

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