

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Godrej Astra RERA-GRG-PROJ-1725-2024

Dantia	ulars	Details			
			and the second se		DELL
prom	oter	Z0002/E001	Z0002/E0018/UE029/LALOT/0000000125 dated 12.07.2023)		
			M/s Wonder City Buildcon Limited		
			New		
and the second second	0	Mole Project	Whole Project		
		as 16.10.2031		n - Calparte Alexandra.	
		RERA-GRG-PF	ROJ-1725-2024		
Licen	se no.	Land allotted	Land allotted from HSVP		
Total	licensed area	2.759 acres	Area to be registered	2.759 acres	
QPR (Compliances	N/A		A to be share and the state best	
4(2)(l)(D) Compliances	N/A	N/A		
4(2)(l)(C) Compliances	N/A	N/A		
	-	nk N/A			
and the second second			N/A		
			N/A		
Statutory approvals either applied for or obtained prior to registration					
S.No	Particulars	Date	e of approval	Validity up t	0
i)	License Approval	A Partie Grove a	N	/A	
ii)	Zoning Plan Approv		DRG No. DGTCP 2629 dated 11.05.2023		
iii)	Building pl Approval	CTP/DTP(A	Memo no. 29.08.2029 CTP/DTP(AM)/SB/235999 dated 30.08.2024		
iv)	Environmental Clearance		and the second	13.09.2034	r
v)	Fire scheme approv	e approval Not submitte		omitted	
vi)	Service plan a estimate approval	nd	N/A		
Fee d		and has been a busine	and the second second		1
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/-		
			N/A		
	Name Name Natur Locati Legal promo Name Status Whetl applie Comp menti Onlin Licens Total QPR (4(2)(1 4(2)(1 4(2)(1 5tatus accou Detai pendi RC Co Status S.No i) ii) iii) iii) v) v) vi) Fee d Regis	Name of the projectName of the projectNature of the projectLocation of the projectLegal capacity to act as promoterName of Land ownerStatus of projectWhether registration applied for whole/phaseCompletion date a mentioned in REP-IIOnline application IDLicense no.Total licensed areaQPR Compliances4(2)(1)(D) Compliances4(2)(1)(C) CompliancesStatus of change of bar account (if applicable)Details of proceeding pending against the projectS.NoParticularsi)License Approvaliii)Building pl Approvaliv)Environmental Clearancev)Fire scheme approvalvi)Service plan a estimate approvalFee details Registration fee	Name of the projectGodrej AstraName of the projectGroup HousinLocation of the projectSector- 54, UrLegal capacity to act as a promoterAllotment ZO002/E001Name of Land ownerM/s WonderStatus of projectNewWhether registration applied for whole/phaseWhole ProjectCompletion date as mentioned in REP-II16.10.2031Online application ID License no.RERA-GRG-PFLicense no.Land allottedQPR CompliancesN/A4(2)(1)(D) CompliancesN/AStatus of change of bank acount (if applicable)N/ADetails of proceedings pending against the projectN/AStatutory approvals either applied for or obS.No ParticularsDataii)License Approval coning Plan Approval difficulariaDataiii)Building plan ApprovalDataiv)Environmental ClearanceSEAC/HI CIP/DTP(A Cvi)Service plan and estimate approvalSEAC/HI COm-11967.8	Name of the projectGodrej AstraName of the promoterM/s Wonder City Buildcon LimitNature of the projectGroup HousingLocation of the projectSector- 54, Urban Estate GurugranLegalcapacity to act as aAllotmentthroughLightLightM/s Wonder City Buildcon LimitStatus of projectNewWhetherregistrationapplied for whole/phase16.10.2031Completiondateas16.10.2031mentioned in REP-IIRERA-GRG-PROJ-1725-2024Online application IDRERA-GRG-PROJ-1725-2024License no.Land allotted from HSVPTotal licensed area2.759 acresArea to be registeredQPR CompliancesN/A4(2)(I)(D) CompliancesN/AStatus of change of bank account (if applicable)N/ADetailsof proceedings provals either applied for or obtained prior to regS.NoParticularsDate of approvalii)License ApprovalN/AStatutory approvals either applied for or obtained prior to regS.NoParticularsDate of approvaliii)Building plan ApprovalMemo no.CTP/DTP(AM)/SB/235999 date 30.08.2024SEAC/HR/2024/113 dated 10.08.2024v)Fire scheme approvalNot sultonvi)Service plan and estimate approvalNot sultonvii)Service plan and estimate approvalNot sultonviii)Service plan and estimate approvalNi	Name of the project Godrej Astra Name of the project M/S Wonder City Buildcon Limited Nature of the project Group Housing Location of the project Sector- 54, Urban Estate Gurugram II Legal capacity to act as a promoter Allotment through LOI from HSV Name of Land owner M/S Wonder City Buildcon Limited Status of project New New Whether registration Whole Project New Sector-154, Urban Estate Gurugram II Completion date as 16.10.2031 Sector-1725-2024 License on. License on. Land allotted from HSVP Cotal allotted from HSVP Z759 acres Area to be 2.759 acres Total licensed area 2.759 acres Area to be 2.759 acres N/A 4(2)(1)(D Compliances N/A 4(2)(1)(D Compliances N/A Area to be 2.759 acres N/A 4(2)(1)(D Compliances N/A Area to be 2.759 acres N/A ft(1) ft applicable) N/A Area to be 2.759 acres N/A ft(2)(1)(D Compliances N/A N/A

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

Godrej Astra

	Total	RERA-GRG-PR0J-1725-2024			
21.	DD amount	Rs 23,32,643/			
21.	bb amount	Rs. 19,15,500/- Rs 4,17,143/-			
	DD no. and date	002783 dated 28.08.2024 002813 dated 16.10.2024			
	22 noruna auto				
	Name of the bank issuing	HDFC Bank			
	Deficient amount	Nil			
22.	File Status	Date			
La La ,	File received on	24.09.2024			
	First hearing on				
	First notice Sent on	21.10.2024 23.10.2024			
	First reply Sent on	23.10.2024			
23.	Case History: -	23.10.2024			
	The Promoter M/s Wonder City Buildcon Limited has applied for the registration of real estate groun 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. 7956 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 issue to the promoter.				
	Proceedings dated 21.10.2024				
	A second s				
	Matter is adjourned to 28.10.2	024.			
		ued to the promoter vide notice no. HARERA/GGM/RPIN/800 dated			
24.	The deficiency notice was issu	 ued to the promoter vide notice no. HARERA/GGM/RPIN/800 dated ty of hearing on 28.10.2024. 1. 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 2. Corrections in the online DPI need to be done. Status:- Not done 3. Deficit fee Rs 4,17,143/- Status: - Submitted Rs 4,17,500/- vide DD no. 002813 dated 16.10.2024. 4. 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 			
24.	The deficiency notice was issu 23.10.2024 with an opportunit Present compliance status as on 28.10.2024 of the deficiencies conveyed vide	 ued to the promoter vide notice no. HARERA/GGM/RPIN/800 dated ty of hearing on 28.10.2024. 1. 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 2. Corrections in the online DPI need to be done. Status:- Not done 3. Deficit fee Rs 4,17,143/- Status: - Submitted Rs 4,17,500/- vide DD no. 002813 dated 16.10.2024. 4. 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 			



and a bank conversion date is a fit	Status: - Not submitted, the promoter has submitted a DD
La la cheffindue al borra nonas e	of Rs. 25,00,000 (DD no. 002788 dated 29.08.2024) as a
	security amount for approval of fire scheme approval.
and ac love an hebroice top one internet	6. Tree cutting permission NOC from DFO needs to be submitted.
e distanting the value (A-11)	Status: - Undertaking submitted stating that Prior
in 1911 or at a basis of the chi	permission from the forest dept. will be taken for any
the sector constraints of the particular	felling/transplantation of the trees within the allotted
botherious set of anotherio	land.
- of the shear of cost present of older timber	7. Mining permission needs to be submitted.
in all the responses of the second second	Status:-Undertaking submitted stating that the same will
in the state of the state of the spine	be submitted prior to start of basement works or within
	3 months from the date of RERA registration of the
and the second	project.
of the entreprise of the transmission of the	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
and the second scheme and the	already laid the required services.
	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
	10. Independent auditors report along with audited financial
his of the source of the sourc	statement for the financial year 2022-2023 needs to be
	submitted.
	Status:- Submitted
sources to be a substance and the substance	11. REP-II needs to be revised.
e en dia 23 te dillectristen ver and henrid	Status:- Submitted
	12. CA Certificate for non-default and CA certificate for
and the state of the second second	expenditure incurred and to be incurred needs to be
A State of the sta	revised.
	Status:- Submitted
	13. Bank Undertaking needs to be revised.
	Status:- Submitted
Contraction of the West	14. Quarterly schedule of source of funds and quarterly net
Readbar, S. JURA	cash flow needs to be revised. Status:- Submitted
	15. KYC of authorize person for operating bank account as
	mentioned in board resolution needs to be submitted.
	Status:- Submitted16.Non encumbrance certificate needs to be submitted.
	16. Non encumbrance certificate needs to be submitted.

1. 200



RERA-GRG-PROI-1725-2024

REALORG FROM 223 20 Na provinter 10, 200 millord of 23 102 700 (ated 29,08,202 () or 2 reval al fire scheme approvel.	executed. Land title search report is submitted.
Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
oni an dear hall be taken ar inc	2. Corrections in the online DPI need to be done.
of the treas white the liberty	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 each 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. odu

(Ashish Dubey)

Chartered Accountant

(Prachi Singh) **Planning Executive**

Day and Date of hearing

Proceeding recorded by

Ram Niwas PROCEEDINGS OF THE DAY

Monday and 28.10.2024

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 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 भू-संपदा (विनियमन और विकास) अधिनियमर 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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