

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 30.06.2017

THE PRINCIPAL SECRETARY

Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Sir(s),

Subject : Registration of the Project at Hoody Main Road.

Reference : Our Letters Dated : 09.06.2017, 20.06.2017, 23.06.2017 & 29.06.2017,
seeking clarity and guidance on the procedure for registration of the Project.

With reference to the subject cited above, we enclose herewith all the Documents / Data / Details as emphasized under Section (4) of Real Estate (Regulation and Development) Act, 2016 and the draft rules for your perusal and acceptance. All details pertaining to the Project are uploaded on our website for public viewing at www.godrejproperties.com.

Thanking you,

Yours faithfully,
For M/s. Godrej Housing Projects LLP.,



Authorized Signatory



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APPLICATION FOR REGISTRATION OF PROJECT UNDER RERA

To,

The Karnataka Real Estate Regulatory Authority
 Housing Department,
 Vikas Soudha ,
 Bangalore

Sir,

I / We hereby apply for the grant of registration of my/our project to be set up at
Hoodi Village, Bangalore District / City situated in State of Karnataka.

1. The requisite particulars are as under: -

(a) Name: **GODREJ HOUSING PROJECTS LLP, (LLPIN: AAD-0883),**

(b) Address: **Godrej One, 5th Floor, Pirojshanagar, Eastern
 Express Highway, Vikhroli (East), Mumbai - 400 079,**

(c) Copy of registration certificate: **ENCLOSED -----AT ANNEXURE 'A'**

(d) Main objects: **ENCLOSED.....AT ANNEXURE 'B'**

(e) Name, photograph and address of designated partners / directors etc.:

Name of the Designated Partners : **1. Mr. Uday Bhaskar
 Kaligotla.,
 2. Mr. K. Ramaswamy.,**



**Photograph and Address as per ENCLOSEDAT ANNEXURE
'C'**

(f) Contact Details (Phone number, mobile number, E-mail, Fax number etc.):

(i) **Mr.Uday Bhaskar Kaligotla**

Phone No. (080) – 4354 5501
E-mail notice_godrejair@godrejproperties.com
Fax No. (080) - 4354 5556

(ii) **Mr. K.Ramaswamy**

Phone No. (080) – 4354 5501
E-mail notice_godrejair@godrejproperties.com
Fax No. (080) - 4354 5556

**PAN: AANFG9969R ENCLOSED AT ANNEXURE
'D'**

(i) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained: **HDFC – MANEKJI WADIA BUILDING, GROUND FLOOR, NANIK MOTWANI MARG, MUMBAI -400023;**

Account No.00600310036602.

IFSC Code : HDFC0000060.

Account Name : GODREJ HOUSING PROJECTS LLP.

(ii) Details of project land held by the Applicant: **Sy No. 13/6, 14/3 (Old No.14/1) ,16/4 & 16/5 Hoodi Village, K.R.PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE;**



- (iii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delays in completion, details of cases pending, details of type of land and payments pending etc.: **NA**
Promoter has no past experience.
- (iv) Agency to take up external development works (Local Authority / Self Development); **-BRUHAT BANGALORE MAHANAGARA PALIKE (BBMP) ON HOODI MAIN ROAD;**
- (v) Registration fee for an amount of Rs. _____/- calculated as per sub-rule (5) of rule 3; **AS APPLICABLE**
- (vi) Any other information the applicant may like to furnish. –

Applicant has submitted 2 representations to the Principal Secretary , Housing Department seeking clarifications and guidance on registration of New Projects. Representations pertain to seeking clarification on the date of notification of Karnataka Rules and the nomination of interim authority to register the Project.

2. I/we enclose the following documents in triplicate, namely: -

- (i) Authenticated copy of the PAN card of the promoter and a letter of authority or Board Resolution,; **ENCLOSED ----- AT ANNEXURE 'D'**
- (ii) Estimated cost of Real Estate project as defined in Section 2 (v) of the Act; **ENCLOSED ----- AT ANNEXURE 'E'**
- (iii) Copy of the legal Title Report reflecting the flow of title of the Promoter to the land on which development is proposed to be developed with authentication of such title, if such land is owned by another person; **ENCLOSED ----- AT ANNEXURE 'F'**

Godrej

- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest, dues, litigation, details relating to mortgage / charge created for the project land for the facility taken by the applicant or any third party and name of any party in or over such land or no encumbrance certificate from an advocate having experience of ten years or from revenue authority not below the rank of Tehsildar, as the case may be; NIL Encumbrance.
ENCLOSED ----- AT ANNEXURE 'G'
- (v) Where the Promoter is not the owner of the land on which development is proposed, copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the Promoter and such owner, reflecting the consent of the owner of the land and authenticated copies of title report reflecting the title of such owner, on the land proposed to be developed;
ENCLOSED – DEVELOPMENT AGREEMENT ----- AT ANNEXURE 'H'
- (vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
ENCLOSED ----- AT ANNEXURE 'I'
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
ENCLOSED ----- AT ANNEXURE 'J'
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy; **AS PER ANNEXURE 'K'**
- (ix) The location details of the project, with clear demarcation of land dedicated for the said project along with its boundaries including the latitude and longitude of the end points of the project;
ENCLOSED----- AT ANNEXURE 'L'

- (x) The proposed plan, proposed layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

AS PER ANNEXURE 'I' 'J' & 'K' ABOVE

- (xi) Proposed Floor Space Index to be consumed and sanctioned Floor Space Index. In case the sanctioned Floor Space Index is different than what is proposed to be consumed by the Promoter from time to time, then the proposed Floor Space Index shall be disclosed at the time of registration and as and when the Floor Space Index is sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.

AVAILABLE FSI = 3 (61126.8) Sq.mtrs
SANCTIONED FSI = 2.9985 (60823.52) Sq.mtrs

- (xii) Proposed number of building(s) or wing(s) to be constructed and sanctioned number of the building(s) or wing(s). In case the sanctioned number of building(s) or wing(s) is different than what is proposed to be constructed by the Promoter, then the proposed number building(s) or wing(s) shall be disclosed at the time of registration and as and when the additional number of building(s) or wing(s) are sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.

PROPOSED NUMBER OF BUILDING – 2 (EQUIVALENT TO 8 BLOCKS).

(i) BUILDING -1 / (NORTH TOWER) = Tower 1; Tower 2; Tower 3; Tower 4;

(ii) BUILDING -2 (SOUTH TOWER) = Tower 1; Tower 2; Tower 3; Tower 4;

- (xiii) Proposed number of floors in respect of each of the building or wing to be constructed and sanctioned number of floors in respect of each of the building or wing. In case the sanctioned number of floors is different than what is proposed to be constructed by the Promoter, then the proposed number of floors shall be disclosed at the time of registration and as and when the additional number of floors are sanctioned, the same shall be



uploaded on the website of the Authority by the Promoter from time to time.

BUILDING -1 / (NORTH TOWER) =

Tower – 1, 2 &3 – Have 1 Basement

Tower – 4 – Has 2 Basements

Tower 1 – G+ 16;

Tower 2 – G+ 16;

Tower 3 – G+ 16;

Tower 4 – G+ 16;

BUILDING -2 (SOUTH TOWER) =

Basements – 2

Tower 1 – G+ 16;

Tower 2 – G+ 16;

Tower 3 – G+ 16;

Tower 4 – G+ 16;

- (xiv) Aggregate area in square meters of the recreation open space;

2146 Sq.Mtrs

- (xv) The plan of proposed development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy, the particulars in respect of Architecture and Design Standards, Type of Construction Technology, Earthquake Resistant Measures and the like, to be adopted for Buildings and for Common Areas and of amenities / facilities in the Layout Plan of the real estate project;

- (xvi) **AS PER ANNEXURE 'I' 'J' & 'K'**

- (xvii) Proforma of the allotment letter and agreement for sale, to be signed with the allottees and the conveyance deed proposed to be signed with the nature of organisation of allottees be constituted namely societies / federation/ common organization of allottees/federation of common organization;

ENCLOSED ----- AT ANNEXURE 'M1, M2 & M3'

- (xviii) The number, type and the carpet area of apartments for sale in the proposed project along with the area of the exclusive balcony or

verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

LIST ENCLOSED ----- AT ANNEXURE 'N'

- (xix) The number and areas of garage for sale in the proposed project to be provided at basements, stilts podium or independent structure or parking provided by mechanised parking arrangement;
ENCLOSED ----- AT ANNEXURE 'O'

- (xx) the number of covered or open parking areas in the real estate project;

NUMBER OF COVERED PARKING AREAS = 497 Nos

NUMBER OF OPEN PARKING AREAS = 68 Nos

- (xxi) the names and addresses of his real estate agents, if any, for the proposed project;
LIST ENCLOSED ----- AT ANNEXURE 'P'

- (xxii) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
LIST ENCLOSED ----- AT ANNEXURE 'Q'

- (xxiii) A declaration in Form 'B'**ENCLOSED ----- AT ANNEXURE 'R'**

- (xiv) In case the Promoter has created third party interests in respect of the real estate project, the names and addresses of such persons in whose favour such interests have been created.

NIL

- (xv) Applicant has submitted 2 representations to the Principal Secretary , Housing Department, Govt., of Karnataka, as **per ANNEXURE 'S'**

- (xvi) Copy of the Financials and ITR's of the Applicant - **ENCLOSED AS PER ANNEXURE 'T'**



3. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated: 30/06/2017

Place: BANGALORE

Yours faithfully,

For GODREJ HOUSING PROJECTS LLP.,



AUTHORISED SIGNATORY
Signature and seal (if any) of the Applicant(s)

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WRITE UP ON PROJECT – GODREJ AIR

Location – On Hoodi Main Road, White filed, close to Phoenix market city & VR Mall
Land Area – 5 acres 12 guntas
Project Type – Residential
Total No. of Buildings – 2

USP – Wellness features that enable a healthy lifestyle like Oxygen enhanced homes, Water (RO water purifier in every unit, Hard to soft water converter, Chlorine free pool), Landscape Amenities, Safety & Security features, Terrace sky lounge with seating spaces, Barbeque pit, Star gazing, Open amphitheatre with landscape

Amenities - 14500 sft clubhouse which has indoor Badminton court, multi purpose hall, crèche, health club, gym, library, yoga / dance room. Av room, Indoor games, pharmacy, café, department store, Atm, salon,

Specifications – Mivan construction, laminated wooden flooring for the master bedroom, hardwood main door, granite counter with SS sink, Hindware/Parryware/Equivalent, power 1 BHK- 2.5 kw, 2 BHK- 3 kw, 2.5 BHK- 3 kw, 3 BHK- 4 kw. MS railing, power back up 1 BHK - .75kw, 2 BHK- 1 kw, 2.5 bhk -1 kw & 3 BHK - 1 kw, reticulated gas piping; Vitrified tiles for living/dining/other bedrooms, wooden frame for internal doors, UPVC windows, Emulsion paint on wall (low VOC) and OBD for ceiling, both covered and open car parking

For Godrej Housing Projects LLP

Authorized Signatory

The logo for Godrej, featuring the word "Godrej" in a stylized, cursive font with a red-to-green gradient.