Godrej Meridien
RERA-GRG-1625-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Godrej Meridien		
2.	Name of the promoter	M/s Godrej Real View Developers Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 106, Gurugram		
5.	Legal capacity to act as a promoter	COD		
6.	Name of license holder	M/s Rainbow Promoters Pvt. Ltd. and M/s Valleyside Developers Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	RERA Registration No.	06 of 2018		
9.	Validity of Registration Certificate	Valid From 18.05.2018	Valid up to 30.09.2023 + 6 months covid = (29.03.2024)	
10.	Date of receipt of application for extension	23.04.2024		
11.	Whether extension of registration applied for whole/phase	Phase		
12.	Extension applied till	28.03.2025		
13.	Online extension ID	RERA-GRG-1625-2024		
14.	Registration Temp ID	RERA-GRG-436-2019		
15.	QPR status	Submitted		
16.	4(2)(l)(D) reports status	Submitted		
17.	Compliance of RC conditions	N/A		
18.	4(2)(l)(C) compliance	N/A		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG-5636-2019- SCN for 4(2)(l)(D) compliance RERA-GRG-3474-2022 - SCN for QPR compliance RERA-GRG-2586-2022 - SCN for REP-I(A to H) compliance		
21.	License no.	18 of 2008 dated 02.02.2008	Valid up to 01.02.2025	
22.	Total licensed area	14.793 Acres	**Area for extension of registration**	1.113 Acres

23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	License Approval	18 of 2008 dated 02.02.2008	01.02.2025
	ii)	Building Plan Approval	ZP-1128/AD(RA)/2018/9858 dated 21.03.2018	20.03.2028(Tower 3 to 7) and 20.03.2024(Convenient Shopping) **(expired)**

	iv)	Environmental Clearance	SEIAA/HR/2018/235 dated 04.04.2018	03.04.2028
	v)	Airport height clearance	PALM/NORTH/B/102121/629807 dated 11.11.2021	10.11.2029
	vi)	Fire scheme approval	DFS/SF/2018/923/50524 dated 18.05.2018	
	vii)	Service plans and estimates approval	LC-1017-Vol-II-PA(SN)-2018/18957 dated 25.06.2018	
24.	Reasons for delay		Not provided	
25.	Fee details			
	Registration fee		21621.748*1.84*10=₹3,97,840/-	
	Extension Fee (Half of Registration fee)		₹1,98,920/-	
	Processing fee at the time of extension		21621.748*10=₹2,16,217/-	
	Late fee		200% of ₹1,98,920/- =₹3,97,840/-	
	Total fee		₹12,10,817/-	
26.	DD Details for registration and extension :-			
27.	DD no. and date for registration		1. 499514 dated 03.04.2018 2. 289286 dated 27.04.2018	
	Name of the bank issuing		HDFC Bank	
	Total fee paid at the time of registration		₹1,52,560/-	
	DD Amount submitted for extension		₹6,23,500/-	
	DD no. and date for extension		505319 dated 12.04.2024	
	Name of the bank issuing		HDFC Bank	
	Deficient amount		₹4,34,757/-	
28.	File Status		Date	
	File received on		23.04.2024	
	First deficiency notice on		-	
	First hearing on		20.05.2024	
30.	Case History: - The Promoter M/s Godrej Real View Developers Pvt. Ltd. who is a COD Holder applied for the extension of registration of real estate project namely "Godrej Meridien" located at Sector-106, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 have EPIN-100. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-436-2019 and online generated for project extension temp id RERA-GRG-1625-2024. The total licensed area is 14.793 acres and project area for the extension of registration is 1.113 acres vide license no – 18 of 2008 dated 02.02.2008.			

	On scrutiny of the application, it was found that there were deficiencies in the application which need to be conveyed to the promoter.	
31.	**Present compliance status as on 20.05.2024 of deficient documents as observed during the scrutiny**	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹4,34,757/- need to be submitted. 4. Copy of renewed building plan (BR-III) need to be provided. 5. REP-II needs to be provided. 6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 7. Details of unsold flats/shops need to be provided. 8. Copy of Site photographs for the physical status of construction need to be provided. 9. PERT Chart specifying date of completion needs to be submitted. 10. Project report need to be revised. 11. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted on latest date. 12. Copy of draft conveyance deed need to be submitted. 13. Copy of executed BBA and allotment letter needs to be submitted. 14. Supporting documents for reasons for delay of the project needs to be submitted. 15. Copy of DD submitted at the time of registration needs to be provided. 16. Certificate of Incorporation needs to be submitted. 17. Directors mentioned in GST certificate doesn't matched with directors mentioned at MCA website as well with project proponent. 18. KYC of all directors, Architect, Structural Engineer, CA and Mep consultant needs to be submitted. 19. Project Cost as per DPI and CA certificate attached with QPR is Rs 24,471.83 lakhs. Online REP-1 (A-H) is Rs 25798 lakhs, QPR of Dec 2023 Rs 23151.63 lakhs. Justification is required for such differences. 20. Land Cost as per DPI and CA certificate attached with QPR is Rs 4092.19 lakhs. Online REP-1 (A-H) is Rs 4095 lakhs, QPR of Dec 2023 Rs 4087.62 lakhs, Sale deed is Rs 18944.87 lakhs for 14.793 acres. Justification is required for such differences. 21. As per note 13 borrowings details mentioned in the financial statement of financial year 2022-2023 has secured term loan of Rs 226.42 lakhs, details needs to be submitted as charge is created on immovable property at sector 106, Gurugram. 22. CA Certificate for expenditure incurred & to be incurred needs to be submitted. 23. CA certificate for Net worth of promoter needs to be submitted. 24. CA Certificate for financial and inventory details of the project needs to be submitted 25. Statement of quarterly expenditure needs to be submitted. 26. Statement of quarterly source of funds needs to be submitted.

		27. Quarterly Net Cash Flow statement needs to be submitted. 28. Creation of charge (CHG) form needs to be submitted. 29. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project needs to be submitted. 30. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. 31. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.
	Remarks	Notice not dispatched

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

P Singh
(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 20.05.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.05.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Shri Ranjit Bhambhu, Vikash Singh and Shankha Sinha, Authorized representatives of the promoter are present on behalf of the promoter.

The deficiency notice is being issued by the office in next three days and thereafter the promoter shall submit the deficit documents in next two weeks.

Matter to come up on 10.6.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I - S
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA