

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 लाईस, गुरुग्राम, हरियाणा

Project – Godrej Zenith RERA-GRG-1536-2024

No	Doutio		brief for registration	ion rojectu/34	
.No	Partic	ulars	Details		
ι.	Name	of the project	Godrej Zenith		
2.		of the promoter	M/s Godrej Properties Ltd.		
3.	and the second second in which the second seco	e of the project	Mixed Land Use Colony		A DEBYSING FOR
ŀ.		on of the project	Sector-89, Gurugram		
5.		capacity to act as a	License Holder		
	prom		License fiolder		
5.	Name	of the license holder	M/s Godrej Propert	ies Ltd.	Hereichen
7.	Status	s of project	New		
3.	Whether registration applied for whole		Whole		
	Phase no.		N/A		
).		e application ID	RERA-GRG-PROJ-15	536-2023	
10.	Licens		151 of 2023 dated 2	story want is see along and the second state of the second state of the second state of the second state of the	Valid till 19.07.2028
11.		licensed area	14.20625 acres	Area to be	14.20625 acres
	- Stur			registered	
12.	Proie	cted completion date	OC- 31.01.2031		
			CC- 31.03.2031		
13.	QPR Compliances (if				
	applic				
14.	4(2)(1)(D) Compliances (if	N/A		
15.	applicable) 4(2)(l)(C) Compliances (if		N/A	ter and the second s	tin particul trades
13.	applic		N/A		
16.			N/A		
10.	Status of change of bank account		N/A		
17.		and the second	N/A	an exterient saa	and the second
17.	Details of proceedings pending against the project		N/A		
18.	PC Co	ng against the project	N/A	 	Reportated deals the
10.	RC Conditions Compliances (if applicable)		N/A		
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of a		Validity upto
				ted 20.07.2023	19.07.2028
	i)	License Approval			19.07.2028
	ii)	Zoning Plan Approval	DRG. NO. 9441 d	ated 21.07.2023	rent about the has coor (AR) are need
	iii)	Building plan	ZP-1850/PA(DK)/ 01.02		31.01.2029
	10071015	Approval			
	iv)	Environmental Clearance	SEIAA/HR/20 08.12		07.12.2033
	v)	Airport height	AAI/RHQ/NR/ATM	1/NOC/2023/598/ ted 16.08.2023	15.08.2031
		clearance			
	vi)	Fire scheme	Applied on	17.02.2024.	a state of the sta
		approval			
	vii)	Service plan and	Applied on 08.02.2	0.2.4	

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

GURUGRAM Project - Godrej Zenith PERA-CPC-1536-2024

20.	Fee Details	
	Registration Fee	Residential -
	AREA AREA STATE	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 Provide Participation of the second seco
	Total Fee	Rs 99,91,641/-
1.	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
3.	Case History:	the statut of character of bank in the statute of a

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 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.

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-संपद्म (विनियमन और विकास) अधिनियम, 2016की धारा 20के असंगत प्राविकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

2



		RERA-GRG-1536-2024
	grant the registration certificate been handed over to the prome On 04.03.2024 , Sh. Abhijeet present on behalf of the prome by M/s Orris Infrastructure Pv on priority basis and to submi	ed by M/s Orris Infrastructure Pvt. Ltd. on 26.02.2024 requesting not to ate. The complaint is being scrutinized and copy of the complaint has noter. Sindhu (AR), Sh. Mansoor Ali (AR) and Ms. Surbhi Kapoor (AR) are oter. The AR of the promoter states that the reply to the complaint made t. Ltd. will be submitted within two days. The office to examine the reply t before the date of hearing. A notice to the complainant be also issued ext date. The matter to come up on 11.03.2024.
	The promoter has submitted Authority the notice to the com	a reply to the complaint on 06.03.2024. As per the directions of the nplaint issued on 07.03.2024.
	applicant requested the Auth	submitted by M/s Orris Infrastructure Pvt. Ltd. it is found that the nority not to grant the registration to the above said project till all ris Infrastructure Pvt. Ltd. are fully paid and discharged, alongwith
	the promoter vehemently den unless. The promoter states th Act of 2016, no person other t to be heard while considering a the applicant has no privity 14.20265 acres located at sector Limited), the complainant has adjudication before an Arbitra monetary claims between the interim qua the subject land promoter requested the Auth	ly to the complaint on 06.03.2024 which was scrutinized and found that ies all the allegations, assertions and contents of the application in too hat the application is not maintainable in terms of the provisions of the han the applicant itself who had applied for the registration has a right application for registration of a project under RERA. Further, states that of contract with Godrej Properties Limited qua the land measuring or 89, Gurugram (subject land is completely owned by Godrej Properties is no right or interest on the subject land. The application pending for al tribunal does not pertain to the subject land. It is in respect of certain applicant and Godrej Developers & Properties LLP. There is no adverse passed by the Arbitral Tribunal or any other court/ Authority. The ority ought not to entertain the captioned application and out rightly mable and untenable in the eyes of law and requested the Authority to gistration.
24.	Present compliance status as on 11.03.2024 of deficient documents conveyed in hearing dated 04.03.2024.	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.

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

	nthan a transfer	errende over GURUGRAM Project – Godrej Zenith
	1.000 1360	RERA-GRG-1536-2024
25.	Remarks	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.
	CARL SHAF MAN SHARE WAS THAN	2. Online DPI needs to be corrected.
	or store the origination con-	3. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.
	arting in the confidence of a constant of the OR 2013	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.
	an agus a' full, 1947 Shutsurta Baar Shiela ata ne anas	4. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.
	 Segundariji kao hraj plot i straturni na dradu R sociali je presine tratu se 	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
	an able in hernsrefabe prove- d apoint for the segistration project index SERA for the errors fronted on a the fairt	 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.

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.

	Ashish Kush Planning Executive
Monday and 11.03.2024	0
Ram Niwas	
	Monday and 11.03.2024

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

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

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

(Vijav Kumar Goval Member, 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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

(Arun Kumar) Chairman, HARERA

Property of the second of 275 area by Mystembra Property in the fill all one test of the second seco

The case of the complexit flats been supplied to the promoted and the promoter submitted their repeate 95.43,2024 in which the promoter vehementh, degree all the all entropy, essentions and conversion application in too. The promoter states that the emplication is not maintonicate in terms of the providence of the Act of 2016, as no person other to in the applicant used, who had applied for the registration on a main that the applic fill has no privity of contact to with order providence matter take and the that the applic fill has no privity of contact with 6 other from references instead as the faulter in the across instead that are to reference (subject find) is completely owned by Godiej Properties (instead at sector 82.60 and the respective of the antiperior of the application of the across instead that no tight of interest atomy fauld on the antiperior basis (and the application product to 1000 before an Arbitral Tribunal is interspect of cortain momently came before the first properties to the Developers & Properties Life There is no access means order agains which the Author based to 1000 Preferences any provide the product the same as not required to the Author to the the developers & Properties Life There is no access means order agains which in the the product to the Preference of the Authority The transformation requested the Author to the type of the application and the counter for any access means order and the Authority of the to complete the Authority to counter the application or registration countered application and out rightly reject the sentences of the Authority of the the to the countered application and out rightly reject the sentence of the Authority of the the to the countered application and out rightly reject the sentences of the to the countered application and out rightly reject the sentences of the application of the counter the application of the Authority of the top the top to countered the Authority to counter the application of the application of the top top topplication of th

The Advocation for complainant stated that for extendent we failed to disclose the fairs about the contract intention between the company, and respondent to respect of the project namely floodrei, Auripan is a Sector 65 flutnetum the stated that there is 3 desears between the fairned for stones & Frequence 111 map by Godrei Properties Elimited and the complianant lies Myr Orras infrastructure Patr 1 to we to a contract shering to the project namely "Godrej Air" for which they have the data complaint in the Hor bloc for the tota why the matter is before the formation and respondent having the origination to the same why the matter is before the formation and respondent having the origination to be same

The havesets of the reconstructed that the complaint photons to brother project of different entry approximation to the active stated that the complaint photons to be 2000 to the active said interferent and above fand. Moreover, the DTTP has granted the freeder, no. 1 2003 dated 2007 2023 for the developmicat of grown nearing science in twent of Alva Souther complete the field after examining the land documents. Further, the grown car pleo referented the field to be seen in operation and non-encumbrance cartificate pertined by the Narth Tensudur as not the report there is no encure in the in any assert.

The Matharitz after going formagin the contention of 1046 dropants and source at that the complicited sources to a sub-Orms infrastmetate first kird, containing to another project to recercically benefit betwere involved to a suband if this publicity to do with the above and project net with the teach is raining to the placed and a source by directed the preamater to disclose the fitty angle in the teach Alter is and fold. However, it is which is no black do pute between two companies and notes not have bey placed on the above rule 1. In the is on black do pute between two companies and notes not have bey placed on the above rule 1. project. Although it was infinited the reblic on place the second process and the second second second to be called a first the reblic of the teach of the second second place on the above rule 1.

lo view of the above the Authonity is of the view that the series depletion in any way after the residence of the nerve suid project which is an utdependent project having northation with the project measure is a series shows suid compliant.

is view of the above the Authority decided to grant the registration can firste subject to contain and a contain the contained to contained to contain the contained to contained t

(Area Komar) Chairmea, MARTRA

Baudi o Nares georigena Spinich com recessi up se Seniol colo Maintia a Micheler i Micheler An Autority constitutori studit neorian (2008 color is ano Regional to and Development) Act 2008 Act No. 16 of 2019 region (2019 region) 2019 region statistication of color region, 2019 region (2019 region) 2019 region (2019 color)