

HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Godrej Zenith RERA-GRG-1536-2024

Hearing brief for registration of Project u/s 4

S.No	Dartic		an mg	brief for registration Details	a oject w/o .	
	raitic	Particulars		Details		
1.	Name	of the project		Godrej Zenith		
2.		of the promoter	9,54	M/s Godrej Propert		
3.		e of the project		Mixed Land Use Colony		
4.		on of the project	155	Sector-89, Gurugram		
5.	Legal capacity to act as a promoter		License Holder	TANI T	Lare Foo	
5.	-	of the license hold	ler	M/s Godrej Properties Ltd.		
7.	Status	of project		New		Warehalle III
8.	Whether registration applied for whole		Whole		onen bene om GC	
	Phase no.		N/A	Light A Landing	t was a light to only it.	
9.	Online	e application ID		RERA-GRG-PROJ-1536-2023		
10.	Licens			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		ate	OC- 31.01.2035 CC- 31.03.2035	ac ca sc	no kowajaj vo
13.	QPR Compliances (if applicable)		(if	N/A	OL SOLON	no galenced to a
14.	4(2)(l)(D) Compliances (if applicable)		s (if	N/A	en i seliterania i igrific	eradistra La Camparer Mark
15.	4(2)(l)(C) Compliances (if applicable)		N/A	colos ración Cardily Ca	ere brook be die 6561. Stemmes kould mit	
16.	Status of change of bank account		ank	N/A	thi gara Fadi'i .E.C. He and ar at modern	OP. B. S. B. S.
17.	Details of proceedings pending against the project		-	N/A		
18.	RC Conditions Compliances (if applicable)			N/A	neard on 28 01202c Insuns is number over	ignisello vinarios segui Personale el facilità deci
19.	Statutory approvals either applied for or obtained prior to registration					ation
	S.No	Particulars	A 94	Date of a	pproval	Validity upto
	i)	License Approva	ıl	AND THE RESIDENCE OF SHAPE SHOULD BE	ted 20.07.2023	19.07.2028
	ii)		Plan		ated 21.07.2023	4 And 23 62 2624.
	iii)		plan	, , , , , , , , , , , , , , , , , , , ,	/2024/3912 dated .2024	31.01.2029
	iv)	Environmental Clearance		SEIAA/HR/20	23/383 dated 2023	07.12.2033
	v)	A Link - Link	eight		M/NOC/2023/598/ ted 16.08.2023	15.08.2031
	vi)		eme		bmitted	



	vii) Service plan	and Not Submitted RERA-GRG-1536-202			
	estimate appro				
20.	Fee Details				
	Registration Fee	Residential -			
		1,97,710.05 * 3.62 * 10 = Rs 71,57,104/-			
		Commercial -			
	The state of the same and the state of the same of the	10,405.792 * 3.62 * 20 = Rs 7,53,379/-			
		Total- 79,10,483/-			
	Processing Fee	2,08,115.84 * 10 = 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 issui				
	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			
	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 1st deficiency notice vide notice no. HARERA/GGM/RPIN/713 dated 23.02.2024 was issued to the promoter with an The status of the classical section.				
24.	The status of the documents is mentioned below. Present compliance status 1. Deficit Fee - Rs 41,641/-				
	as on 26.02.2024 deficient docume conveyed through no dated 23.02.2024.	 The annexures in the online application are not uploaded as well the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Fire Scheme approval needs to be submitted. If applied, then copy the same needs to be submitted. Approved Service plan and estimates needs to be submitted. applied, then copy of the same needs to be submitted. Land title search report needs to be revised. Draft Brochure needs to be submitted. Mining permission needs to be submitted. 			
		 Details of khasra no. is not matching in LC V & LOI & No encumbrance application. Cost of the project in REP-I needs to be revised. 			



		 Address mismatched in directors KYC details and Project propo Statement of quarterly expenditure needs to be submitted. Statement of quarterly source of funds needs to be submitted. Cash flow statement needs to be submitted. 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
Ι	Day and Date of hearing	Monday and 26.02.2024
F	Proceeding recorded by	Ram Niwas
		PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Sindhu (AR), Sh. Mansoor Ali (AR) and Ms. Surbhi Kapoor (AR) are present on behalf of the promoter.

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.

The matter to come up on 04.03.2024.

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA Frozer Carlot and Proceeding recorded by Planting Street According to the Carlot and Proceeding To the Carlot and Proceeding to the Carlot and Proceeding To the Carlot according to the Carlot accord

the Admist Kirch, Planning Executive and So. As rish Dubew, Charteeved Assentant briefed about

The Abbilion Shahu (AH), Sh. Manspor, Act (AR), and Mr. Sarbhi Kanger (AR) are present on tonical presented.

The Alk of the promoter dates that the requirite defector test have been received and decigled replication and decigled replication submitted on 23.02.2024 and see to be servabilized by the office. The promoter function revision the date of completion indicated in the 1991 stong who revision a large in the quarteets of and service.

The matter to come up on 04.03.2024

(Sanfeev Kungar Arera) Member, HARRA

(Ashor Salgwan) Member, Hitchen

(Vijey Kunthe hayer Manches, HARRINA

(Artin Kinnin)