

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	Date of approval	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 Plan Approval	DGTCP-10073 dated 22.02.2024	
iii)	Building plan Approval	ZP-704-Vol-II/AD(VK)/2024/16393 dated 05.06.2024	04.06.2029
iv)	Environmental Clearance	Not Submitted	
v)	Airport height clearance	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	



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

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	1,12,471.70 x 10= Rs. 11,24,717/-
	Late Fee	600% of registration fee (based on earlier license) 21,00,869.64 * 6 = Rs 1,26,05,217.84/-
	Total Fee	Rs 1,58,38,779/-
17.	DD amount	Rs. 32,35,000/- Rs. 1,26,50,000/-
	DD no. and date	505411 dated 18.05.2024 505454 dated 07.06.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	-
18.	File Status	Date
	File received on	20.05.2024
	First notice Sent on	19.06.2024
	First hearing on	24.06.2024
	Second hearing on	01.07.202
19.	<p>Case History: 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>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.</p> <p>The matter to come up on 01.07.2024.</p> <p>The status of the documents is mentioned below:</p>	

<p>20.</p>	<p>Present compliance status as on 01.07.2024 of deficit documents as conveyed in hearing dated 24.06.2024.</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted, but needs to be revised. 2. DPI needs to be corrected. Status: Submitted, but needs to be revised. 3. Deficit Fee of Rs. 1,26,03,779/- needs to be submitted. Status: Submitted 4. Environment Clearance approval needs to be submitted. 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. 5. Fire scheme approval needs to be submitted. Status: The promoter has submitted a DD vide no. 002696 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. 6. Approved Service plan and estimates needs to be submitted. 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. 7. Mining permission needs to be submitted. Status: The promoter submitted an undertaking stating that the same shall be submitted within 3 months of grant of RERA registration. 8. Draft Allotment letter needs to be revised. Status: Submitted 9. Draft Builder Buyer Agreement needs to be revised. Status: Submitted 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
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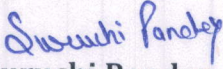

		<p>not and the status of allotment with respect to the license no. 105 of 2010. Status: No sale affidavit submitted by the earlier license holder i.e. M/s Microtek Infratech LLP regarding the same.</p> <p>11. Draft brochure needs to be revised. Status: Submitted</p> <p>12. Draft advertisement needs to be submitted. Status: Submitted</p> <p>13. Bank Undertaking needs to be revised as bank account is not on project name. Status: Submitted</p> <p>14. Board resolution needs to be revised, as bank account name mentioned is Godrej 103 whereas project name is Godrej Vriksha. Status: Submitted</p> <p>15. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted</p> <p>16. Quarterly schedule of source of funds needs to be submitted. Status: Submitted</p>
21.	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. DPI needs to be corrected. 3. Environment Clearance approval needs to be submitted. 4. Fire scheme approval needs to be submitted. 5. Approved Service plan and estimates need to be submitted. 6. Mining permission needs to be submitted. 7. 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



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

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Recommendation: The application submitted by the promoter for registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 21 along with the Board Resolutions supporting affidavit submitted by M/s Microtek Infratech LLP. It is recommended that the Authority may grant registration subject to the removal of above mentioned deficiencies.

 Suruchi Pandey Chartered Accountant	 Nikita Mittal Planning Executive
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Day and Date of hearing	Monday and 01.07.2024
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Proceeding recorded by	Naresh Kumari
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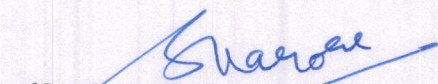
PROCEEDINGS OF THE DAY

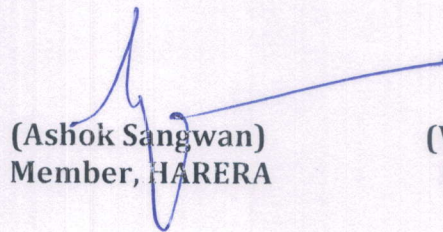
Proceeding dated: 01.07.2024.

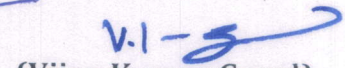
Ms. Nikita Mittal, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

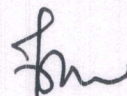
S/Shri Ranjit Bhambhar, Vikash Singh and Abhijeet Sindu (AR) are present on behalf of the promoter.

Approved as proposed subject to submission of Board resolutions supporting affidavit submitted by M/s Microtek Infratech LLP and removal of other deficiencies. Three DD's of Rs.25 Lakhs each have been submitted for submission of approved fire scheme, grant of EC and service plan estimates within 4 months.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

