

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Godrej Miraya

M/s Godrej Projects Development Limited

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Godrej Miraya		
2.	Name of the promoter	M/s Godrej Projects Development Ltd.		
3.	Nature of the project	Group Housing Project		
4.	Location of the project	Sector-43, Gurugram		
5.	Legal capacity to act as a promoter	Allotment through LOI from HSVP (Endst No. Z0002/EO018/UE029/LALOT/0000000127 dated 12.07.2023)		
6.	Name of landowner	M/s Godrej Projects Development Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole		
9.	Completion date as mentioned in REP-II	OC: 31.07.2031 CC: 30.09.2031		
10.	Online application ID	RERA-GRG-PROJ-1698-2024		
11.	QPR Compliances	N/A		
12.	4(2)(I)(D) Compliances	N/A		
13.	4(2)(I)(C) Compliances	N/A		
14.	Status of change of bank account	N/A		
15.	Details of proceedings pending against the project	No		
16.	RC Conditions Compliances	N/A		
17.	License no.	Land allotted from HSVP		
18.	Total licensed area	5.1575 acres	Area to be registered	5.1575 acres
19.	Statutory approvals either applied for or obtained prior to registration			
	S. No.	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A	N/A




	ii)	Revised Zoning Plan Approval	CTP/DTP/(AM)/SB/215114 dated 05.08.2024	
	iii)	Building plan Approval	CTP/DTP/(AM)/SB/235988 dated 30.08.2024	29.08.2029
	iv)	Environmental Clearance	Applied on 19.03.2024	
	v)	Architectural Control Sheet	N/A	
	vi)	Service plan and estimate approval	Not Submitted	
20.	Fee details			
		Registration fee	Residential Area (66653.31 X 3.2 X 10) =Rs 2132906/- Commercial Area 104.357 X 3.2 X 20 =Rs 6679/-	
		Processing fee	66757.67 x 10 = Rs 667577 /-	
		Late fee	N/A	
		Total	Rs. 28,07,162 /-	
21.	DD amount			
		DD no. and date	Rs. 28,10,000/-	
		DD no. and date	001716 dated 22.08.2024	
		Name of the bank issuing	Axis Bank	
		Deficient amount	Nil	
22.	File Status			
		File received on	Date	
		File received on	02.09.2024	
		First notice Sent on	12.09.2024	
		First hearing on	16.09.2024	
23.	Case History: -			
	<p>The promoter M/s Godrej Projects Development Limited has applied for the registration of real estate project namely "Godrej Miraya" located at Sector-43, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78251 dated 02.09.2024 and RPIN-789. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1698-2024. The project area for registration is 5.1575 acres.</p> <p>The application for registration was scrutinized and 1st deficiency notice was issued on 12.09.2024 to the promoter. The promoter has submitted the reply dated 13.09.2024 which was scrutinized and some of the deficiencies are still pending. An opportunity of being heard is scheduled on 16.09.2024.</p> <p>The application for early hearing on 13.09.2024 has been submitted by the promoter company.</p>			

The status of the documents is mentioned below:	
24. Present compliance status as on 16.09.2024 of the deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> 1 Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted but needs to be revised 2 Corrections in online DPI need to be done. Status: Submitted but needs to be revised 3 Environmental clearance needs to be submitted. Status: Applied on 19.03.2024, the promoter has submitted a DD of Rs 25,00,000 (DD no. 001714 dated 22.08.2024) as a security amount for approval of EC. 4 Fire scheme approval needs to be submitted. Status: Not Submitted, the promoter has submitted a DD of Rs 25,00,000 (DD no. 001713 dated 22.08.2024) as a security amount for fire scheme approval. 5 Approved service plans and estimates need to be submitted. Status: Not Submitted, the promoter has submitted a DD of Rs 25,00,000 (DD no. 001715 dated 22.08.2024) as a security amount for approval of SPE. 6 Draft builder buyer agreement and allotment letter needs to be revised. Status: Submitted 7 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 8 Financial resources of the project need to be clarified. Status: Submitted 9 Project report needs to be revised. Status: Submitted 10 Any other in miscellaneous cost needs to be clarified. Status: Submitted 11 KYC of authorized person (Geetika Trehan) of bank account needs to be provided. Status: Submitted 12 Affidavit regarding 4(2)(I)(D) for separate bank account needs to be revised in respect of project cost. Status: Submitted 13 Original Bank undertaking needs to be submitted. Status: Submitted

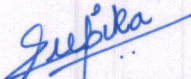


	<p>14 Quarterly schedule of estimated expenditure and resource needs to be provided. Status: Submitted</p> <p>15 Cash flow statement needs to be revised. Status: Submitted</p> <p>16 All the original ca certificate needs to be submitted. Status: Submitted</p>
Remarks	<p>1 Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2 Corrections in online DPI need to be done.</p> <p>3 Environmental clearance needs to be submitted.</p> <p>4 Fire scheme approval needs to be submitted.</p> <p>5 Approved service plans and estimates need to be submitted.</p>

Recommendation: 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 has been submitted and found to be in order except the online A-H form & Online DPI. Whereas, for Environment clearance, Fire scheme approval and approved service plan and estimates the promoter submitted the DD amounting Rs. 25 lacs each as a security to submit the approval within three months.


(Asha)

Chartered Accountant



(Deepika)

Planning Executive

Day and Date of hearing	Monday and 16.09.2024
Proceeding recorded by	Ram Niwas

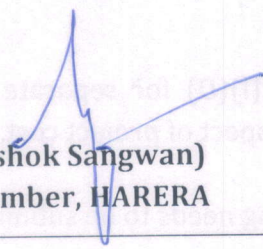
PROCEEDINGS OF THE DAY

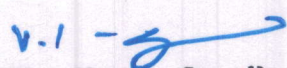
Proceedings dated: 16.09.2024

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Karan Trehan (AR) and Sh. Vikash Singh (AR) are present on behalf of the promoter.

Approved as proposed subject to corrections mentioned in the above office note and RC will be issued after rectification of deficiencies.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA