

**HRERA
Gurugram**

**Temp Project Id : RERA-GRG-PROJ-
436-2019**

**Submission Date : 05-12-2019 07:58:48
AM**

Applicant Type : Company

Project Type: NEW

FORM REP-I

Part - A

1. Name and
registered address of
the company

**GODREJ REAL VIEW DEVELOPERS PVT.
LTD.**

**(Annex a copy in
Folder A)**

**3RD FLOOR, UM HOUSE TOWER A, PLOT
NO. 35-P, GATE NO. 1, SECTOR-44,
GURUGRAM-122002**

Phone(Landline) **01244956150**

Phone(Mobile) **9868024500** (Number Shared by Promoter in
Public)

Email ID **reranotice_haryana@godrejproperties.com**

Website **http://www.godrejproperties.com**

Pan No.
**(Annex a copy in XXXX106N
Folder A)**

CIN No.
**(Annex a copy in U45309MH2016PTC285438
Folder A)**

2. Managing
Director/HOD/CEO:

Name : **SUBHASISH PATTANAİK**

Residential Address : **HA 202 Salarpuria Greenage Bangalore**



Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in
Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX021B**
(Annex a copy in Folder A)

3. Director 1:

Name : **KARAN SINGH BOLARIA**

Residential Address : **Flat No 2301 Raheja Vivarea Mahalaxmi
Mumbai**

Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX716A**
(Annex a copy in Folder A)



4. Authorised
representative for
correspondance with
Authority:

Name : **GURMUKH SINGH BAJWA**

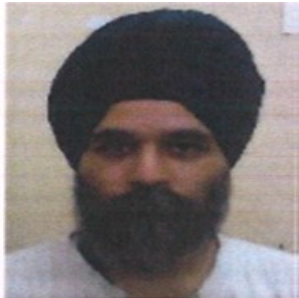
Residential Address : **Tower 2 301 Unitech Harmony Sector
50 Gurugram**

Phone (landline) **01244956150**

Phone (Mobile) **1244956150** (Number Shared by Promoter in Public)

Email ID **ho_rera@godrejproperties.com**

PAN No. **XXXX631L**
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant/
authorised representative**

Stamp _____

Date _____

FORM REP-I**Part - A****Location and Address of the project:**

1. Name of the project	GODREJ 24 K (PHASE-2)
2. Address of the site of the project (Annex a copy in Folder A)	SECTOR-106,BABUBPUR, GURUGRAM
	Tehsil GURGAON
	District GURUGRAM
3. Contact details of the site office of the project:	
	Phone(Landline) 01244956150
	Phone(Mobile) 1244956150 (Number Shared by Promoter in Public)
	Email HO_RERA@godrejproperties.com
4. Contact person at the site office:	
	Name SUMAN MAJUMDAR
	Phone(Landline) 01244956150
	Phone(Mobile) 1244956150 (Number Shared by Promoter in Public)
	Email HO_RERA@godrejproperties.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	0	04-12-2019		XYZ	HRERA Gurugram

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. _____

Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|---|------------------------------------|
| 1. Land area of the project | 14.793 (Acre) |
| 2. Permissible FAR | 110151.696 |
| 3. FAR proposed to be utilized in the project | 1.84 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 14.793 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | 18 of 2008
(15.02.2020) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | Yes |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of
the Applicant /
Authorised
Representative
Stamp**

Date

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	25798 Lakhs
i. Cost of the land (if included in the estimated cost)	4095 Lakhs
ii. Estimated cost of construction of apartments	12004 Lakhs
iii. Estimated cost of infrastructure and other structures	374 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	9325 Lakhs

2. The total land of the project measuring **4506 Square Meters** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	PLOTS TO BE SOLD	0
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	713
3	CONSTRUCTION OF ROADS	738
4	PAVEMENTS	416
5	PARKS AND PLAYGROUNDS	2164
6	GREEN BELTS	0

7	VEHICLE PARKINGS	475
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0
	Total	4506

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HUDA/GMDA	Yes
WATER SUPPLY	HUDA/GMDA	Yes
ELECTRICITY	HUDA/GMDA	Yes
SEWAGE DISPOSAL	HUDA/GMDA	Yes
STORM WATER DRAINAGE	HUDA/GMDA	Yes

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	52	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	3	YET TO BE PREPARED
3	STORM WATER DRAINAGE	27	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	32	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	27	YET TO BE PREPARED
6	STREET LIGHTING	30	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	53	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	16	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	6	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED

14	ANY OTHER	0	YET TO BE PREPARED
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5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. **NA** (date)

6. Date of approval of Building Plans **NA** (date)

7. New projects:

i) Likely date of starting the construction work **14-03-2019**

ii) Likely date of completing the project **30-09-2023**

iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
0	0

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	18428.56	134	1

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(d) Infrastructure**Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I**Part - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.

Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

No

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**ICICI BANK DLF QUTUB PLAZA,
DLF PHASE 1, GURGAON ,
122002**

Bank Account number

017705012041

IFSC code

ICIC0000177

MICR code

110229030

Branch code

000177

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**Nitesh Katariya and Sushil
Kumar Sharma 3rd Floor UM
House PLOT No 35 Sector 44
Gurugram**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**

Stamp _____
Date _____

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	No
ii. Demarcation Plan	No
iii. Zoning Plan	Yes
iv. Building Plan	Yes
Site Plan	Yes
Floor Plan	Yes
Apartment Plans	Yes
Elevation Section	Yes
Detail of Permissible FAR	Yes
Detail of covered area achieved FAR	Yes

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	Yes

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE (RENEWED)	ALREADY BEEN OBTAINED	15-02-2018
II. ZONING PLAN APPROVAL	ALREADY BEEN OBTAINED	25-10-2016
III. BUILDING PLAN APPROVAL	ALREADY BEEN OBTAINED	21-03-2018
IV. EC	ALREADY BEEN OBTAINED	04-04-2018
V. AI	ALREADY BEEN OBTAINED	14-10-2016
VI. FIRE SCHEME APPROVAL	ALREADY BEEN OBTAINED	18-05-2018
VII. SERVICE PLAN ESTIMATE	ALREADY BEEN OBTAINED	25-06-2018
VIII. FOREST NOC	ALREADY BEEN OBTAINED	18-07-2018

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
Seal _____
Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.

Yes

(Annex a copy in Folder F)

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)

Yes

(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement

(Annex a copy in Folder F)

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**Signature of the
Applicant / Authorised
Representative
Stamp _____
Date _____**

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	BEDROOMS: LAMINATED WOODEN FLOORING LIVING/DINING: MARBLE
2	WALL FINISHING DETAILS	ACRYLIC EMULSION
3	KITCHEN DETAILS	GLAZED CERAMIC TILES DADO/ACRYLIC EMULSION
4	BATHROOM FITTINGS	ALL PROVIDED OF STANDARD COMPANY MAKE
5	WOOD WORK ETC	DOOR ONLY
6	DOORS AND WINDOS FRAMES	ANODIZED/POWDER/COATED ALUMINIUM UPVC
7	GLASS WORK	IN EXTERNAL DOOR AND WINDOWS ONLY
8	ELECTRIC FITTINGS	ONLY SWITCHES
9	CONDUCTING AND WIRING DETAILS	FLEXIBLE FRLS
10	CUPBOARD DETAILS	NIL
11	WATER STORAGE	45 KL FOR DOMESTIC WATER
12	LIFT DETAILS	2 LIFTS - 10 PAX 1 LIFT- 16 PAX (37 LANDING) 2.5 M/S
13	EXTERNAL GLAZINGS	-
13.1	WINDOWS/GLAZINGS	ALUMINIUM WITH GLASS
14	DOORS	-
14.1	MAIN DOORS	FLUSH DOOR WITH VENEER
14.2	INTERNAL DOORS	FLUSH DOOR WITH LAMINATE
15	AIR CONDITIONING	ACS
16	ELECTRICAL FITTINGS	ONLY SWITCH SOCKETS PROVIDED
17	CNG PIPE LINE	NA

18	PROVISION OF WIFI AND BROADBAND FACILITY	PROVISION FOR WIFI ROUTER AND BROADBAND AT ONE LOCATION
19	EXTERNAL FINISHING/COLOUR SCHEME	EXTERNAL GRADE PAINT/WHITE
20	INTERNAL FINISHING	-

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	MARBLE
1 . 2	WALLS	ACRYLIC EMULSION OR EQUIVALENT
1 . 3	CEILING	OIL BOUND DISTEMPER OR EQUIVALENT
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING OR EQUIVALENT
2 . 2	WALLS	ACRYLIC EMULSION OR EQUIVALENT
2 . 3	CEILING	OIL BOUND DISTEMPER OR EQUIVALENT
2 . 4	MODULAR WARDROBES	NO
3 . MASTER TOILET		
3 . 1	FLOOR	ANTI SKID CERAMIC TILES WITH SPACERS OR EQUIVALENT
3 . 2	WALLS	CERAMIC DADO UP TO 7 FT. AND ACRYLIC EMULSION ABOVE IT
3 . 3	CEILING	GRID FALSE CEILING
3 . 4	COUNTERS	GRANITE OR EQUIVALENT
3 . 5	SANITARY WARE/CP FITTINGS	SINK AND CP FITTINGS
3 . 6	FITTING/FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
4 . BED ROOMS		
4 . 1	FLOOR	LAMINATED WOODEN FLOORING OR EQUIVALENT
4 . 2	WALLS	ACRYLIC EMULSION OR EQUIVALENT
4 . 3	CEILING	OIL BOUND DISTEMPER OR EQUIVALENT
4 . 4	WARDROBES	NO
5 . TOILET		
5 . 1	FLOOR	ANTI SKID CERAMIC TILES
5 . 2	WALLS	TILE CLADDING TILL 7 FT ON ALL SIDES

5.3	CEILING	OIL BOUND DISTEMPER
5.4	COUNTERS	GRANITE
5.5	SANITARY WARE/CP FITTINGS	SANITARY FITTINGS OF STANDARD MAKE
5.6	FIXTURES	ALL PROVIDED OF STANDARD COMPANY MAKE
6 . KITCHEN		
6.1	FLOOR	ALL PROVIDED OF STANDARD COMPANY MAKE
6.2	WALLS	CERAMIC TILES 2'-0" ABOVE COUNTERS
6.3	CEILING	OIL BOUND DISTEMPER
6.4	COUNTERS	MARBLE/GRANITE TOP WITH STAINLESS STEEL SINK WITH DRAIN BOARD
6.5	FIXTURES	FIXTURES OF STANDARD MAKE
6.6	KITCHEN APPLIANCES	NIL
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	CERAMIC TILES
7.2	WALLS & CEILING	WALLS - ACRYLIC EMULSION
7.3	TOILET	GRID CEILING
7.4	BALCONY	ANTI SKID TILES
8 . SIT-OUTS		
8.1	FLOOR	ANTI SKID TILES
8.2	WALLS & CEILING	EXTERNAL GRADE PAINT/OIL BOUND DISTEMPER
8.3	RAILINGS	MS RAILING AS PER DESIGN
8.4	FIXTURES	NIL

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	03-12-2019	View Document
2	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	03-12-2019	View Document
3	DEMARCATON PLAN	03-12-2019	View Document
4	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	03-12-2019	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	03-12-2019	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	03-12-2019	View Document
7	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	03-12-2019	View Document
8	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	03-12-2019	View Document
9	ZONING PLAN	03-12-2019	View Document
10	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	03-12-2019	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

Documents Uploaded After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
1	Extension No. 14 of 2024 dated 05.07.2024	09-07-2024	View Document

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Stamp _____
Date _____