

Hearing brief for project registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Godrej Astra		
2.	Name of the promoter	M/s Wonder City Buildcon Limited		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 54, Urban Estate Gurugram II		
5.	Legal capacity to act as a promoter	Allotment through LOI from HSVP(Endst ZO002/E0018/UE029/LALOT/0000000125 dated 12.07.2023)		
6.	Name of Land owner	M/s Wonder City Buildcon Limited		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Whole Project		
9.	Completion date as mentioned in REP-II	16.10.2031		
10.	Online application ID	RERA-GRG-PROJ-1725-2024		
11.	License no.	Land allotted from HSVP		
12.	Total licensed area	2.759 acres	Area to be registered	2.759 acres
13.	QPR Compliances	N/A		
14.	4(2)(I)(D) Compliances	N/A		
15.	4(2)(I)(C) Compliances	N/A		
16.	Status of change of bank account (if applicable)	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances	N/A		
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	
	ii)	Zoning Plan Approval	DRG No. DGTCP 2629 dated 11.05.2023	N/A
	iii)	Building plan Approval	Memo no. CTP/DTP(AM)/SB/235999 dated 30.08.2024	29.08.2029
	iv)	Environmental Clearance	SEAC/HR/2024/113 dated 14.09.2024	13.09.2034
	v)	Fire scheme approval	Not submitted	
	vi)	Service plan and estimate approval	N/A	
20.	Fee details			
	Registration fee	Res- 28799.331 *3.65 * 10 = Rs 10,51,032/- Com-11967.849*3.65*20= Rs. 8,73,939/-		
	Processing fee	40767.18 * 10 = Rs 4,07,672/-		
	Late fee	N/A		

	Total	Rs 23,32,643/-
21.	DD amount	Rs. 19,15,500/- Rs 4,17,143/-
	DD no. and date	002783 dated 28.08.2024 002813 dated 16.10.2024
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
22.	File Status	Date
	File received on	24.09.2024
	First hearing on	21.10.2024
	First notice Sent on	23.10.2024
	First reply Sent on	23.10.2024
23.	Case History: - The Promoter M/s Wonder City Buildcon Limited has applied for the registration of real estate group housing colony namely "Godrej Astra" located at Sector- Sector- 54, Urban Estate Gurugram II under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 79569 dated 24.09.2024 and RPIN-800. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1725-2024. The application for registration of project was under scrutiny and 1st deficiency notice is to be issued to the promoter. Proceedings dated 21.10.2024 Matter is adjourned to 28.10.2024. The deficiency notice was issued to the promoter vide notice no. HARERA/GGM/RPIN/800 dated 23.10.2024 with an opportunity of hearing on 28.10.2024.	
24.	Present compliance status as on 28.10.2024 of the deficiencies conveyed vide notice dated 23.10.2024	<ol style="list-style-type: none"> The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not done Corrections in the online DPI need to be done. Status:- Not done Deficit fee Rs 4,17,143/- Status: - Submitted Rs 4,17,500/- vide DD no. 002813 dated 16.10.2024. Approved service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status:- The promoter has submitted the clarification regarding requirement of SPE vide memo no. 276360 dated 18.10.2024 issued by HSVP stating that the service plan estimates are prepared and approved only for colonizer area and the same is not required for HSVP sectors/ auctioned site. Further, the promoter has submitted a DD of Rs. 25,00,000 (DD no. 002787 dated 29.08.2024) as a security amount for approval of SPE. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

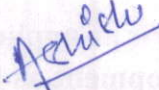


	<p>Status: - Not submitted, the promoter has submitted a DD of Rs. 25,00,000 (DD no. 002788 dated 29.08.2024) as a security amount for approval of fire scheme approval.</p> <p>6. Tree cutting permission NOC from DFO needs to be submitted. Status: - Undertaking submitted stating that Prior permission from the forest dept. will be taken for any felling/transplantation of the trees within the allotted land.</p> <p>7. Mining permission needs to be submitted. Status:-Undertaking submitted stating that the same will be submitted prior to start of basement works or within 3 months from the date of RERA registration of the project.</p> <p>8. Clarification/reasons needs to be submitted as EDC, IDC, Cess, Taxes not mentioned. Status:- Promoter states that there is no applicability of EDC/IDC for infrastructure development as HSVP has already laid the required services.</p> <p>9. Details of financial resources mentioned in DPI amounts to Rs 42223.21 lakhs from equity by the promoter needs to be submitted. Status:- Submitted</p> <p>10. Independent auditors report along with audited financial statement for the financial year 2022-2023 needs to be submitted. Status:- Submitted</p> <p>11. REP-II needs to be revised. Status:- Submitted</p> <p>12. CA Certificate for non-default and CA certificate for expenditure incurred and to be incurred needs to be revised. Status:- Submitted</p> <p>13. Bank Undertaking needs to be revised. Status:- Submitted</p> <p>14. Quarterly schedule of source of funds and quarterly net cash flow needs to be revised. Status:- Submitted</p> <p>15. KYC of authorize person for operating bank account as mentioned in board resolution needs to be submitted. Status:- Submitted</p> <p>16. Non encumbrance certificate needs to be submitted.</p>
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	<p>Status: - Promoter states that land is acquired under open auction from HSVP and conveyance deed is also executed. Land title search report is submitted.</p>
Remarks	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in the online DPI need to be done. 3. Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.

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 and Online DPI. Whereas, for fire scheme approval and approved service plan and estimates the promoter has submitted the DD amounting Rs. 25 lakh as a security to submit the approval within three months.

It is recommended that the authority may consider the grant of registration subject to the submission of the above.


(Ashish Dubey)
 Chartered Accountant


(Prachi Singh)
 Planning Executive

Day and Date of hearing	Monday and 28.10.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 28.10.2024.

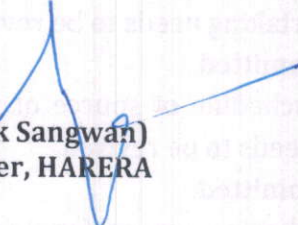
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.


Sh. Tarun Chadha (AR) and Sh. Vikash Singh (AR) are present on behalf of the promoter.

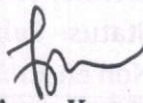
Approved as proposed. The AR of the promoter states that the promoter company is the 100% owned subsidiary of M/s Godrej Properties Ltd. Further, a clarification has been obtained from HSVP dated 18.10.2024 that the service plan estimates are prepared and approved only for colonizer area and the same is not required for HSVP sectors/ auctioned site. Further the promoter has submitted BG of 25 lakh as a security amount for approval of SPE.

In view of the above, the office is directed to refund the security amount deposited for SPE.

The RC shall be issued after submission of corrected REP-I (A to H) and DPI.


(Ashok Sangwan)
 Member, HARERA


(Vijay Kumar Goyal)
 Member, HARERA


(Arun Kumar)
 Chairman, HARERA