

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, हरियाणा

Project – Godrej Zenith RERA-GRG-1536-2024

S.No	Partie	culars	Details		
1.	Name	e of the project	Godrej Zenith		
2.		e of the promoter	for the second sec		
3.	Nature of the project		M/s Godrej Properties Ltd. Mixed Land Use Colony		
4.		ion of the project	Sector-89, Gurugram		
5.	Legal	* <i>i</i>	License Holder		
	promoter		- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10		
6.		e of the license holder			and the second second second
7.	the second s	s of project	New		
8.	Whether registration applied for whole		Whole		
	Phase no.		N/A		
9.	Online application ID		RERA-GRG-PROJ-15	36-2023	Stressan Firth
10.		se no.	151 of 2023 dated 2	and the second	Valid till 19.07.2028
11.	Total	licensed area	14.20625 acres	Area to be	14.20625 acres
				registered	Name of the back
12.	Proje	ojected completion date 0C- 31.01.2031 CC- 31.03.2031		ilinguns matamati	
13.	QPR Compliances (if applicable)		N/A		
14.	4(2)(l)(D) Compliances (if applicable)		N/A		Pires notice Seat of
15.	4(2)(l)(C) Compliances (if applicable)		N/A	26.072	an gainead ten i
16.	Status of change of bank account		N/A		na german interes
17.	Details of proceedings pending against the project		N/A	Li viù Isijon'i jentes	Le Ponues Mar
18.	RC Conditions Compliances (if applicable)		N/A	Aegolatoria and Da Megolatoria and Da	a Alter Dalah galasi Silati kasi seti mu
19.		tory approvals either a	pplied for or obtain	ed prior to registra	ation
	S.No	Particulars	Date of a		Validity upto
	i)	License Approval	151 of 2023 da	ed 20.07.2023	19.07.2028
	ii)	Zoning Plan Approval	DRG. NO. 9441 d	ated 21.07.2023	On E6.02.2024, SE
	iii)	Building plan Approval	ZP-1850/PA(DK)/ 01.02		31.01.2029
	iv)	Environmental Clearance	SEIAA/HR/20 08.12	23/383 dated	07.12.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM 2520-2523 dat	/NOC/2023/598/	15.08.2031
	vi)	Fire scheme approval	Applied on T		ALCHER OF ALCHER STRATE

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

HAIKEKA GURUGRAM Project - Godrej Zenith RERA-GRG-1536-2024

	vii)	Service plan and estimate approval	Applied on 08.02.2024.	
20.	Fee Details			
20.	Registration Fee		Residential - 1,97,710.05 * 3.62 * 10 = Rs 71,57,104/- Commercial -	
			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.	
	RTGS amount		Rs 41,700/-	
	RTGS no. and date		240223178841085 dated 23.02.2024.	
	Name of the bank issuing		Axis Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		09.02.2024	
	First notice Sent on		23.02.2024	
	First hearing on		26.02.2024	
	Seco	ond hearing on	04.03.2024	
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 1st 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 Accountan briefed about the facts of the case. Sh. Abhijeet Sindhu (AR), Sh. Mansoor Ali (AR) and Ms. Surbh 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 other 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 scrutilized and the status of the documents is mentioned below.			



1	tot to grant the registration	tted by M/s Orris Infrastructure Pvt. Ltd. on 26.02.2024 requestint certificate. The complaint is being scrutinized and copy of t
L	omplaint has been handed	over to the promoter.
	resent compliance status	1. Deficit Fee - Rs 41,641/-
Concerned from the second	s on 04.03.2024 of	Status: Submitted vide no. 240223178841085 date
	eficient documents	23.02.2024 amounting to Rs 41,700/
C	onveyed in hearing dated	2. The annexures in the online application are not uploaded as w
2	6.02.2024.	as the correction needs to be done in the online (A-
10.00010-4		application.
		Status: Submitted but needs to be revised.
		3. Online DPI needs to be corrected.
1000		Status: Submitted but needs to be revised.
	period a segret submitted	4. Fire Scheme approval needs to be submitted. If applied, th
283384	B2.28224. resetpt attached	copy of the same needs to be submitted.
1100 -0.0	altrad a DD vice no 681.5	Status: Applied on 17.02.2024, receipt attached. Furthe
0-010 p-V	three as the second as a second	The promoter has submitted a DD vide no 001593 date
9766 80	and strength and a strength	19.01.2024 amounting to Rs. 25 lakhs as a security amou
	-54621(1919) 1	to submit the approval within four months from the date
	ha bian dan sel of	issuance of registration certificate.
the set	ana ana ana ana ana ana ana ana	5. Approved Service plan and estimates needs to be submitted.
	a series in the series of the series of	applied, then copy of the same needs to be submitted.
and the second second		Status: Applied on 08.02.2024, receipt attached. The
Seal -		promoter has submitted a DD vide no 001594 date
5 14	4574	25.01.2024 amounting to Rs. 25 lakhs as a security amount
and a final	Ashish Kanada	to submit the approval within four months from the date
	Page Suines 4	issuance of registration certificate.
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		6. Land title search report needs to be revised.
		Status: Submitted.
		7. Draft Brochure needs to be submitted.
		Status: Submitted.
		8. Mining permission needs to be submitted.
		Status: The promoter has submitted an undertaking statir
348-325 - 544	a na masana sus (AA) nobe	that they will submit the permission before start
		construction.
dist. 144	Period and a most strategic	9. Details of khasra no. is not matching in LC V & LOI & Nor
add pha	lod limduz os har sizad uran	encumbrance application.
	has been not your said and	Status: Submitted.
		10. Cost of the project in REP-I needs to be revised.
100		Status: Submitted.
		11. Address mismatched in directors KYC details and Project
1		proponent.
		Status: Submitted.
er al Grad	(Vijav Kumiar Ga	12. Statement of quarterly expenditure needs to be submitted.
AS	Mandana Manaka	Status: Submitted.
		13. Statement of quarterly source of funds needs to be submitted.
		Status: Submitted.
		14. Cash flow statement needs to be submitted.
		Status: Submitted.
		15. CA certificate for Net worth of promoter needs to be submitted
		Status: Submitted.

		Project – Godrej Zenith RERA-GRG-1536-2024
25.	Remarks	 The annexures in the online application are not uploaded as well as 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 of the same needs to be submitted. 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. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. 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. Mining permission needs to be submitted. Status: 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. Mining permission needs to be submitted.
		construction.
NUMBER OF	on leave	as protocological as an a second a se
0.9%	Ashish Dubey	Ashish Kush
	ASIIISII DUDUY	Dl

Planning Executive

Chartered Accountant Monday and 04.03.2024 Day and Date of hearing Ram Niwas Proceeding recorded by 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

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16