

**HRERA
Gurugram**

Temp Project Id : RERA-GRG-PROJ-96-2018

Submission Date : 07-02-2019 01:46:04 AM

Applicant Type : Firm

Project Type: NEW

FORM REP-I

Part - A

1. Name of the firm

GODREJ DEVELOPERS & PROPERTIES LLP

2. Address of the firm
for correspondence
**(Annex a copy in
Folder A)**

**GODREJ ONE, 5TH FLOOR, PIROJSHANAGAR,
EASTERN EXPRESS HIGHWAY, VIKHROLI,
MUMBAI CITY, MAHARASHTRA-400079**

Phone(Landline) **01244956150**

Phone(Mobile) **9999840950** (Number Shared by Promoter in Public)

Email ID **GODREJAIR85NCR@GODREJPROPERTIES.COM**

3. Registration
number/Details of the
firm
**(Annex a copy in
Folder A)**

AAD7997

4. PAN of the firm
**(Annex a copy in
Folder A)**

AAOFG3726F

5. Name and address
of the partners:

Name : **GODREJ PROPERTIES LIMITED**

Partner 1

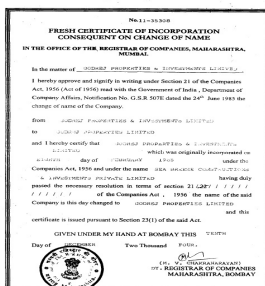
Residential Address : **Godrej One 5th Floor Pirojshahnagar Eastern
Express Highway Vikhroli East Mumbai 400079 Maharashtra**

Phone (landline) **01244956150**

Phone (Mobile) **9999840950** (Number Shared by Promoter in Public)

Email ID **godrejair85ncr@godrejproperties.com**

PAN No.
(Annex a copy in Folder A)



Partner 2



Name : **ORRIS INFRASTRUCTURE PRIVATE LIMITED**

Residential Address : **J-105 DLF Phase 3MG Road Gurugram Haryana 122002**

Phone (landline) **0124497920**

Phone (Mobile) **9999840950** (Number Shared by Promoter in Public)

Email ID **amitmd@orris.in**

PAN No.
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : **VIDUSH ARYA**

Residential Address : **AMNPA2378N**

Phone (landline) **01244956150**

Phone (Mobile) **9999840950** (Number Shared by Promoter in Public)

Email ID **godrejair85ncr@godrejproperties.com**

PAN No.
(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 AIR PHASE-IV2. Address of the site of the project
(Annex a copy in Folder A)**SECTOR-85, GURUGRAM**

Tehsil

MANESAR

District

GURUGRAM

3. Contact details of the site office of the project:

Phone(Landline)

01244956150

Phone(Mobile)

9999840950 (Number Shared by Promoter in Public)

Email

godrejair85ncr@godrejproperties.com

4. Contact person at the site office:

Name

SUMAN MAJUMDAR

Phone(Landline)

1244956150

Phone(Mobile)

9810827486 (Number Shared by Promoter in Public)

Email

Godrejair85ncr@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	749	01-10-2018	80408	HDFC BANK	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 | 0.587 (Acre) |
| 2. Permissible FAR | 184 |
| 3. FAR proposed to be utilized in the project | 184 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 10.043 (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) | 115 of 2012 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:	Name ORRIS INFRASTRUCTURE PVT. LTD. (LANDOWNER BOUGHT LAND FROM S.M. BUILDCON PRIVATE LIMTIED)	Address ORRIS INFRASTRUCTURE PVT. LTD. (LANDOWNER BOUGHT LAND FROM S.M. BUILDCON PRIVATE LIMTIED)
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Licensee 2:	Name OSCAR LAND & HOUSING PRIVATE LIMITED	Address RZ- D-5, MAHAVIR ENCLAVE, NEW DELHI DL 110045 IN
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Licensee 3:	Name ACME BUILDWELL PRIVATE LIMITED	Address RZ- D-5, MAHAVIR ENCLAVE, NEW DELHI DL 110045 IN
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Licensee 4:	Name CRAZY LAND & HOUSING PVT. LTD	Address RZ- D-5, MAHAVIR ENCLAVE, NEW DELHI DL 110045 IN
Licensee 5:	Name ELEGANT LAND & HOUSING PRIVATE LIMITED	Address WZ-172, PALAM COLONY NEW DELHI DL 110045 IN
Licensee 6:	Name MERLIN LAND &HOUSING; PVT. LTD.	Address RZ- D-5, MAHAVIR ENCLAVE, NEW DELHI DL 110045 IN
Licensee 7:	Name S.M. BUILDCON PVT. LTD. (SOLD LAND TO ORRIS INFRASTRUCTRE- LICENSE TRANSFER APPLIED)	Address H NO 54 VILLAGE ZONAUR MEHRAULI NEW DELHI DL 110047 IN
Licensee 8:	Name ANAND PRAKASH, ASHWANI KUMAR AND RAJPAL ALL SONS OF CHANDGI	Address CHAKARPUR TEHSIL AND DISTRICT GURGAON

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration

(Annex copy of all the relevant documents Including collaboration agreements and Power of Attorney etc. in folder B)

Annexure-B- ANNEXURE - A5

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

AFTER THE GRANT OF LICENSE. DEVELOPMENT AGREEMENT AND GPA DATED 31.10.2017 WERE EXECUTED AND REGISTERED

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**

GPA AND DEVELOPMENT AGREEMENT DATED 31.10.2017 ARE ANNEXED AS ANNEXURE A-5

v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

Yes

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**

Yes

vi. Will applicant himself be marketing the project **(Provide details in folder B)**

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)	381 Lakhs
i. Cost of the land (if included in the estimated cost)	51 Lakhs
ii. Estimated cost of construction of apartments	232 Lakhs
iii. Estimated cost of infrastructure and other structures	0 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	98 Lakhs

2. The total land of the project measuring **2379 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	0
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1627.66
6	GREEN BELTS	234.34

7	VEHICLE PARKINGS	50
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
13	COMMERCIAL	467
14	SCHOOL	267.22
	Total	2646.22

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	No
WATER SUPPLY	HUDA	No
ELECTRICITY	DHBVN	No
SEWAGE DISPOSAL	HUDA	No
STORM WATER DRAINAGE	N/A	No

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	0	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	0	YET TO BE PREPARED
3	STORM WATER DRAINAGE	0	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	0	YET TO BE PREPARED
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	0	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	39	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	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

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. (date) **28-09-2018**

6. Date of approval of Building Plans (date) **28-09-2018**

7. New projects:

i) Likely date of starting the construction work **01-02-2019**

ii) Likely date of completing the project **31-01-2029**

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	18.07	1	1
Apartment/Shops/Other Buildings	17.44	5	1
Apartment/Shops/Other Buildings	21.09	1	0

(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 **No**

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

**HDFC LTD. SPLENDOR
TRADE TOWER , GOLF
COURSE EXT. ROAD , SEC-65 ,
GURGAON – 122101**

Bank Account number

50200033607421

IFSC code

HDFC0003676

MICR code

110240366

Branch code

3676

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)

**Pratik Bhansali, 3rd Floor, UM
House, Tower A, Plot No.35,
Sector-44**

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)

**certifiacte dated 20.09.2018
issued by Ambuj Jain(Chartered
accountant)**

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

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE	ALREADY BEEN OBTAINED	16-11-2012
II. LICENSE RENEWAL	ALREADY BEEN OBTAINED	30-06-2017
III. FOREST NOC	ALREADY BEEN OBTAINED	13-03-2013
IV. NATURAL CONSERVATION ZONE NOC	ALREADY BEEN OBTAINED	18-07-2018
V. AIRPORT HEIGHT CLEARANCE NOC	ALREADY BEEN OBTAINED	27-11-2018
VI. HUDA CONSTRUCTION WATER NOC	ALREADY BEEN OBTAINED	06-12-2012
VII. ELECTRICAL LOAD AVAILABILITY	ALREADY BEEN OBTAINED	05-12-2018
VIII. ENVIRONMENTAL CLEARANCE	ALREADY BEEN OBTAINED	13-07-2018
IX. CONSENT TO ESTABLISH	ALREADY BEEN OBTAINED	28-09-2018

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.
(Annex a copy in Folder F) **Yes**

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)
(Annex a copy in Folder F) **Yes**

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F) **Draft Agreement annexed as Annexure - O2**

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 - 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	VITRIFIED TILES IN LIVING/DINING, WOODEN FLOORING IN BEDROOMS, ANTI SKID TILES IN TOILETS, KITCHEN, BALCONY & UTILITY OR EQUIVALENT
2	WALL FINISHING DETAILS	ACRYLIC EMULSION IN INTERNAL WALLS, WEATHER PROOF IN EXTERNAL WALLS OR EQUIVALENT
3	KITCHEN DETAILS	COUNTER WITH SINK AND CP FITTINGS OR EQUIVALENT
4	BATHROOM FITTINGS	YES
5	WOOD WORK ETC	YES
6	DOORS AND WINDOS FRAMES	TEAK FRAME IN MAIN DOOR, RED MERANTI IN INTERNAL DOORS, ALUMINUM FRAME WITH GLASS FOR WINDOWS & SLIDING DOOR WINDOWS OR EQUIVALENT
7	GLASS WORK	YES
8	ELECTRIC FITTINGS	ONLY SWITCHES
9	CONDUCTING AND WIRING DETAILS	YES
10	CUPBOARD DETAILS	NO WARDROBE PROVIDED
11	WATER STORAGE	UNDERGROUND WATER TANK
12	LIFT DETAILS	YES
13	EXTERNAL GLAZINGS	YES ON WINDOWS
13.1	WINDOWS/GLAZINGS	ALUMINIUM
14	DOORS	YES
14.1	MAIN DOORS	TEAK WOOD FRAME VENEER SHUTTER OR EQUIVALENT

14.2	INTERNAL DOORS	RED MERANTI WITH LAMINATE SHUTTER & SKIN DOOR IN TOILETS OR EQUIVALENT
15	AIR CONDITIONING	NO
16	ELECTRICAL FITTINGS	ONLY SWITCH
17	CNG PIPE LINE	NO
18	PROVISION OF WIFI AND BROADBAND FACILITY	YES
19	EXTERNAL FINISHING/COLOUR SCHEME	N/A
20	INTERNAL FINISHING	N/A

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	VITRIFIED TILES
1 . 2	WALLS	ACRYLIC EMULSION
1 . 3	CEILING	ACRYLIC EMULSION
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	LAMINATED WOODEN FLOORING
2 . 2	WALLS	ACRYLIC EMULSION
2 . 3	CEILING	ACRYLIC EMULSION
2 . 4	MODULAR WARDROBES	NO
3 . MASTER TOILET		
3 . 1	FLOOR	ANTI SKID CERAMIC TILES
3 . 2	WALLS	ANTI SKID CERAMIC TILES
3 . 3	CEILING	GYPSUM GRID FALSE CEILING
3 . 4	COUNTERS	YES
3 . 5	SANITARY WARE/CP FITTINGS	YES
3 . 6	FITTING/FIXTURES	YES
4 . BED ROOMS		
4 . 1	FLOOR	LAMINATED WOODEN FLOORING
4 . 2	WALLS	ACRYLIC EMULSION
4 . 3	CEILING	ACRYLIC EMULSION
4 . 4	WARDROBES	NO
5 . TOILET		
5 . 1	FLOOR	ANTI SKID CERAMIC TILES
5 . 2	WALLS	ANTI SKID CERAMIC TILES
5 . 3	CEILING	GYPSUM GRID FALSE CEILING
5 . 4	COUNTERS	YES

5 . 5	SANITARY WARE/CP FITTINGS	YES
5 . 6	FIXTURES	YES
6 . KITCHEN		
6 . 1	FLOOR	ANTI SKID CERAMIC TILES
6 . 2	WALLS	ANTI SKID CERAMIC TILES & ACRYLIC EMULSION
6 . 3	CEILING	FALSE CEILING ABOVE SINK & PAINT IN REST
6 . 4	COUNTERS	NO
6 . 5	FIXTURES	YES
6 . 6	KITCHEN APPLIANCES	YES
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	ANTI SKID CERAMIC TILES
7 . 2	WALLS & CEILING	OBD
7 . 3	TOILET	ANTI SKID CERAMIC TILES
7 . 4	BALCONY	ANTI SKID CERAMIC TILES
8 . SIT-OUTS		
8 . 1	FLOOR	ANTI SKID CERAMIC TILES
8 . 2	WALLS & CEILING	EXTERNAL PAINT
8 . 3	RAILINGS	MS
8 . 4	FIXTURES	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 _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	29-10-2018	View Document
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	29-10-2018	View Document
3	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	29-10-2018	View Document
4	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	29-10-2018	View Document
5	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	29-10-2018	View Document
6	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	29-10-2018	View Document
7	DEMARICATION PLAN	29-10-2018	View Document
8	ZONING PLAN	29-10-2018	View Document
9	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	29-10-2018	View Document
10	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	29-10-2018	View Document
11	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	29-10-2018	View Document

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Stamp _____

Date _____