

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

S.No	Particulars	Details		
1.	Name of the project	Godrej Vriksha		
2.	Name of the promoter	M/s Godrej Vestamark LLP		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 103, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Godrej Vestamark LLP		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
9.	Online application ID	RERA-GRG-PROJ-1650-2024		
10.	License no.	105 of 2010 dated 03.12.2010	Valid upto 02.12.2025	
		29 of 2024 dated 21.02.2024	Valid upto 20.02.2029	
11.	Total licensed area	14.8622 acres	Area to be registered 14.8622 acres	
12.	Projected completion date	OC: 30.04.2031 CC: 30.06.2031		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Validity upto	
	i)	License Approval	105 of 2010 dated 03.12.2010	02.12.2025
			29 of 2024 dated 21.02.2024	20.02.2029
	ii)	Zoning Approval Plan	DGTCP-10073 dated 22.02.2024	
	iii)	Building Approval plan	ZP-704-Vol-II/AD(VK)/2024/16393 dated 05.06.2024	04.06.2029
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/275/1053-56 dated 24.04.2024	22.04.2032
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
16.	Fee Details			
	Registration Fee	1,12,170.97 * 1.87 * 10 = Rs.20,97,597.139/- 300.73 * 1.87 * 20 = Rs.11,204.29/-		
	Processing Fee	20,277.577 * 10 = Rs 2,02,776/-		

**Project - Godrej Vestamark LLP**  
**RERA-GRG-1650-2024**

	<b>Late Fee</b>	600% of registration fee (based on earlier license) 21,00,869.64 * 6 = Rs 1,26,05,217.84/-
	<b>Total Fee</b>	Rs 1,58,38,779/-
<b>17.</b>	<b>DD amount</b>	Rs. 32,35,000/-
	<b>DD no. and date</b>	Rs. 1,26,50,000/-
	<b>Name of the bank issuing</b>	505411 dated 18.05.2024 505454 dated 07.06.2024
	<b>Deficient amount</b>	ICICI Bank
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	20.05.2024
	<b>First notice Sent on</b>	19.06.2024
	<b>First hearing on</b>	24.06.2024
<b>19.</b>	<b>Case History:</b>	<p>The Promoter M/s Godrej Vestamark LLP who is a License holder applied for the registration of real estate group housing colony namely "Godrej Vriksha" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 71803 dated 20.05.2024 and RPIN- 748. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1650-2024. The project area for registration is 14.8622 acres granted under License no - 105 of 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of 2024 dated 21.02.2024 which is valid upto 20.02.2029.</p> <p>The application for registration was scrutinized and 1st deficiency notice was issued on 19.06.2024 to the promoter. An opportunity of being heard is scheduled on 24.06.2024.</p> <p>The promoter vide application dated 13.06.2024 has requested the authority to change the name of the project from "Godrej Vriksha" to "Godrej Vrikshya".</p> <p>The status of the documents is mentioned below:</p>
<b>20.</b>	<b>Present compliance status as on 24.06.2024 deficient documents as observed on scrutiny.</b>	<ol style="list-style-type: none"> <li>The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. <b>Status: Submitted, but needs to be revised.</b></li> <li>DPI needs to be corrected. <b>Status: Submitted, but needs to be revised.</b></li> <li>Deficit Fee of Rs. 1,26,03,779/- needs to be submitted. <b>Status: Submitted</b></li> <li>Environment Clearance approval needs to be submitted. <b>Status: The promoter has submitted a DD vide no. 002698 dated 14.05.2024 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>Fire scheme approval needs to be submitted. <b>Status: The promoter has submitted a DD vide no. 002696 dated 14.05.2024 amounting to Rs 25 lakhs as a security</b></li> </ol>

**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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



Project – Godrej Vestamark LLP  
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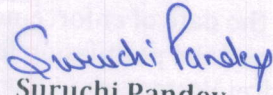
		<p>amount to submit the approval within six months from the date of issuance of registration certificate.</p> <p>6. Approved Service plan and estimates needs to be submitted. <b>Status: The promoter has submitted a DD vide no. 002697 dated 14.05.2024 amounting to Rs 25 lakhs as a security amount to submit the approval within six months from the date of issuance of registration certificate.</b></p> <p>7. Mining permission needs to be submitted. <b>Status: The promoter submitted an undertaking stating that the same shall be submitted within 3 months of grant of RERA registration.</b></p> <p>8. Draft Allotment letter needs to be revised. <b>Status: Submitted</b></p> <p>9. Draft Builder Buyer Agreement needs to be revised. <b>Status: Submitted, but needs to be revised.</b></p> <p>10. It is noted that license no. 105 of 2010 was issued by the DTCP on 03.12.2010 which is prior to the date of enforcement of Act of 2016. Now the DTCP has allowed the permission for change of developer in favor of M/s Godrej Vestamark LLP vide memo dated 27.07.2023. You are, therefore, required to clarify if the license no. 105 of 2010 dated 03.12.2010 issued in favor of M/s Microtek Infratech Pvt. Ltd. was registered with this Authority or not and the status of allotment with respect to the license no. 105 of 2010. <b>Status: No sale affidavit submitted regarding the same.</b></p> <p>11. Draft brochure needs to be revised. <b>Status: Submitted</b></p> <p>12. Draft advertisement needs to be submitted. <b>Status: Submitted</b></p> <p>13. Bank Undertaking needs to be revised as bank account is not on project name. <b>Status: Submitted</b></p> <p>14. Board resolution needs to be revised, as bank account name mentioned is Godrej 103 whereas project name is Godrej Vriksha. <b>Status: Submitted</b></p> <p>15. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted</b></p> <p>16. Quarterly schedule of source of funds needs to be submitted. <b>Status: Submitted</b></p>
21.	Remarks	<p>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.</p> <p>2. DPI needs to be corrected.</p> <p>3. Environment Clearance approval needs to be submitted.</p> <p>4. Fire scheme approval needs to be submitted.</p>



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5. Approved Service plan and estimates need to be submitted.
  6. Mining permission needs to be submitted.
  7. Draft Builder Buyer Agreement needs to be revised.
  8. It is noted that license no. 105 of 2010 was issued by the DTCP on 03.12.2010 which is prior to the date of enforcement of Act of 2016. Now the DTCP has allowed the permission for change of developer in favor of M/s Godrej Vestamark LLP vide memo dated 27.07.2023. You are, therefore, required to clarify if the license no. 105 of 2010 dated 03.12.2010 issued in favor of M/s Microtek Infratech Pvt. Ltd. was registered with this Authority or not and the status of allotment with respect to the license no. 105 of 2010.
- Status: No sale affidavit submitted regarding the same.

  
Suruchi Pandey

Chartered Accountant



Nikita Mittal  
Planning Executive

Day and Date of hearing

Monday and 24.06.2024

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

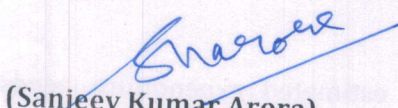
Proceeding dated: 24.06.2024.

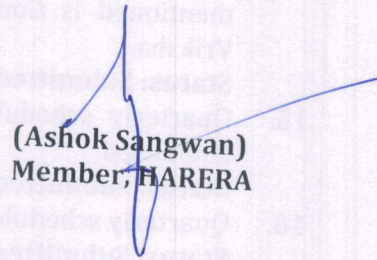
Ms. Nikita Mittal, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

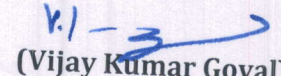
Sh. Abhijeet Sindhu (AR), Sh. Vikash Singh (AR) and Sh. Ranjit Bhambhu (AR) are present on behalf of the promoter.

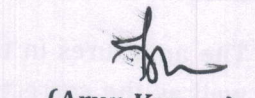
The AR of the promoter requested for one week time to remove the deficiencies as already pointed out.

The matter to come up on 01.07.2024.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA