



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROJECT	GODREJ ALIRA
PROMOTER	M/S GODREJ PROPERTIES LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	GODREJ ALIRA
2.	Name of the license holder/allottee	M/s Godrej Properties Ltd. (land allotted by HSVP)
3.	Name of the promoter	M/s Godrej Properties Ltd.
4.	Nature of the project	Group housing
5.	Location of the project	Sector 39, Gurugram
6.	Legal capacity to act as a promoter	Land allotted by HSVP
7.	Status of project	New
8.	Whether registration applied for whole/Phase	Whole
9.	Phase no. (If applicable)	N/A
10.	Online application ID	RERA-GRG-1943-2025
11.	License no./ allotment no.	ZO002/EO018/UE029/GALOT/0000000502 dated 22.01.2025
12.	Total licensed area/ allotted area	1.9745 acres
		Area to be registered 1.9745 acres
13.	Project completion date as declared u/s 4(2)(I)(C)	30.04.2032
14.	QPR Compliance (If applicable)	N/A
15.	4(2)(I)(c) Compliance (If applicable)	N/A
16.	4(2)(I)(D) Compliance (If applicable)	N/A
17.	Status of change of bank account	N/A
18.	RC compliance	N/A
19.	Number of plots	132 dwelling units and 2 shops
20.	Total Project cost	Rs. 586.82 crores
21.	Project Expenditure So far	Rs. 171.30 crores
22.	Estimates expenditure for completion so far	Rs. 415.52 crores



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23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	Allotment details	ZO002/EO018/UE029/GALOT/0000000502 dated 22.01.2025	
	2.	Conveyance deed details	Doc. No. 1680 dated 22.04.2025	
	3.	Zoning plan approval	CTP(HSVP)45/2025 dated 14.01.2025	
	4.	Building plan approval	CTP/DTP(NN)/138877 dated 01.05.2025	30.04.2030
	5.	Environment Clearance approval	Not submitted	
	6.	Fire scheme approval	Not submitted	
	7.	Electrical load	Ch-11/Drg.-26B dated 27.03.2025	
	8.	Service plan and estimate approval	N/A	
16.	Fee Details			
	A) Registration fee	(24890.594 X 3.12 X 10) + (39.953 X 5.12 X 20) = Rs. 7,79,080/-		
	B) Processing Fee	24930.547 X 10 = Rs. 2,49,306/-		
	C) Late Fee	N/A		
	Total Fee (A+B+C)	Rs. 10,28,386/-		
17.	DD Details			
	DD No. and Date	002993 dated 05.05.2025 000796 dated 09.06.2025		
	Fees Paid	Rs. 5,00,000/- Rs. 5,28,386/-		
	Name of the bank issuing	HDFC Bank		
	Deficit fee	Nil		
18.	File Status	Date		
	File received on	20.05.2025		
	First notice Sent on	04.06.2025		
	First reply submitted on	10.06.2025		
	1 st hearing on	16.06.2025		
19.	Case History: -			
	1. The promoter, M/s Godrej Properties Ltd. has applied on 20.05.2025 for registration of the Group Housing Project namely "Godrej Alira" measuring 1.9745 acres situated at sector 39, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.			



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	<p>2. The project pertains to the land allotted to the applicant by HSVP vide memo no. Z0002/E0018/UE029/GALOT/0000000502 dated 22.01.2025.</p> <p>3. A public notice dated 28.05.2025 with respect to the consideration of present application of registration of the project was published in Dainik Bhaskar (Hindi), Hindustan Times (English) and The Tribune (English).</p> <p>4. The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 04.06.2025 and date of hearing was fixed for 16.06.2025.</p> <p>5. The reply dated 10.06.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.</p>	
20.	<p>Present compliance status as on 16.06.2025 of deficient documents as conveyed in the notice dated 04.06.2025</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted Corrections in online DPI need to be done. Status: Submitted Deficit fee of Rs. 5,28,386/- needs to be paid. Status: Paid vide DD no. 000796 dated 09.06.2025 As per the allotment letter issued by HSVP you have to obtain permission from HSVP to transfer the site or create any right/title/interest thereon. Accordingly, you are required to obtain the same from HSVP and submit to the Authority. Status: Submitted Land title search report needs to be submitted. Status: Submitted Environmental clearance needs to be submitted. Status: Not submitted Approved fire scheme needs to be submitted. Status: Not submitted Copy of service plans and estimates need to be submitted. Status: Submitted Airport height clearance needs to be submitted. Status: Submitted Tree cutting permission needs to be submitted. Status: Applied for permission Powerline shifting NOC needs to be submitted. Status: Not submitted Mining permission needs to be submitted. Status: Not submitted Details of allotment by HSVP and building plan approval needs to be mentioned in the draft allotment letter. Status: Revised allotment letter submitted



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		<p>14. Draft conveyance deed and payment receipt need to be submitted. Status: Submitted</p> <p>15. Draft brochure and marketing material of the proposed project needs to be submitted. Status: Submitted</p> <p>16. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>17. Project report needs to be provided. Status: Submitted</p> <p>18. KYC of authorized person to operate bank account needs to be provided. Status: Submitted</p> <p>19. Affidavit regarding 4(2)(I)(D) for separate bank account needs to be provided. Status: Submitted</p> <p>20. Original Bank undertaking needs to be submitted. Status: Submitted</p> <p>21. Quarterly schedule of estimated expenditure and resource needs to be provided. Status: Submitted</p> <p>22. Cash flow statement needs to be provided. Status: Submitted</p> <p>23. CA certificate for non-default needs to be revised. Status: Submitted</p> <p>24. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted</p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted</p> <p>2. Environmental clearance needs to be submitted. Status: Not submitted</p> <p>3. Approved fire scheme needs to be submitted. Status: Not submitted</p> <p>4. Tree cutting permission needs to be submitted. Status: Applied for permission</p>
<p>Recommendations: The application for registration of the project u/s 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrections in form REP-I, environmental clearance, approval of fire scheme and tree cutting permission. It is recommended that the Authority may consider for grant of registration subject to the, submission of approved fire scheme, EC and tree cutting permission within 4 months and rectified</p>		



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copy of REP-I and security amount of Rs. 25 lakhs each on account of timely submission of fire scheme approval and EC before issuance of the registration certificate.

(Asha)
(Asha)

Chartered Accountant

(Neeraj Gautam)
(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Monday and 16.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rohan (AR), Ms. Surabhi Kapoor (AR), Sh. Ayush Gupta (AR) are present on behalf of the promoter. It is noticed by the Authority that an advertisement for booking of the apartment in above project is on the website with the link <https://www.godrejupcominglaunch.com/> which is in contravention with the section 3 of the Act of 2016. The AR submits that no advertisement has been issued by the promoter as the only authorized website of the promoter is www.godrejproperties.com and legal action against such unauthorized advertisements has already been taken and its details shall be submitted to the Authority. A show cause notice be issued for reply to the same along with action taken for the above advertisement including a disclaimer in the newspaper.

No objection in respect of the public notice issued by the Authority on 28.05.2025 has been received and the site is purchased through open auction from HSVP with public health amenities in place.

The registration of the project is approved as proposed subject to the submission of BG/DD of Rs. 25 lakhs each on account of submission of approved fire scheme and EC within four months.

The RC shall be issued after the submission of rectified REP-I and above security amount.

On leave
(Ashok Sangwan)
Member, HARERA

V.I.
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
(Arun Kumar)
Chairman, HARERA

