

HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM**

हरियाणा भूविनियामक प्राधिकरण गुरुग्राम संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

Project -Godrej Aristocrat RERA-GRG-1480-2023

Hearing brief for registration of Pro	iect u	/s4
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S.No	Parti	culars	g brief for registration Details	101F10jectu/84	The control of the co	
	laiti	culars	Details			
1	Name	e of the project	Godrej Aristocrat			
2.		e of the promoter	M/s Godrej Properties Ltd.			
3.	Natu	re of the project	Group Housing Colony			
4.	Locat	tion of the project	Sector- 49, Gurugram			
5.	Legal	capacity to act as a	License Holder			
	prom	oter				
6.	Name	e of the license holder	M/s Godrej Propert	ies Ltd.		
7.	Statu	s of project	New			
8. Whether registration			Whole			
		ed for whole	Cartination 1 Acres 61, Facility 101			
	Phase		N/A			
9.		e application ID	RERA-GRG-PROJ-1480-2023			
10.		se no.	147 of 2023 dated 1		Valid up to 17.07.2028.	
11.	Total	licensed area	9.56875 acres	Area to be registered	9.56875 acres	
12.	Proje	cted completion date	31.12.2030			
13.	QPR Compliances (if N/A applicable)			2016/0.0935		
14.	4(2)(l)(D) Compliances (if		N/A			
4 17	applicable)				No Omed 507 Participants	
15.	4(2)(l)(C) Compliances (if applicable)		N/A		no gnine al 1200	
16.	Status of change of bank account		N/A			
17.	Details of proceedings pending against the project		N/A			
18.	RC Co	onditions Compliances plicable)	N/A	Conservations)	nteksi le nil silvisi e	
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of approval		Validity upto	
	i)	License Approval	147 of 2023 dat	ed 18.07.2023.	17.07.2028	
	ii)	Zoning Plan Approval	DRG. No. DGT(19.07.		aled To visital master	
t to a	iii)	Building plan Approval	ZP-1846/PA(DK)/2023/38362 dated 09.11.2023		08.11.2023	
		Environmental Clearance	Applied on 2	24.08.2023	ca. Frasen complete	
Uhad	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/599/ 2524-2527 dated 16.08.2023		15.08.2031	
	vi)	Fire scheme approval	Not Sub			



	T	[C!]	RERA-GRG-1480-2023		
	vii)	Service plan and estimate approval	Not Submitted		
20.	Fee Details				
	Registration Fee Processing Fee Late Fee		For Intense Zone – 4.533 acres Resi- 65,662.574 * 3.542 *10 = Rs 23,25,768/- Comm – 193.715 * 3.542 * 20 = Rs 13,723/- For Transition Zone – 5.03575 acres Resi- 52,781.412 * 2.547 * 10 = Rs 13,44,343/- Total Fee – Rs 36,83,834/-		
			1,18,637.701 * 10 = Rs 11,86,377/- N/A		
	Total Fee		Rs 48,70,211/-		
21.	DD amount		Rs. 47,57,000/-		
			Rs 1,13,500/-		
	DD no	o. and date	001440 dated 30.10.2023.		
			001578 dated 30.11.2023.		
	Name of the bank issuing		ICICI Bank		
	Deficient amount		NIL		
22.	File Status		Date		
	File received on		20.11.2023		
	First notice Sent on		30.11.2023		
	First	hearing on	04.12.2023		
23.	Case History: The Promoter M/s Godrej Properties Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Godrej Aristocrat" located at Sector- 49, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 62034 dated 20.11.2023 and RPIN- 677. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1480-2023. The project area for registration is 9.56875 acres as that of the licensed area i.e., 9.56875 acres granted under License no – 147 of 2023 dated 18.07.2023 which is valid upto 17.07.2028. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/677 dated 30.11.2023 was issued to the promoter with an opportunity of being heard on 04.12.2023. The promoter has submitted a reply on 30.11.2023 which was scrutinized and the status of the				
	documents is mentioned below:				
24.	as defici	nt compliance status on 04.12.2023 of encies conveyed vide e dated 30.11.2023.	1. Deficit Fee – Rs 1,13,211/- Status: Submitted vide DD no. 001578 dated 30.11.2023 amounting to Rs. 1,13,500/		



	2. The annexures in the online application are not uploaded			
		well as correction needs to be done in the online (A-H)		
application.				

Status: Not Submitted.

3. Online DPI needs to be corrected.

Status: Not Submitted.

Environment Clearance needs to be submitted. 4.

> Status: Applied on 24.08.2023 receipt attached. The promoter has submitted a DD vide no 001570 dated 10.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.

5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

Status: The promoter has submitted a DD vide no 001492 dated 03.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.

6. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: The promoter has submitted a DD vide no 001493 dated 03.11.2023 amounting to Rs. 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.

7. Certified copy of Mutation and Jamabandi submitted. However, the area needs to be clarified.

Status: Submitted.

8. Pert Chart needs to be revised.

Status: Submitted.

9. Tree Cutting permission needs to be submitted.

Status: The promoter has submitted an undertaking stating that they will submit the permission when the same is obtained.

10. Mining permission needs to be submitted.

> Status: The promoter has submitted an undertaking stating that they will submit the permission when the same is obtained.

Allottee related documents like Application form, Allotment 11. letter and Builder Buyer agreement needs to be revised.

Status: Submitted.

12. Quarterly schedule of estimated expenditure needs to be provided.

Status: Submitted.

			REKA-GKU-1480-202.
	May 1117 Story Town Story Inc. Street	13.	Bank undertaking needs to be submitted along with details
	網接0.50 0: 38% 56.07 05		of authorized signatory with employee code and
			designation.
		postur	Status: Submitted.
	L. Dalles Kon	14.	CA certificate for REP I needs to be submitted.
		100	Status: Submitted.
	de de la company	15.	CA certificate for expenditure incurred and to be incurred
	PARAMETER RESCRIPT DESIGNATION	100	needs to be revised.
	ATTOM we shot 60 a her	y drejen.	Status: Submitted.
	gittenite is a libral All and to	16.	KYC of Authorised person to operate bank account needs to
	pris aucobeciniones que misiativa	la victory	be submitted.
	and the second	n Suna	Status: Submitted.
	doga il asstiradas adas abse	17.	Cash flow statement need to be revised.
	had included on	w bona	Status: Submitted.
	or about the a feath inter-son	18.	Project report needs to be revised.
	to an addition of or or granism	10.	Status: Submitted.
25	Remarks	1.	The annexures in the online application are not uploaded as
25.	Remarks	1 10	well as correction needs to be done in the online (A-H)
	recent of already part miner has	. dankir se	
	Interhal sone etimen variable.	2	application.
	on ship the about more and	2.	Online DPI needs to be corrected.
	n er edstaf de an or galtste	3.	Environment Clearance needs to be submitted.
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	ates filippo (reignose	ing Cro Too I	promoter has submitted a DD vide no 001570 dated
	night specialists but applica	alf To	10.11.2023 amounting to Rs. 25 lakhs as a security amount
	bemails of cold	laden en	to submit the approval within six months from the date of
		1.45	issuance of registration certificate.
	La Contraction Con	4.	Fire Scheme approval needs to be submitted. If applied, then
		- James	copy of the same needs to be submitted.
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	there is hellimber and we	Tarana	dated 03.11.2023 amounting to Rs. 25 lakhs as a security
	r reach angler in manada finada	en History	amount to submit the approval within six months from the
		_	date of issuance of registration certificate.
	Learning of ores	5.	Approved Service plan and estimates needs to be submitted
	about the fundion in their	is a second	If applied, then copy of the same needs to be submitted.
	of the star post named a track attention	er tirus	Status: The promoter has submitted a DD vide no 001493
	A STATE OF THE STA		dated 03.11.2023 amounting to Rs. 25 lakhs as a security
	A A Court of resident attended to the	en en nich	amount to submit the approval within six months from the
		A PROPERTY	date of issuance of registration certificate.
	a sou ma a sharming a angaining a	6.	Tree Cutting permission needs to be submitted.
			Status: The promoter has submitted an undertaking
		1 314	stating that they will submit the permission when the same
		7.	is obtained. Mining permission needs to be submitted.



Status: The promoter has submitted an undertaking
stating that they will submit the permission when the same
is obtained.

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, corrections in online (A-H) form, Approved Environment Clearance, Fire Scheme approval, Approved service plan & estimates, Tree cutting permission and Mining Permission.

The promoter has submitted three DD vide no. 001570 dated 10.11.2023, 001492 dated 03.11.2023 amounting to Rs 25 lakhs each as a security amount towards the submission of Approved Environment Clearance and Fire Scheme approval within 4 months and 001493 dated 03.11.2023 amounting to Rs 25 lakhs as a security amount towards the submission of Approved service plan and Estimates within 6 months from the date of issuance of registration certificate. The promoter shall submit the Tree cutting permission and Mining permission within two months from the date of issuance of registration certificate.

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

Chartered Accountant

Planning Executive

Day and Date of hearing

Monday and 04.12.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 04.12.2023.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh Rishabh Goel (AR), Sh. Vikash Singh and Sh. Mansoor Ali are present on behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA (Vijay Kumar Goyal) Member, HARERA

(Chairman, HARERA)