Godrej Habitat
RERA-GRG-1429-2023

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Godrej Habitat		
2.	Name of the promoter	M/s Godrej Properties Limited		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 03, Gurugram		
5.	Legal capacity to act as a promoter	Change of developer		
6.	Name of license holder	Sh. Narinder Singh Dhingra		
7.	Name of the collaborator	M/s Maya High Rise Private Limited		
8.	Status of project	Ongoing		
9.	RERA Registration No.	11 of 2019		
10.	Validity of Registration Certificate	Valid From 08.03.2019		Valid up to 25.02.2023 + 6 months covid = (25.08.2023)
11.	Date of receipt of application for extension	08.08.2023		
12.	Whether extension of registration applied for whole/phase	Whole		
13.	Extension applied till	25.08.2024		
14.	Online extension ID	RERA-GRG-1429-2023		
15.	Registration Temp ID	RERA-GRG-163-2019		
16.	QPR status	Dec 2019-Sep 2023 not submitted		
17.	4(2)(l)(D) reports status	2018-2022- submitted		
18.	Compliance of RC conditions	N/A		
19.	4(2)(l)(C) compliance	N/A		
20.	Status of change of bank account	N/A		
21.	Details of proceedings pending against the project	RERA-GRG-2170-2020- SCN for 4(2)(l)(D) compliance RERA-GRG-3617-2022 - SCN for QPR compliance RERA-GRG-3426-2022- SCN for 4(2)(l)(D) compliance		
22.	License no.	18 of 2018 dated 26.02.2018		25.02.2023
23.	Total licensed area	7.46875 Acres	Area for extension of registration	7.46875 Acres

24. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	18 of 2018 dated 26.02.2018	25.02.2028
ii)	Building Plan Approval	ZP-1266/JD(RD)/2019/5293 dated 25.02.2019	24.02.2024

	iv)	Environmental Clearance	07.02.2019	06.02.2029
	v)	Airport height clearance	PALM/NORTH/B/102218/344239 dated 22.10.2018	21.10.2023
	vi)	Fire scheme approval	FS/2019/102 dated 31.05.2019	30.05.2024
	vii)	Service plans and estimates approval	LC-3206-Asstt. (RK)-2019/22047 dated 10.09.2019	
25.	Reasons for delay		Provided	
26.	Fee details			
	Registration fee		Res- 55462.98*1.84*10= =₹10,20,519/- Com-150.86*1.84*20=₹5,552/- Total =₹10,26,071/-	
	Processing fee at the time of registration		55613.84*10=₹5,56,138/-	
	Extension Fee (Half of Registration fee)		₹5,13,035/-	
	Processing fee at the time of extension		55613.84*10=₹5,56,138/-	
	Late fee at the time of extension		150% of ₹5,13,035/-=₹7,69,552/-	
	Total fee		₹34,20,934/-	
27.	DD Details for registration and extension			
28.	DD no. and date for registration		1. 000891 dated 09.01.2019 2. 000890 dated 09.01.2019 3. 000968 dated 15.02.2019	
	Name of the bank issuing		HDFC Bank	
	Total fee paid at the time of registration		1. ₹10,23,297/- 2. ₹5,56,140/- 3. ₹237/- Total=₹15,79,674/-	
	DD Amount submitted for extension		1.₹10,70,000/- 2.₹7,71,260/- Total=₹18,41,260/-	
	DD no. and date for extension		1. 002285 dated 03.08.2023 2.002333 dated 11.09.2023	
	Name of the bank issuing		HDFC Bank	
	Total fee paid		₹34,20,934/-	
	Deficient amount		Nil	
29.	File Status		Date	
	File received on		08.08.2023	

	First notice Sent on	28.08.2023
	First hearing on	28.08.2023
	Second hearing on	11.09.2023
	First reply submitted on	11.09.2023
	Second reply submitted on	23.11.2023

25. Case History: -

The Promoter M/s Godrej Properties Limited who is a change of developer applied for the extension of registration of real estate project namely "Godrej Habitat" located at Sector-03, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 57042 dated 08.08.2023 and EPIN-74. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-163-2019 and online generated for project extension temp id RERA-GRG-1429-2023. The total licensed area is 7.46875 acres and project area for the extension of registration is 7.46875 acres vide license no – 18 of 2018 dated 26.02.2018.

The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.

Proceedings dated 23.08.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the project.
The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date.
The matter to come up on 11.09.2023.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/74 dated 28.08.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 11.09.2023. The promoter has not submitted the reply till date.

Proceedings dated: - 11.09.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the project' No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through notice dated 23.08,2023. 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 weeks' 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 extension of registration of project may not be rejected following the due procedure under the Act of 2016.

Proceedings dated: 04.12.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the project.
Sh. Rishabh Goel and Vikash Singh (AR) are present on behalf of the promoter.
The promoter requests for one month time to rectify the deficiencies informed to them vide deficiency notice. The same is allowed by the authority. The matter to come up on 01.01.2024.

The promoter has submitted the reply dated 07.12.2023 which is scrutinized still the deficiencies are pending. As per the directions of the authority, the hearing is preponed on 11.12.2023.

26.	**Present compliance status as on 11.12.2023 of deficiency conveyed vide hearing dated 04.12.2023**	1. Correction in REP-V form needs to be submitted. **Status:- Not submitted** 2. Corrections in online DPI needs to be done. **Status:- Not Done** 3. Deficit fee ₹7,71,260/- need to be submitted. **Status:- Submitted** 4. Copy of Renewed license needs to be submitted. **Status:- Submitted** 5. Copy of Environment Clearance approval needs to be submitted. **Status:- Submitted** 6. Copy of Fire scheme approval needs to be submitted. **Status:- Submitted** 7. REP-II needs to be provided. **Status:- Revised** 8. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status:- Revised** 9. Details of unsold flats/shops need to be provided. **Status:- Revised** 10. Copy of Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 11. PERT Chart specifying date of completion needs to be submitted. **Status:- Submitted** 12. Project report need to be submitted. **Status:- Submitted** 13. Copy of executed BBA and allotment letter needs to be submitted. **Status:- Submitted** 14. Supporting documents for reasons for delay of the project needs to be submitted. **Status:- Submitted** 15. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 16. The quarterly progress report from quarter Dec19 to June 23 needs to be submitted. **Status: March 23 and June23 submitted, However remaining QPR for the quarter Dec 19 to Dec 22 needs to be submitted.**

		17. CA certificate for Expenditure incurred and to be incurred needs to be revised. **Status: Not Submitted.** 18. TAN and GST of promoter needs to be provided. **Status : Submitted.** 19. Quarterly schedule of estimated expenditure needs to be provided. **Status:- Not submitted** 20. Land cost needs to be clarified according to area apply for registration. **Status:- Not submitted** 21. Undertaking regarding no loan on project land (if any charge form along with loan sanction and repayment schedule) needs to be provided. **Status: Submitted** 22. Financial resources needs to be filled in the DPI. **Status:- Not submitted** 23. KYC of project consultant and directors needs to be provided. **Status:- Submitted** 24. KYC of Authorised person to operate bank account needs to be provided. **Status:- Submitted** 25. Copy of paid challan of EDC, IDC and conversion charges needs to be provided. **Status:- Submitted** 26. Cash flow statement needs to be submitted. **Status: Revised** 27. Affidavit of promoter regarding arrangement with bank of master account needs to be submitted. **Status: Submitted** 28. Annual statement of Account under section 4(2)(l)(D) for the financial year 2018-19, 2019-20, 2020-21 and 2021-22 needs to be submitted. **Status:- Submitted, However, annual statement account of year 2022-2023.**
	Remarks	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. The quarterly progress report from quarter Dec19 to June 23 needs to be submitted. 4. CA certificate for Expenditure incurred and to be incurred needs to be revised. 5. Quarterly schedule of estimated expenditure needs to be provided.

		6. Land cost needs to be clarified according to area apply for registration. 7. Financial resources needs to be filled in the DPI. 8. Annual statement of Account under section 4(2)(l)(D) for the financial year 2018-19, 2019-20, 2020-21 and 2021-22 needs to be submitted.

Recommendations:-

The application submitted by the promoter u/s 6 of the Act of 2016 along with the requisite documents is found to be in order except for the above listed deficiencies including submission of CA*, Engineer and Architect certificate in QPR and submission of 4(2) (l)(d) for the financial year 2022-2023.

The Authority may consider for the grant of in principal extension of registration subject to the submission of above-mentioned documents in the Authority prior to the issuance of the certificate of extension of registration.

Asha
(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 11.12.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh Planning Executive briefed about the facts of the project.

Sh. Rishabh Goel and Vikash Singh (AR) are present on behalf of the promoter.

Approved as proposed.

The RC be granted only after the rectification of above-mentioned deficiencies.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I-
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA

* Chartered Accountant
* Chartered Engineer
* Chartered Architect.