Godrej Meridien
RERA-GRG-1712-2024

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.	05 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	26.07.2024		
11.	Whether extension of registration applied for whole/phase	Phase		
12.	Extension applied till	28.03.2025		
13.	Online extension ID	RERA-GRG-1712-2024		
14.	Registration Temp ID	RERA-GRG-433-2019		
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	Applied on 26.07.2024 and proceeding going on separately		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG-5635-2024- SCN for 4(2)(l)(D) compliance RERA-GRG-3573-2022 - SCN for QPR compliance RERA-GRG-3325-2024 - SCN for 4(2)(l)(C) compliance		
21.	Present stage of completion (%)	83%		
22.	Total Project cost	Rs. 28167.19 Lakhs/-		
23.	Project expenditure so far	Rs. 23510.35 lakhs/-		
24.	Estimated expenditure for completion so far	Rs. 4656.84 lakhs/-		
25.	License no.	18 of 2008 dated 02.02.2008	Valid up to 01.02.2025	
26.	Total licensed area	14.793 Acres	Area for extension of registration	8.61 Acres

27.	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	OC obtained for Tower No. 1, 2 and EWS vide memo no. ZP-1128/JD/(RD)/2023/9355 dated 31.03.2023. BR-III submitted for convenient Shopping, Nursery School and community building ZP-1128-II/SD(RD)/2024/33772 dated 07.11.2024	20.03.2026 (Convenient Shopping, Nursery School and community building)
	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	
28.	Reasons for delay		NGT ban and Covid	
29.	Fee details			
	Registration fee		Res-29963.484*1.84*10=₹5,51,328/- Com-299.226*1.84*20=₹11,011/- Total- ₹5,62,339/-	
	Extension Fee (Half of Registration fee)		₹2,81,169/-	
	Processing fee at the time of extension		30262.71*10=₹3,02,627/-	
	Late fee		350% of ₹2,81,169= ₹9,84,091/-	
	Total fee		₹21,30,226/-	
30.	DD Details for registration and extension :-			
31.	DD no. and date for registration		1. 499513 dated 03.04.2018 2. 289287 dated 27.04.2018	
	Name of the bank issuing		HDFC Bank	
	Total fee paid at the time of registration		1. ₹6,41,410/- 2. ₹5,38,780/- Total= ₹11,80,190/-	
	DD Amount submitted for extension		₹14,27,500/-	
	DD no. and date for extension		505665 dated 19.07.2024	
	Name of the bank issuing		HDFC Bank	

	Deficient amount	₹4,77,464/-(Excess paid)
32.	**File Status**	**Date**
	File received on	26.07.2024
	First deficiency notice on	27.08.2024
	First hearing on	23.08.2024
	Second hearing on	09.09.2024
	Third hearing on	07.10.2024
	Fourth hearing on	28.10.2024
	First reply submitted on	04.12.2024
	Fifth hearing on	09.12.2024
	Second reply submitted on	11.12.2024

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-120. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-433-2019 and online generated for project extension temp id RERA-GRG-1712-2024. The total licensed area is 14.793 acres and project area for the extension of registration is 8.61 acres vide license no – 18 of 2008 dated 02.02.2008.

Proceeding dated 23.08.2024

The matter is adjourned to 09.09.2024.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/120 dated 27.08.2024. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 09.09.2024. The promoter has not submitted the reply till date.

Proceeding dated 09.09.2024

The matter is adjourned to 07.10.2024.

Proceeding dated 07.10.2024

The matter is adjourned to 28.10.2024.

Proceeding dated 28.10.2024

The matter is adjourned to 09.12.2024.

Proceedings dated: 09.12.2024

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.
Sh. Ranjit Bhambhu (AR), Sh. Vikas Singh (AR) and Ms. Anupam (AR) are present on behalf of the promoter. The AR is submitting the deficit documents today along with the details of expenditure already made and the expenditure remain to be done.
The matter to come up on 16.12.2024.

31.	**Present compliance status as on 16.12.2024 of deficient documents as observed vide deficiency notice dated 09.12.2024**	1. Correction in REP-V form needs to be submitted. **Status:- Not done** 2. Corrections in online DPI needs to be done. **Status:- Not done** 3. Copy of renewed building plan (BR-III) need to be provided. **Status:-Submitted** 4. REP-II needs to be provided. **Status:- Submitted** 5. 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. **Status:- Submitted** 6. Details of unsold flats/shops need to be provided. **Status:- Submitted** 7. Copy of Site photographs for the physical status of construction need to be provided. **Status:- Submitted** 8. PERT Chart specifying date of completion needs to be submitted. **Status:- Submitted** 9. Project report need to be revised. **Status:- Submitted** 10. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted on latest date. **Status:- Submitted** 11. Copy of draft conveyance deed need to be submitted. **Status:- Submitted** 12. Copy of executed BBA and allotment letter needs to be submitted. **Status:- Submitted** 13. Supporting documents for reasons for delay of the project needs to be submitted. **Status:- Submitted** 14. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 15. As per REP II land is encumbrances by ICICI Bank Ltd against term loan facility amounting Rs 21000 lakhs. NOC from lender needs to be submitted. **Status:- Submitted** 16. Cost of the land i.e. Rs 4232.18 lakhs needs to be clarified according to the area applied 8.61 acres for the registration. **Status:- Submitted** 17. Board resolution needs to be revised for specifying same to be 70% collection account as per RERA rules. **Status:- Submitted** 18. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost not mentioned.

		19. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status:- submitted** 20. CA certificate for Net worth of promoter needs to be submitted. **Status:- Submitted** 21. CA Certificate for financial and inventory details of the project needs to be submitted. **Status:- Submitted** 22. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project needs to be submitted. **Status:- Submitted** 23. Bank undertaking needs to be submitted. **Status:- Submitted** 24. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status:- Submitted**
	Remarks	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done.

Recommendations:-

The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the corrections in REP-V and Online DPI.

The Authority may consider for the grant of extension of registration subject to the submission of corrected copy of REP-V and Online DPI.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 16.12.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 16.12.2024

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

Sh. Ranjit Bhambhu (AR) and Ms. Anupam Kohli (AR) are present on behalf of the promoter.

The promoter has clarified the total cost of the project along with the details of expenditure incurred and expenditure to be incurred.

Further, the AR of the promoter states that more than 80% of the work has been completed.

Approved as proposed subject to correction in REP- V and DPI. The extension certificate shall be issued after the compliance of above.

(Ashok Sangwan)
Member, HARERA

On leave

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA