

PROJECT	GODREJ SORA
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 SORA		
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 53, 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-1967-2025		
11.	HSVP allotment no.	Z0002/EO018/UE029/GALOT/0000000503 dated 22.01.2025		
12.	HSVP Conveyance Deed no. and date	6686 dated 24.06.2025		
13.	Total licensed area/allotted area	3.6 acres (14569.20 sqm)	Area to be registered	3.6 acres (14569.20 sqm)
14.	Project completion date as declared u/s 4(2)(I)(C)	30.09.2032		
15.	QPR Compliance (If applicable)	N/A		
16.	4(2)(I)(C) Compliance (If applicable)	N/A		
17.	4(2)(I)(D) Compliance (If applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	RC compliance	N/A		
20.	Number of units	244 residential units and 4 shops		
21.	Total Project cost	Rs. 1570.18 crores		

22.	Project Expenditure So far		Rs. 503.92 crores	
23.	Estimates expenditure for completion		Rs. 1066.26 crores	
24.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	
			Validity up to	
	1.	Allotment details	Z0002/E0018/UE029/GALOT/0000000503 dated 22.01.2025	
	2.	Conveyance deed details	Doc. No. 6686 dated 24.06.2025	
	3.	Zoning plan approval	CTP(HSVP)44/2025 dated 14.01.2025	
	4.	Building plan approval	CTP/DTP(NN)/138890 dated 01.05.2025	30.04.2030
	5.	Environment Clearance approval	Not submitted	
	6.	Fire scheme approval	Not submitted	
7.	Electrical load	Ch-13/Dgr.-26B dated 27.03.2025		
8.	Service plan and estimate approval	N/A		
16.	Fee Details			
	A) Registration fee		(59952.258 X 4.12 X 10) + (72.846 X 4.12 X 20) = Rs. 24,76,036/-	
	B) Processing Fee		60025.104 X 10 = Rs. 6,00,251/-	
	C) Late Fee		N/A	
	Total Fee (A+B+C)		Rs. 30,76,287/-	
17.	DD Details			
	DD No. and Date		000822 dated 07.07.2025	
	Fees Paid		Rs. 31,00,000/-	
	Name of the bank issuing		HDFC Bank	
	Deficit fee		Nil	
18.	File Status		Date	
	File received on		08.07.2025	
	First notice Sent on		22.07.2025	
	1 st hearing on		04.08.2025	
	2 nd hearing on		11.08.2025	
19.	Case History: -			



PROJECT	GODREJ SORA
PROMOTER	M/S GODREJ PROPERTIES LTD.

1. The promoter, M/s Godrej Properties Ltd. has applied on 08.07.2025 for registration of the Group Housing Project namely "Godrej Sora" measuring 3.6 acres (14569.20 sqm) situated at sector 53, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.
2. The project pertains to the land allotted to the applicant by HSVP vide memo no. Z0002/E0018/UE029/GALOT/0000000503 dated 22.01.2025 and conveyance deed no. 6686 dated 24.06.2025.
3. A public notice dated 15.07.2025 with respect to the consideration of present application of registration of the project was published in Nav Bharat Times (Hindi), Hindustan Times (English) and The Times of India (English).
4. The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 22.07.2025 and date of hearing was fixed for 04.08.2025.
5. The site of project has been visited on 01.08.2025 and it is reported that the project site has access from 18 mt wide road which is metalled and operational. The 18 mt wide road is further connected to Golf Course Road. Further, assurance for water, sewer, storm, electricity have also been granted to the promoter for their connection.
6. No objections received in the Authority against the public notice dated 15.07.2025 issued.
7. The reply dated 25.07.2025 & 30.07.2025 submitted by the promoter have been scrutinized and the deficiencies conveyed to the promoter.
8. **On 04.08.2025**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Ms. Anjana Gulati, Ms. Ekansh Mishra, Sh. Ranjit and Sh. Sumit Khatri are present on behalf of the promoter.

A public notice regarding registration of project was issued in three newspapers dated 15.07.2025 against which no objections have been received in the Authority and none appeared in person before the Authority today i.e., 04.08.2025.

The site of project has been inspected by the concerned official of the Authority and it is reported that the project site has access from 18 mt wide road only which is connected to Golf Course Road. The road is operational as on date yet road access permission has not been submitted by the promoter.

	<p>As the road access permission has not been submitted, the promoter is directed to submit the status of 18 mt road with documentary proof i.e., either the road is revenue road or the promoter has obtained any access permission for the same. The promoter is also directed to submit the remaining deficit documents before next date of hearing. The matter to come up on 11.08.2025.</p> <p>9. The reply dated 08.08.2025 submitted by the promoter has been scrutinized and the status of remaining deficiencies is mentioned below.</p>
<p>20. Present compliance status as on 11.08.2025 of deficient documents as conveyed in the notice dated 22.07.2025</p>	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted Online DPI needs to be corrected. Status: Not submitted Environmental clearance needs to be submitted. Status: Not submitted Fire scheme approval along with plans needs to be submitted. Status: Not submitted Copy of service plans and estimates need to be submitted. Status: Not applicable. Memo no. 148905 dated 09.05.2025. However, Architect approved internal plans submitted. Land title search report by an advocate on latest date with Bar enrolment number needs to be submitted. Status: Submitted Tree cutting permission needs to be submitted. Status: Affidavit submit but the same needs to be notarized. Mining permission needs to be submitted. Status: Affidavit submit but the same needs to be notarized. Assurance for water supply needs to be revised. Status: Not submitted Road access permission needs to be submitted. Status: Affidavit submit but the same needs to be notarized. Further, the site is connected with 18 mt wide road which is metalled and operational. PERT chart needs to be submitted. Status: Submitted

		<p>12. Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed and payment receipt need to be submitted. Status: Needs to be revised</p> <p>13. Draft brochure and advertisement document of the proposed project needs to be submitted. Status: Submitted</p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>15. Project report needs to be provided. Status: Submitted</p> <p>16. KYC of authorized person to operate bank account needs to be provided. Status: Submitted</p> <p>17. Quarterly schedule of estimated expenditure and resource needs to be provided. Status: Submitted</p> <p>18. Cash flow statement needs to be provided. Status: Submitted</p> <p>19. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted</p> <p>20. Board resolution for operation of bank account as per RERA ACT needs to be revised. Status: Submitted</p>
21.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environmental clearance needs to be submitted.</p> <p>4. Fire scheme approval along with plans needs to be submitted.</p> <p>5. Tree cutting permission needs to be submitted.</p> <p>6. Mining permission needs to be submitted.</p> <p>7. Assurance for water supply needs to be revised.</p> <p>8. Road access permission needs to be submitted.</p>

	9. Draft allottees documents i.e., application form, allotment letter, BBA, conveyance deed and payment receipt need to be revised.
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Recommendation: All the required documents for registration under Section 4 of the Act, 2016 have been submitted except EC, Fire scheme approval, corrections in form A-H and DPI along with other deficiencies. The Authority may consider for grant of registration of the project subject to submission of before the issuance of registration certificate.


(Asha)

Chartered Accountant


(Sumeet)

Engineering Officer

Day and Date of hearing	Monday and 11.08.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

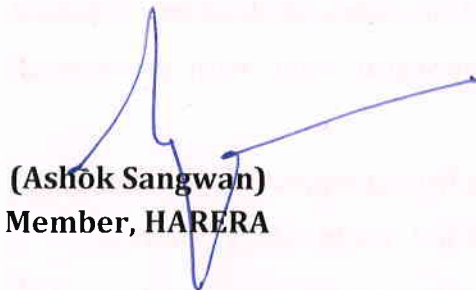
Proceedings dated: 11.08.2025


Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Ms. Anjana Gulati, Sh. Gautam Babbar and Sh. Ranjit Bhambhu are present on behalf of the promoter.

The AR of the promoter submits the clarification for road access permission issued by DTP, Gurugram dated 08.08.2025 wherein it is submitted that the Group Housing Site (GH-21) is approachable from existing revenue rasta (proposed to be widened upto 18 mt wide road from its existing width) as per layout plan of Sector-52A & 53, Gurugram bearing drawing no. DTP(G) 2200/2014 dated 05.06.2014. Further, as on date the 18 mt wide road is constructed upto project site. Further the promoter states that they will submit the DD of Rs 25 lakh each as a security amount for submission of approved environment clearance and fire scheme approval within four months from the issuance of registration certificate.

Approved as proposed. The Registration Certificate shall be issued upon submission of the corrected Forms A to H, DPI, and compliance with other requirements as mentioned above.


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA