



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.	Fee Details	
	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
	Second hearing on	04.03.2024
	Third hearing on	11.03.2024
23.	Case History:	
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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>	

	<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>On 04.03.2024, 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.</p> <p>The promoter has submitted a reply to the complaint on 06.03.2024. As per the directions of the Authority the notice to the complaint issued on 07.03.2024.</p> <p>After scrutiny of application submitted by M/s Orris Infrastructure Pvt. Ltd. it is found that the applicant requested the Authority not to grant the registration to the above said project till all outstanding payments of Orris Infrastructure Pvt. Ltd. are fully paid and discharged, alongwith interest.</p> <p>The promoter submitted a reply to the complaint on 06.03.2024 which was scrutinized and found that the promoter vehemently denies all the allegations, assertions and contents of the application in too unless. The promoter states that the application is not maintainable in terms of the provisions of the Act of 2016, no person other than the applicant itself who had applied for the registration has a right to be heard while considering application for registration of a project under RERA. Further, states that the applicant has no privity of contract with Godrej Properties Limited qua the land measuring 14.20265 acres located at sector 89, Gurugram (subject land is completely owned by Godrej Properties Limited), the complainant has no right or interest on the subject land. The application pending for adjudication before an Arbitral tribunal does not pertain to the subject land. It is in respect of certain monetary claims between the applicant and Godrej Developers & Properties LLP. There is no adverse interim qua the subject land passed by the Arbitral Tribunal or any other court/ Authority. The promoter requested the Authority ought not to entertain the captioned application and out rightly reject the same as not maintainable and untenable in the eyes of law and requested the Authority to consider the application for registration.</p>	
24.	<p>Present compliance status as on 11.03.2024 of deficient documents conveyed in hearing dated 04.03.2024.</p>	<ol style="list-style-type: none"> 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. 2. Online DPI needs to be corrected. 3. 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. 4. 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. 5. Mining permission needs to be submitted. Status: The promoter has submitted an undertaking stating that they will submit the permission before start of construction.

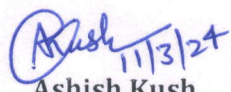
25.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Fire Scheme approval needs to be submitted. If applied, then copy of the same 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. 4. 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. 5. Mining permission needs to be submitted. Status: The promoter has submitted an undertaking stating that they will submit the permission before start of construction.
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Recommendations:
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Fire Scheme approval, Approved service plan & estimates and Mining permission.

The promoter has submitted two DD vide no. 001593 dated 19.01.2024 and 001594 dated 25.01.2024 amounting to Rs 25 lakhs each as a security amount to submit the Fire Scheme approval and Approved service plan and Estimates within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

On leave
Ashish Dubey
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 11.03.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Mansoor Ali (AR), Sh. Abhijeet Sindhu (AR) and Sh. J.K Dang (Advocate) are present on behalf of the promoter.

Sh. Manan (Sr. Advocate) and Ms. Kanika Singhal (Advocate) are present on behalf of the Complainant i.e., M/s Orris Infrastructure Pvt. Ltd.

The M/s Orris Infrastructure Pvt. Ltd. has filed a complaint on 26.02.2024 against the above said project requesting the Authority for not granting of RERA registration to the real estate project proposed to be

developed on land admeasuring 14.275 acres by M/s Godrej Properties Ltd. till all outstanding dues of M/s Orris Infrastructure Pvt. Ltd. in relation to the project namely "Godrej AIR" are cleared by Godrej Properties Ltd.

The copy of the complaint has been supplied to the promoter and the promoter submitted their reply on 06.03.2024 in which the promoter vehemently denies all the allegations, assertions and contents of the application in toto. The promoter states that the application is not maintainable in terms of the provisions of the Act of 2016, as no person other than the applicant itself who had applied for the registration has a right to be heard while considering application for registration of a project under RERA Act, 2016. Further, he states that the applicant has no privity of contract with Godrej Properties Limited qua the land measuring 14.20265 acres located at sector 89, Gurugram (subject land is completely owned by Godrej Properties Limited), the complainant has no right or interest of any kind on the subject land. The application pending for adjudication before an Arbitral Tribunal is in respect of certain monetary claims between the applicant and Godrej Developers & Properties LLP. There is no adverse interim order qua the subject land passed by the Arbitral Tribunal or any other court/ Authority. The promoter requested the Authority ought not to entertain the captioned application and out rightly reject the same as not maintainable and untenable in the eyes of law and requested the Authority to consider the application for registration.

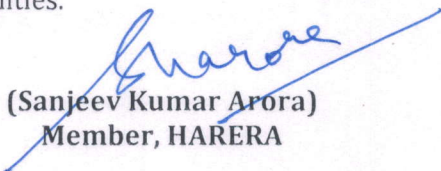
The Advocate of the complainant stated that the respondent has failed to disclose the facts about the ongoing litigation between the company and respondent in respect of the project namely "Godrej Air" situated in Sector 85, Gurugram. He stated that there is a dispute between the Godrej Developers & Properties LLP setup by Godrej Properties Limited and the complainant i.e., M/s Orris Infrastructure Pvt. Ltd. w.r.t. the revenue sharing in the project namely "Godrej Air" for which they have filed a complaint in the Hon'ble Civil court and now the matter is before the Arbitration and respondent has failed to disclose the same.

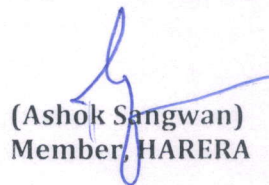
The Advocate of the promoter stated that the complaint pertains to another project of different entity and has no relation to the above said project and above land. Moreover, the DTCP has granted the license no. 151 of 2023 dated 20.07.2023 for the development of group housing project in favour of M/s Godrej Properties Limited after examining the land documents. Further, the promoter also submitted the land title search report and non-encumbrance certificate certified by the Naib Tehsildar as per the report there is no defect on land in any aspect.

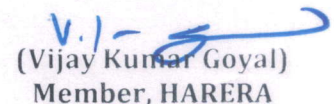
The Authority after going through the contention of both the parties observes that the complaint filed by M/s Orris Infrastructure Pvt. Ltd. pertaining to another project where both the parties were involved through LLP and it has nothing to do with the above said project nor with the land pertaining to the above said project. The Authority directed the promoter to disclose the litigation in the form A to H and DPI. However, it is clear that this is an interse dispute between two companies and does not have any effect on the above registration of project. Although, it was informed that the arbitration proceedings are going on but as on date there is no order affecting the present matter.

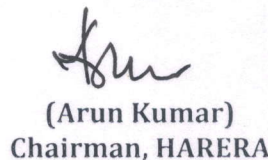
In view of the above, the Authority is of the view that the same does not in any way affect the registration of the above said project which is an independent project having no relation with the project mentioned in the above said complaint.

In view of the above the Authority decided to grant the registration certificate subject to confirmation of all formalities.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

