

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Godrej Aristocrat	
2.	Name of the promoter	M/s Godrej Properties Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 49, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Godrej Properties Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1480-2023	
10.	License no.	147 of 2023 dated 18.07.2023.	Valid up to 17.07.2028.
11.	Total licensed area	9.56875 acres	Area to be registered 9.56875 acres
12.	Projected completion date	31.12.2030	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	147 of 2023 dated 18.07.2023. 17.07.2028
	ii)	Zoning Plan Approval	DRG. No. DGTCP 9430 dated 19.07.2023 -
	iii)	Building plan Approval	ZP-1846/PA(DK)/2023/38362 dated 09.11.2023 08.11.2023
	iv)	Environmental Clearance	Applied on 24.08.2023
	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 Submitted



	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration 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/-
	Processing Fee	1,18,637.701 * 10 = Rs 11,86,377/-
	Late Fee	N/A
	Total Fee	Rs 48,70,211/-
21.	DD amount	Rs. 47,57,000/- Rs 1,13,500/-
	DD no. 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 1 st 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.	Present compliance status as on 04.12.2023 of deficiencies conveyed vide notice 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/-.



	<ol style="list-style-type: none">2. The annexures in the online application are not uploaded as 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.4. Environment Clearance needs to be submitted. 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.11. Allottee related documents like Application form, Allotment letter and Builder Buyer agreement needs to be revised. Status: Submitted.12. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted.
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		<p>13. Bank undertaking needs to be submitted along with details of authorized signatory with employee code and designation. Status: Submitted.</p> <p>14. CA certificate for REP I needs to be submitted. Status: Submitted.</p> <p>15. CA certificate for expenditure incurred and to be incurred needs to be revised. Status: Submitted.</p> <p>16. KYC of Authorised person to operate bank account needs to be submitted. Status: Submitted.</p> <p>17. Cash flow statement need to be revised. Status: Submitted.</p> <p>18. Project report needs to be revised. Status: Submitted.</p>
25.	Remarks	<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. Environment Clearance needs to be submitted. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. Mining permission needs to be submitted.</p>

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**HARERA
GURUGRAM**

**Project - Godrej Aristocrat
RERA-GRG-1480-2023**

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

Asha
Asha

Chartered Accountant

Ashish 04/12/23

Ashish Kush

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 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)

