completion date	30.08.2028	
15.	QPR Compliances (if applicable)	RC 61 of 2017 - Not Submitted.	
16.	4(2)(I)(D) Compliances (if applicable)	RC 61 of 2017 - Not Submitted.	
17.	4(2)(I)(C) Compliances (if applicable)	RC 61 of 2017 - Expired on 28.08.2021. (Show Cause notice issued)	
18.	Status of change of bank account	N/A	
19.	Details of proceedings pending against the project	RERA-GRG-2873-2022 for 4(2)(I)(C) RERA-GRG-2927-2022 for QPR RERA-GRG-5091-2022 for 4(2)(I)(D)	
20.	RC Conditions Compliances (if applicable)	BIP Permission - Submitted in the applied file.	
21.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	47 of 2013 dated 06.06.2013. 109 of 2014 dated 14.08.2014.
			Validity upto 05.06.2025. 13.08.2024.

	ii)	Zoning Approval Plan	4824 dated 14.08.2014	
	iii)	Building Approval plan	ZP-897/AD(RA)/2014/191203 dated 20.08.2014	19.08.2019
		Revised Building plan approval	ZP-897/SD(BS)/20156/14623 dated 07.08.2015	06.08.2020
		Revalidated Building plan approval	ZP-897/AD(RA)/2020/20991 dated 01.12.2020	06.08.2025 (Revalidation for Tower 5/J and 6/H)
	iv)	Environmental Clearance	SEIAA/HR/2017/256 dated 01.05.2017	30.04.2027
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/535/3043-46 dated 05.08.2022 and AAI/RHQ/NR/ATM/NOC/2023/343/1233-36 dated 05.06.2023	04.08.2030 and 04.06.2031
	vi)	Fire scheme approval	DFS/Supdt/2017/764/88065 dated 12.12.2017	-
	vii)	Service plan and estimate approval	LC-2435VOL-III-JE(VA)/2018/8272 dated 08.03.2018	
22.	Fee Details			
	Registration Fee		Residential FAR= 18,833.983 Sqm * 1.75 * 10 = Rs 3,29,595/-	
	Processing Fee		18,833.983 Sqm * 10 = Rs 1,88,340/-	
	Late Fee		500 % of registration fee 3,29,595 * 5 = Rs 16,47,975/-	
	Total Fee		Rs 21,65,910/-	
23.	DD amount		Rs 2,29,040/- Rs 19,36,870/-	
	DD no. and date		002254 dated 04.07.2023. 002330 dated 06.09.2023.	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		NIL	
24.	File Status		Date	
	File received on		23.08.2023	
	Deficiency conveyed on		06.09.2023	
	First hearing on		11.09.2023	
	Second hearing on		18.09.2023	
21.	<p>Case History:</p> <p>The total licensed area of the colony is 17.43125 acres. The group housing colony is proposed to be developed in three phases. Details of the phases are mentioned below:</p>			

Phases	Area	Registration No.	RC Status	Status	Details of Towers
Phase 1	13.60625 acres	61 of 2017 dated 17.08.2017 valid upto 28.08.2021	Expired	Not Submitted	Twelve Towers (T1 - T4, T8- T15 and Convenient Shopping, Community Building)
Phase 2	0.9875 acres	Applied for registration			
Phase 3	2.8375 acres	Applied for registration			

The Promoter i.e., M/s Godrej Properties Ltd. who is a BIP/ JDR Holder has applied for the registration of real estate group housing colony namely "Godrej Aria & 101 (Vol III)" located at Sector- 79, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57695 dated 23.08.2023 and RPIN- 639. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1369-2023. The project area for registration is 2.8375 acres for which BIP permission was obtained from DTCP vide LC-2435-III/JE(DS)/2023/18992 dated 14.06.2023. The licensed area i.e., 17.43125 acres vide License no -47 of 2013 dated 06.06.2013 and License no. - 109 of 2014 dated 14.08.2014.

The total licensed area of the project is 17.43125 acres for which the DTCP has granted the BIP vide LC-2435-III/JE(DS)/2023/18992 dated 14.06.2023. The grant of permission for change in beneficial interest w.r.t license no. 47 of 2013 dated 06.06.2013 to Wonder City Buildcon Pvt. Ltd. for the land measuring 14.59375 acres and License no. 109 of 2014 dated 14.08.2014 to Godrej Properties Ltd. on the additional land measuring 2.8375 acres for the development of the area.

Now, the promoter M/s Godrej Properties Ltd. has applied for the registration of area admeasuring 2.8375 acres for part of the project for which BIP has been granted by DTCP. In view of the same separate approval for phasing from DTCP has not been sought from the promoter. The Authority is already considering the balance area left out for registration at the time of registration of first application for registration with Interim RERA.

Further, there is no requirement of consent from two-third allottees of the project as the building plans were revised before the commencement of the RERA Act, 2016.

Also, the promoter has submitted that there is no sold unit in the Tower 5/J and 6/H applied for registration as per DPI submitted. Therefore, affidavit regarding no sale advertisement has been sought from the promoter.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/639 dated 06.09.2023 was issued to the promoter with an opportunity of being heard on 11.09.2023.

On 11.09.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 06.09.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

	<p>The promoter has submitted the reply on 08.09.2023, 12.09.2023 and 14.09.2023 which were scrutinized and the Status of the documents is mentioned below:</p>
<p>22.</p>	<p>Present compliance status as on 18.09.2023 of the deficiencies conveyed vide notice dated 06.09.2023.</p> <ol style="list-style-type: none"> 1. Deficit Fee- Rs 19,36,870/-. Status: Submitted vide DD no. 002330 dated 07.09.2023 amounting to Rs 19,36,870/-. 2. Affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the area applied for registration needs to be submitted. Status: Submitted. 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected. 4. Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 5. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Submitted. Approved vide memo no. GMDA/Drainage/2023/619 dated 13.09.2023. 6. Non-encumbrance certificate not below the rank of tehsildar needs to be submitted. Status: Submitted. 7. Pert chart needs to be submitted. Status: Submitted. 8. Draft Application form needs to be revised. Status: Submitted. 9. Draft Allotment letter needs to be revised. Status: Submitted. 10. Draft Builder buyer agreement needs to be revised. Status: Submitted. 11. Draft Conveyance deed needs to be submitted. Status: Submitted. 12. Draft brochure of the project needs to be revised. Status: Submitted. 13. Cost of the land needs to be provided according to the area applied for the registration. Status: Submitted. 14. Loan sanction letter and repayment schedule along with disbursement schedule needs to be submitted. Status: An Affidavit submitted by the promoter stating that no loan is outstanding from any bank or financial institution against land area on which said project is proposed. 15. CHG form needs to be submitted.



		<p>Status: An Affidavit submitted by the promoter stating that no loan is outstanding from any bank or financial institution against land area on which said project is proposed.</p> <p>16. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.</p> <p>17. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised and notarized. Status: Submitted.</p> <p>18. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted.</p> <p>19. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>20. KYC of directors needs to be submitted. Status: Not Submitted.</p> <p>21. KYC of Authorised person to operate bank account needs to be submitted. Status: Not Submitted.</p> <p>22. Cash flow statement need to be submitted. Status: Submitted.</p> <p>23. Project proponents needs to be submitted. Status: Submitted.</p> <p>24. Other sources in financial resources needs to be clarified. Status: Submitted.</p> <p>25. GST certificate and TAN needs to be submitted. Status: Submitted.</p> <p>26. Project report needs to be submitted. Status: Submitted.</p>
	<p>Remarks</p>	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. KYC of directors needs to be submitted.</p> <p>4. KYC of Authorised person to operate bank account needs to be submitted.</p>

Recommendation:

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 the corrections in online DPI and corrections in online (A-H) form.

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

Asha
Asha

Chartered Accountant

Ashish Kush 18/9/23
Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 18.09.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Mansoor Ali (AR), Sh. Nitish Dubey and Ms. Shatakshi are present on behalf of the promoter. The AR of the promoter states that KYC of directors and Authorised person to operate bank account are submitted today.

Further, regarding the compliances of the earlier registration certificate of the part project vide registration no. 61 of 2017, it is noticed that the promoter has neither submitted the QPR nor the Annual report u/s 4(2)(I)(D) of the Act of 2016 and the registration certificate also stand expired on 28.08.2021. In this regard the AR of the promoter stated that the Occupation Certificate for the earlier registered part project vide registration no. 61 of 2017 has been obtained within the validity of registration and they assume that there is no need for extension of registration of the project. Further, the AR of the promoter assures that they will submit the QPR and the Annual report u/s 4(2)(I)(D) of the Act of 2016 alongwith application for extension of validity of registration within a period of 30 days and request to grant the registration of this part of the project.

In view of the above, the Authority decided to approve the registration of the project as proposed subject to submission of QPR, the Annual report u/s 4(2)(I)(D) of the Act of 2016 and application for extension of validity of registration within 30 days.

The registration certificate shall be issued after submission of the corrected (A-H), corrected online DPI and other pending compliances.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16