



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Godrej Zenith	
2.	Name of the promoter	M/s Godrej Properties Ltd.	
3.	Nature of the project	Mixed Land Use Colony	
4.	Location of the project	Sector-89, 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-1536-2023	
10.	License no.	151 of 2023 dated 20.07.2023	Valid till 19.07.2028
11.	Total licensed area	14.20625 acres	Area to be registered 14.20625 acres
12.	Projected completion date	OC- 31.01.2035 CC- 31.03.2035	
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	151 of 2023 dated 20.07.2023 19.07.2028
	ii)	Zoning Plan Approval	DRG. NO. 9441 dated 21.07.2023 -
	iii)	Building Approval plan	ZP-1850/PA(DK)/2024/3912 dated 01.02.2024 31.01.2029
	iv)	Environmental Clearance	SEIAA/HR/2023/383 dated 08.12.2023 07.12.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/598/2520-2523 dated 16.08.2023 15.08.2031
	vi)	Fire approval scheme	Not Submitted

	vii) Service plan and estimate approval	Not Submitted
20.	Fee Details	
	Registration Fee	Residential - $1,97,710.05 * 3.62 * 10 = \text{Rs } 71,57,104/-$ Commercial - $10,405.792 * 3.62 * 20 = \text{Rs } 7,53,379/-$ Total- 79,10,483/-
	Processing Fee	$2,08,115.84 * 10 = \text{Rs } 20,81,158/-$
	Late Fee	N/A
	Total Fee	Rs 99,91,641/-
21.	DD amount	Rs 99,50,000/-
	DD no. and date	001592 dated 19.01.2024.
	Name of the bank issuing	Axis Bank
	Deficient amount	Rs 41,641/-
22.	File Status	Date
	File received on	09.02.2024
	First notice Sent on	23.02.2024
	First hearing on	26.02.2024
23.	Case History: The Promoter M/s Godrej Properties Ltd. who is a License Holder applied for the registration of real estate mixed land use colony namely "Godrej Zenith" located at Sector-89, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66191 dated 09.02.2024 and RPIN-713. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1536-2024. The project area for registration is 14.20625 acres. The application for registration of mixed land use colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/713 dated 23.02.2024 was issued to the promoter with an opportunity of being heard on 26.02.2024. The status of the documents is mentioned below.	
24.	Present compliance status as on 26.02.2024 of deficient documents conveyed through notice dated 23.02.2024.	<ol style="list-style-type: none"> 1. Deficit Fee - Rs 41,641/- 2. The annexures in the online application are not uploaded as well the correction needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Fire Scheme approval needs to be submitted. If applied, then copy the same needs to be submitted. 5. Approved Service plan and estimates needs to be submitted. applied, then copy of the same needs to be submitted. 6. Land title search report needs to be revised. 7. Draft Brochure needs to be submitted. 8. Mining permission needs to be submitted. 9. Details of khasra no. is not matching in LC V & LOI & No encumbrance application. 10. Cost of the project in REP-I needs to be revised.

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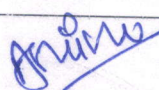
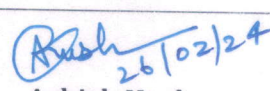
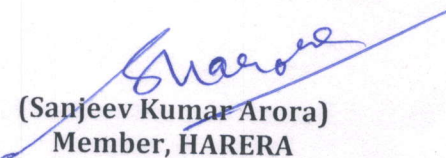
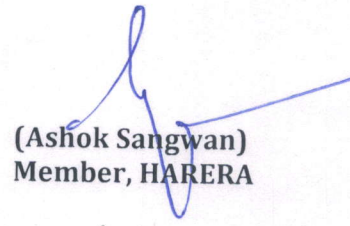
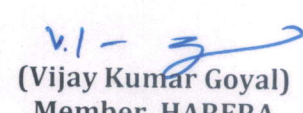



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GURUGRAM

Project - Godrej Zenith

RERA-GRG-1536-2024

		11. Address mismatched in directors KYC details and Project proponent. 12. Statement of quarterly expenditure needs to be submitted. 13. Statement of quarterly source of funds needs to be submitted. 14. Cash flow statement needs to be submitted. 15. CA certificate for Net worth of promoter needs to be submitted.
25.	Remarks	Deficiency dispatched on 23.02.2024.
	 Ashish Dubey Chartered Accountant	 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 26.02.2024
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Abhijeet Sindhu (AR), Sh. Mansoor Ali (AR) and Ms. Surbhi Kapoor (AR) are present on behalf of the promoter.</p> <p>The AR of the promoter states that the requisite deficiencies have been rectified and detailed reply along with documents submitted on 23.02.2024 and are to be scrutinized by the office. The promoter further states to revise the date of completion indicated in the DPI along with revision/changes in the quarterly expenditure and REP II.</p> <p>The matter to come up on 04.03.2024.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA
		 (Arun Kumar) Chairman, HARERA

