

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू–संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project – Godrej Vriksha RERA-GRG-1650-2024

		Hearin	g brief for registration of Project u/s 4		NEKA-GKG-1050-202 4		
S.No	Parti	culars	Details				
1.	Nam	e of the project	Godrej Vriksha				
2.		e of the promoter	M/s Godrej Vesta	markILP			
3.		re of the project	Group Housing				
4.		tion of the project		Sector- 103, Gurugram			
5.	Legal		License Holder	gram	PEDERCLETER SPECE		
6.	Name holde		M/s Godrej Vestamark LLP				
7.	Statu	s of project	New				
8.	Whether registration applied for whole		Whole				
9.	Onlin	e application ID	RERA-GRG-PROJ-	1650-2024	no haningan shiil		
10.	License no.		105 of 2010 date		Valid upto 02.12.2025		
			29 of 2024 dated		Valid upto 20.02.2029		
11.	Total	licensed area	14.8622 acres	Area to be registered	14.8622 acres		
12.	Proje	cted completion	OC: 30.04.2031		Linear interest in a constant		
	date		CC: 30.06.2031				
13.	QPR appli	Compliances (if cable)	N/A				
14.	4(2)(l)(D) Compliances plicable)	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		
	12003		29 of 2024 dated 21.02.2024		20.02.2029		
	ii)	Zoning Plan Approval	DGTCP-10073 dated 22.02.2024		20.02.2029		
	iii)	Building plan Approval	ZP-704-Vol- II/AD(VK)/2024/16393 dated 05.06.2024		04.06.2029		
	iv)	Environmental Clearance	Not Submitted		u (AA) untimode		
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/2 75/1053-56 dated 24.04.2024		22.04.2032		
	vi)	Fire scheme approval	Not Submitt		ted		
	vii)	Service plan and estimate approval	Not Submit		ted		

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 भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	Fee Details	1 12 170 07 *1 07* 10- Dc 20 07 507 120 /-		
	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.	Case History: The Promoter M/s Godrei V	Vestamark LLP who is a License holder applied for the registration		
19.	Case History: The Promoter M/s Godrej V of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of		
19.	Case History: The Promoter M/s Godrej W of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of 2024 dated 21.02.2024 wh	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of ich is valid upto 20.02.2029.		
19.	Case History: The Promoter M/s Godrej W of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of 2024 dated 21.02.2024 wh The application for regist 19.06.2024 to the promote	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of ich is valid upto 20.02.2029. ration was scrutinized and 1st deficiency notice was issued on er. An opportunity of being heard is scheduled on 24.06.2024.		
19.	Case History: The Promoter M/s Godrej W of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of 2024 dated 21.02.2024 wh The application for regist 19.06.2024 to the promote The promoter vide applica	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of ich is valid upto 20.02.2029. ration was scrutinized and 1st deficiency notice was issued on er. An opportunity of being heard is scheduled on 24.06.2024.		
19.	Case History: The Promoter M/s Godrej W of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of 2024 dated 21.02.2024 wh The application for regist 19.06.2024 to the promote The promoter vide applica name of the project from " Proceeding dated: 24.06 . Ms. Nikita Mittal, Planning about the facts of the case Bhambhu (AR) are presen	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of ich is valid upto 20.02.2029. ration was scrutinized and 1st deficiency notice was issued on er. An opportunity of being heard is scheduled on 24.06.2024. ation dated 13.06.2024 has requested the authority to change the Godrej Vriksha" to "Godrej Vrikshya". .2024. g Executive and Ms. Suruchi Pandey, Chartered Accountant briefed e. Sh. Abhijeet Sindhu (AR), Sh. Vikash Singh (AR) and Sh. Ranji		
19.	Case History: The Promoter M/s Godrej W of real estate group housing under section 4 of the Rea receipt no. 71803 dated 20 RERA -GRG-PROJ-1650-20 under License no – 105 of 2024 dated 21.02.2024 wh The application for regist 19.06.2024 to the promote The promoter vide applica name of the project from " Proceeding dated: 24.06 . Ms. Nikita Mittal, Planning about the facts of the case Bhambhu (AR) are presen	Vestamark LLP who is a License holder applied for the registration g colony namely "Godrej Vriksha" located at Sector-103, Gurugram al Estate (Regulations and Development) Act, 2016 vide central 0.05.2024 and RPIN- 748. The Temp I.D. of REP – I (Part A-H) is 24. The project area for registration is 14.8622 acres granted 2010 dated 03.12.2010 which is valid upto 02.12.2025 and 29 of ich is valid upto 20.02.2029. ration was scrutinized and 1st deficiency notice was issued on er. An opportunity of being heard is scheduled on 24.06.2024. tion dated 13.06.2024 has requested the authority to change the Godrej Vriksha" to "Godrej Vrikshya". .2024. S Executive and Ms. Suruchi Pandey, Chartered Accountant briefed e. Sh. Abhijeet Sindhu (AR), Sh. Vikash Singh (AR) and Sh. Ranji t on behalf of the promoter. The AR of the promoter requested fo the deficiencies as already pointed out.		

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

2



20	D	1	
20.	Present compliance status as on 01.07.2024 of deficit documents as	1.	The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.
	conveyed in hearing		Status: Submitted, but needs to be revised.
	dated 24.06.2024.	2.	
			Status: Submitted, but needs to be revised.
		3.	Deficit Fee of Rs. 1,26,03,779/- needs to be submitted.
	bed in the summer of otabase	Line	Status: Submitted
		4.	Environment Clearance approval needs to be submitted.
Title	device be deviced as bankade	la sa	Status: The promoter has submitted a DD vide no.
		aras	002698 dated 14.05.2024 amounting to Rs 25 lakhs as
)		(Based	a security amount to submit the approval within four
Miles.	as to be revised as bind	1.40 140	months from the date of issuance of registration
i dia	aday 103 water and 101 babs	1 14 14	certificate.
		5.	Fire scheme approval needs to be submitted.
		(isa)	Status: The promoter has submitted a DD vide no.
	estimated expanditure holicative	in pla	002696 dated 14.05.2024 amounting to Rs 25 lakhs as
			a security amount to submit the approval within six
		i ingl	months from the date of issuance of registration
	allegen ponch he provides all		certificate.
		6.	Approved Service plan and estimates needs to be submitted.
			Status: The promoter has submitted a DD vide no.
10 160	the loss one publications section	100	002697 dated 14.05.2024 amounting to Rs 25 lakhs as
A on	an and dispute of at starts in	diam'r	a security amount to submit the approval within six
			months from the date of issuance of registration
L I			certificate.
	and a state of the second	7.	Mining permission needs to be submitted.
			Status: The promoter submitted an undertaking
			stating that the same shall be submitted within 3
		0	months of grant of RERA registration.
		8.	Draft Allotment letter needs to be revised.
		9.	Status: Submitted
al lu	and the distance of the	9.	Draft Builder Buyer Agreement needs to be revised. Status: Submitted
	which is include to take to	10.	It is noted that license no. 105 of 2010 was issued by the
Dis Maria	CONTRACTOR OF THE STATE OF THE STATE	10.	DTCP on 03.12.2010 which is prior to the date of
AU FA	house de toordevelt to ouos	Lahara A	enforcement of Act of 2016. Now the DTCP has allowed
	THE PARTY OF THE PARTY OF THE PARTY		the permission for change of developer in favor of M/s
	and a lot a set of the set		Godrej Vestamark LLP vide memo dated 27.07.2023. You
			are, therefore, required to clarify if the license no. 105 of
		P P L	2010 dated 03.12.2010 issued in favor of M/s Microtek
	interventi casa comunicava		Infratech Pvt. Ltd. was registered with this Authority or



CIS-02019080 APRIL	RERA-GRG-1650-2024		
a-back alon and noise clique anine pr	not and the status of allotment with respect to the license		
needs to be done mathe online (A. U)	no. 105 of 2010.		
	Status: No sale affidavit submitted by the earlier		
	license holder i.e. M/s Microtek Infratech LLP		
n etad			
	1. Draft brochure needs to be revised.		
1.63,77994 needs to be submitted.			
	2. Draft advertisement needs to be submitted.		
Lette die er einen invergieren			
n por principal a Minute and	Brieflie to be refibed us built decoulle is		
A. 2024 announcing to Ha 25 [ashe of	1)		
to sumal the approval with a four			
t date of issuance at repairouting	a count account		
a needs to be submitted.	name mentioned is Godrej 103 whereas project name is Godrej Vriksha.		
erer has submitted a 300 v do o a			
a 2024 amountains to Rs 25 1 28 s			
	5. Quarterly schedule of estimated expenditure needs to be submitted.		
	Status: Submitted		
	6. Quarterly schedule of source of funds needs to be		
tion and estimated needs to be	submitted.		
-	Status: Submitted		
21. Remarks			
	1. The annexures in the online application are not uploaded		
	as well as the correction needs to be done in the online (A-		
late of issuance of registration	H) application.		
a edsta to batta duz set a seba	2. DPI needs to be corrected.		
neter submitted an undertalited	3. Environment Clearance approval needs to be submitted.		
and shall be abbinized within T	4. Fire scheme approval needs to be submitted.		
antis registi atta	5. Approved Service plan and estimates need to be		
er needs to be revised.	submitted.		
	6. Mining permission needs to be submitted.		
and the second states of the second states and the second states a	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		
19 mai 105 of 2010 was 15440 at 11 o			
te and with a nation to the data of	enforcement of Act of 2016. Now the DTCP has allowed		
of 2016, Novi the DTC2 pap above d	the permission for change of developer in favor of M/s		
r ange of developed in lader of M.N	,		
 vide mirror dated 27.87.2012 [5:10] 	You are, therefore, required to clarify if the license no. 105		
in dia no clarify if the license hol 105 m	of 2010 dated 03.12.2010 issued in favor of M/s Microtek		
The Reveal of Market Bill Parket 6 (0	Infratech Pvt. Ltd. was registered with this Authority or		

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

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

4



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.

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 Suruchi Pandey Chartered Accountant		Nikita Mittal Planning Executive
Day and Date of hearing	Monday and 01.07.2024	0
Proceeding recorded by	Naresh Kumari	
	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

(Vijav Kumar Goval) Member, HARERA

(Arun Kumar) Chairman, 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 אַ-אָיָעיוֹ (אוֹאָעיוּין (אוֹאָעיוּין) אַזעאָראָאָר, 2016אָז אַזעו 20אָאַלאָה אָלאָר אָרָאָראָש

भारत की संसद द्वारा पारित 2016का अधिनियम संख्याक 16

5



Project - Godroj Vejkanzet (L.) 8.8kA-G&Q-1634-: 324

Status: Nil sale Milavit-submitted by the earber free-so boller for Nifs Menusek intertects for regarding the space

economics dependent for application submitted by the protector for registration of the project divis off requires deconomics is found to be a under except now incoments instead above at 5.1 along rest for the Economics submitted by a submitted by M. 5. Microcols (or then a notice statistics decoded by the Netholicy any great registration subject to the removal of index manistration.

n prizoza

tat. Plannag Execution and Ms. Suencht Pandey, Chartered Accountant

insitialiantibat, Viersh Singh and Ablified: Sinds (AR) are present on behalf withd promition

protect as proposed existent to similation of Board resolutions supporting affidavit submitted by A 14 crossic him atoch LLP and remover of outper deficiencies. Three Dil's of Ru 23 Laids ouch have us submitted for an atmassau of outployed first scheme, grant of RC and service plan estimates

Beauf: an elementation to all end on the access of the access of "2 bits over books and an animal model and the following the instance in many and an access of public access of an all of the Access of the Hard 22 in French of the Second of the Second of all of the Access of the Hard 22 in French of the Second of the Sec

20 and section over 100 and and the first of