

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project - Godrej Zenith  
RERA-GRG-1536-2024**

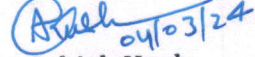
**Hearing brief for registration of Project u/s 4**

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- 31.01.2031 CC- 31.03.2031	
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 plan Approval	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 scheme approval	Applied on 17.02.2024.

	vii) Service plan and estimate approval	Applied on 08.02.2024.
20.	<b>Fee Details</b>	
	<b>Registration Fee</b>	<b>Residential -</b> 1,97,710.05 * 3.62 * 10 = Rs 71,57,104/- <b>Commercial -</b> 10,405.792 * 3.62 * 20 = Rs 7,53,379/- <b>Total- 79,10,483/-</b>
	<b>Processing Fee</b>	2,08,115.84 * 10 = Rs 20,81,158/-
	<b>Late Fee</b>	N/A
	<b>Total Fee</b>	<b>Rs 99,91,641/-</b>
21.	<b>DD amount</b>	Rs 99,50,000/-
	<b>DD no. and date</b>	001592 dated 19.01.2024.
	<b>RTGS amount</b>	Rs 41,700/-
	<b>RTGS no. and date</b>	240223178841085 dated 23.02.2024.
	<b>Name of the bank issuing</b>	Axis Bank
	<b>Deficient amount</b>	<b>NIL</b>
22.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	09.02.2024
	<b>First notice Sent on</b>	23.02.2024
	<b>First hearing on</b>	26.02.2024
	<b>Second hearing on</b>	04.03.2024
23.	<b>Case History:</b> 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 <sup>st</sup> 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. On 26.02.2024, 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. The promoter has submitted a reply on 23.02.2024 and 28.02.2024 which were scrutinized and the status of the documents is mentioned below.	

	<p>A complaint has been submitted by M/s Orris Infrastructure Pvt. Ltd. on 26.02.2024 requesting not to grant the registration certificate. The complaint is being scrutinized and copy of the complaint has been handed over to the promoter.</p>	
<p>24.</p>	<p><b>Present compliance status as on 04.03.2024 of deficient documents conveyed in hearing dated 26.02.2024.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit Fee - Rs 41,641/- <b>Status: Submitted vide no. 240223178841085 dated 23.02.2024 amounting to Rs 41,700/-.</b></li> <li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised.</b></li> <li>3. Online DPI needs to be corrected. <b>Status: Submitted but needs to be revised.</b></li> <li>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Applied on 17.02.2024, receipt attached. Further, The promoter has submitted a DD vide no 001593 dated 19.01.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.</b></li> <li>5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. <b>Status: Applied on 08.02.2024, receipt attached. The promoter has submitted a DD vide no 001594 dated 25.01.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.</b></li> <li>6. Land title search report needs to be revised. <b>Status: Submitted.</b></li> <li>7. Draft Brochure needs to be submitted. <b>Status: Submitted.</b></li> <li>8. Mining permission needs to be submitted. <b>Status: The promoter has submitted an undertaking stating that they will submit the permission before start of construction.</b></li> <li>9. Details of khasra no. is not matching in LC V &amp; LOI &amp; Non-encumbrance application. <b>Status: Submitted.</b></li> <li>10. Cost of the project in REP-I needs to be revised. <b>Status: Submitted.</b></li> <li>11. Address mismatched in directors KYC details and Project proponent. <b>Status: Submitted.</b></li> <li>12. Statement of quarterly expenditure needs to be submitted. <b>Status: Submitted.</b></li> <li>13. Statement of quarterly source of funds needs to be submitted. <b>Status: Submitted.</b></li> <li>14. Cash flow statement needs to be submitted. <b>Status: Submitted.</b></li> <li>15. CA certificate for Net worth of promoter needs to be submitted. <b>Status: Submitted.</b></li> </ol>

<b>25.</b>	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.  <b>Status: Applied on 17.02.2024, receipt attached. Further, the promoter has submitted a DD vide no 001593 dated 19.01.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.</b></li> <li>4. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.  <b>Status: Applied on 08.02.2024, receipt attached. Further, the promoter has submitted a DD vide no 001594 dated 25.01.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.</b></li> <li>5. Mining permission needs to be submitted.  <b>Status: The promoter has submitted an undertaking stating that they will submit the permission before start of construction.</b></li> </ol>
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<i>On Leave</i> <b>Ashish Dubey</b> Chartered Accountant	 <b>Ashish Kush</b> Planning Executive
<b>Day and Date of hearing</b>	Monday and 04.03.2024
<b>Proceeding recorded by</b>	Ram Niwas

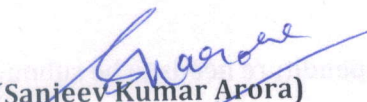
**PROCEEDINGS OF THE DAY**

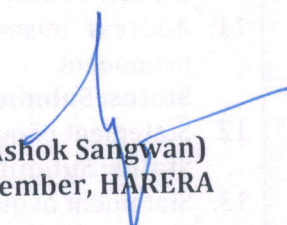
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


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

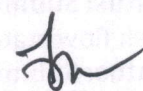
The AR of the promoter states that the reply to the complaint made by M/s Orris Infrastructure Pvt. Ltd. will be submitted within two days. The office to examine the reply on priority basis and to submit before the date of hearing. A notice to the complainant be also issued for attending the hearing on next date.

The matter to come up on 11.03.2024

  
 (Sanjeev Kumar Arora)  
 Member, HARERA

  
 (Ashok Sangwan)  
 Member, HARERA

  
 (Vijay Kumar Goyal)  
 Member, HARERA

  
 (Arun Kumar)  
 Chairman, HARERA