Godrej Nature Plus
RERA-GRG-2112-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Godrej Nature Plus	
2.	Name of the promoter	M/s Godrej Highview LLP	
3.	Brief of the promoter	The Promoter i.e., M/s Godrej Highview LLP having LLPIN AAH 5060 was incorporated dated 29th Sept 2016. The LLP is a real estate developer engaged primarily in the business of real estate construction, development and other related activities. Mr. Gautam Babber and Mr. Abhijeet Sindhu are the partners in the LLP.	
4.	Nature of the project	Group housing Colony	
5.	Location of the project	Sector 33, Sohna, Gurugram	
6.	Legal capacity to act as a promoter	Change of developer	
7.	Name of license holder	M/s AUM Shri Hotels & Resorts Pvt. Ltd.	
8.	Status of project	Ongoing	
9.	RERA Registration No.	18 of 2018	
10.	Validity of Registration Certificate	Valid From 15.06.2021	Valid up to 30.01.2026
11.	Date of receipt of application for extension	03.11.2025	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	29.01.2027	
14.	Online extension ID	RERA-GRG-2112-2025	
15.	Registration Temp ID	RERA-GRG-805-2021	
16.	QPR status	Submitted upto Sep 2025	
17.	4(2)(l)(D) reports status	2021-22 Pending	
18.	4(2)(l)(C) compliance	Applied for extension on 03.11.2025.	
19.	Compliance of RC conditions	N/A	
20.	Status of change of bank account	N/A	

21.	Details of proceedings pending against the project	RERA-GRG-3175-2022- SCN for 4(2)(l)(d) compliance RERA-GRG-5356-2019- SCN for A to H compliance RERA-GRG-3562-2022- SCN for QPR compliance			
22.	Present stage of completion (%)	56 %			
23.	Total Project cost	Rs. 2681.64 Crores			
24.	Project expenditure so far	Rs. 1045.84 Crores			
25.	Estimated expenditure for completion so far	Rs. 1635.8 Crores			
26.	Total units	1094- Residential, 195- EWS and 19- Commercial units			
27.	Sold Units	Not submitted			
28.	Unsold Units	Not submitted			
29.	Total Sale Consideration	Rs. 1156.62 crores			
30.	Total amount received from sale proceeds	598.58 crores			
31.	Total Amount to be Received	558.40 crores			
32.	As per QPR closing balance in RERA A/c as on 30.06.2025	16.15 lakhs			
33.	License no.	01 of 2014 dated 03.01.2014		Valid upto 02.01.2030	
34.	Total licensed area	18.744 Acres	Area for extension of registration	18.744 Acres	

35. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	01 of 2014 dated 03.01.2014	02.01.2030
ii)	Revised Building Plan Approval	ZP-1017/JD(RD)/2021/2185 dated 29.01.2021	28.01.2026
iii)	Revised Environmental Clearance	SEIAA (127)/HR/2021/325 dated 20.04.2021	19.04.2031
iv)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/665 /4139-42 dated 30.09.2022	29.09.2030
v)	Revised Fire scheme approval	FS/2021/4 dated 26.03.2021	
vi)	Revised Service plans and estimates approval	LC-2800-JE(MK)-2021/9145 dated 06.04.2021	

36.	**Reasons for delay**	Not Submitted
37.	**Fee details**	
	Registration fee	**Resi-** 124410.438 * 1.75 * 10 = Rs 21,77,183/- **Comm-** 356.477 * 1.75 * 20 = Rs 12,477/-
	Processing fee	124766.915 * 10 = Rs 12,47,670/-
	Late Fee (250% of registration fee for Block B (2), C (2) as per the phasing submitted by the promoter in registration file in 2018.)	16,06,068/-
	Extension Fee (Half of Registration fee)	Rs 10,94,830/-
	Processing fee at the time of extension	124766.915 * 10 = Rs 12,47,670/-
	Late fee	10,94,830/ 2 * 3/30 = Rs 54,742/-
	Total fee	Rs 74,40,640/-
38.	**DD amount submitted at the time of registration**	1. Rs 5,98,496/- 2. Rs. 5,91,372/- 3. Rs. Rs. 14,96,240/- 4. Rs. 5,52,220/- 5. Rs. 5,52,219/- 6. Rs. 6,47,496/-
	DD no. and date for registration	1. 514116 dated 24.02.2021 2. 514117 dated 24.02.2021 3. 514118 dated 24.02.2021 4. 549549 dated 20.01.2018 5. 549548 dated 20.01.2018 6. 514165 dated 08.03.2021
	Name of the bank issuing	Axis Bank and ICICI Bank
	DD/RTGS Amount submitted for extension	Rs 23,50,000/- Rs 6,52,597/-
	DD/RTGS no. and date for extension	509383 dated 30.10.2025 511185 dated 04.12.2025
	Total Amount Paid	Rs 74,40,640/-
	Deficient amount	Nil
39.	**File Status**	**Date**
	File received on	03.11.2025
	Notice Sent on	25.11.2025

	First hearing on	01.12.2025
	Second hearing on	08.12.2025
	First reply submitted on	05.12.2025
	Second reply submitted on	10.12.2025
	Third reply submitted on	18.12.2025
	Third hearing on	22.12.2025
	Fourth Reply submitted on	24.12.2025

40. **Case History: -**

The Promoter M/s Godrej Highview LLP who is a change of developer (COD) applied for the extension of registration of real estate group housing project namely "Godrej Nature Plus" located at Sector-33, Sohna, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 101609 dated 03.11.2025 and EPIN-174. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-805-2021 and online generated for project extension temp id RERA-GRG-2112-2025. The total licensed area is 18.744 acres and project area for the extension of registration is same. The license no – 01 of 2014 dated 03.01.2014 has been granted for development of group housing colony on an area admeasuring 18.744 acres in favour of M/s AUM Shri Hotels & Resorts Pvt. Ltd. Further the promoter has obtained the change of developer issued by DTCP, Haryana vide order no. LC-2800-PA(SN)-2017/21248 dated 31.10.2017.

Earlier, the project was registered by interim RERA vide RC no. 18 of 2018 dated 30.01.2018 valid upto 30.01.2028. Due to the change in building plan of the project, the final revised building plan was issued by DTCP vide memo no. ZP-1017/JD(RD)/2021/2185 dated 29.01.2021. Therefore, the earlier registration certificate was substituted by registration vide RC no. 18 of 2018 dated 15.06.2021 valid upto 30.01.2026 for area admeasuring 18.744 acres.

Now, the promoter has applied for extension of registration u/s 6 of the Act of 2016 on 03.11.2025 which was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/174 dated 25.11.2025 was issued to the promoter with an opportunity of being heard on 01.12.2025.

On 01.12.2025, the matter was adjourned and fixed for 08.12.2025.

On 08.12.2025, the matter was adjourned and fixed for 22.12.2025.

The promoter has published the public notice in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 13.11.2025 for objection till 27.11.2025. against which two objections has been submitted by Sh. Mohit Agarwal and M/s McCoy Advisors vide Dak Receipt No. 103109 and 103108 dated 27.11.2025 which are as follows: -

1. **Unjustified delay attributable to the promoter.**

	2. **Lack of transparency and non-compliance.** 3. **Violation of committed timelines & allottee rights** 4. **No prior intimation/consent from allottees.** 5. **Nonpayment of DPC.** Further, reply to the deficiency notice which was scrutinized and the status of the documents is mentioned below. **Proceedings dated: 22.12.2025** Ms. Prachi Singh, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Ms. Anjana Gulati (AR) and Sh. Manpreet (AR) are present on the behalf of the promoter. The Promoter's authorized representative states that there are total number of 12 towers out of which Occupation certificate for 3 towers namely G, H, J and EWS has been issued by DTCP, Haryana vide memo no. ZP-1017/JD(RA)/2023/9501 dated 03.04.2023. The handover of the units for tower no. G has been completed by 60-70%. While possession for remaining two towers H and J will start by Jan 2026. Regarding the remaining nine towers, the superstructure work is complete for three towers, and 40–60% of the work is finished for the remaining six towers. Interior work is about to begin now. Furthermore, it was stated that delays in the remaining construction were due to disputes and issues with the contractor, which has been resolved. The Authority has noted these submissions. Consequently, the promoter is directed to provide a comprehensive completion plan for all pending works, along with executed copies of the application forms, allotment letters, Builder-Buyer Agreements (BBA), and conveyance deeds and to rectify the above-mentioned deficiencies at point no.41. The matter to come up on 29.12.2025.	
41.	**Present compliance status as on 29.12.2025 of deficient documents as conveyed through hearing dated 22.12.2025**	1. Deficit Fee – 6,52,597/- needs to be submitted. **Status: - Submitted** 2. Original RC needs to be submitted. **Status: - Submitted** 3. Online DPI needs to be corrected. **Status: - Not submitted** 4. LC-IV duly signed by the director of Town and Planning, Haryana ne to be submitted. **Status: - Not submitted** 5. The development agreement dated 22.09.2017 does not contain an irrevocability clause which needs to be clarified.

		Status: - Not submitted. Further, the promoter states that collaboration agreement is not required to be amended with requisite clauses as we have purchased the land and applied to the department for transfer of license and Beneficial Interest Permission, Accordingly In principal approval in this regard and already been granted by the DTCP. 6. Readable copy of Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: - Submitted** 7. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: - Submitted** 8. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. **Status: - Submitted** 9. Non encumbrance certificate not below the rank of tehsildar need to be submitted. **Status: - Submitted** 10. Building plan BR-III need to be submitted. **Status: - Submitted** 11. Revise service plans and estimates need to be submitted. **Status: - Submitted** 12. Fire scheme approval needs to be submitted. **Status: - Submitted** 13. Electrical load availability connection assurance letter needs to be submitted in legible form. **Status: - Submitted** 14. Approval/NOC from various agencies for connecting external services like road access permission, drinking water, construction water, Sewerage and Storm water needs to be submitted. **Status: - Submitted for only Drinking water and sewerage.** 15. Natural conservation zone NOC, Tree cutting permission NOC, Forest land diversion and Power line shifting NOC from concerned departments need to be submitted. **Status: - Undertaking submitted for non-applicability** 16. Mining permission needs to be submitted. **Status: - Submitted** 17. Copy of layout plan superimposed on the demarcation plan needs to be submitted. **Status: - Submitted**

		18. PERT Chart specifying date of completion needs to be submitted. **Status: - Revised** 19. Copy of demand draft submitted earlier at the time of registration need to be submitted. **Status: - Not submitted** 20. Copy of draft Application form need to be revised. **Status: - Revised but need to be stamped and signed** 21. Copy of draft Allotment Letter as per prescribed format needs to be submitted. **Status: - Need to be revised** 22. Copy of draft BBA as per prescribed format needs to be submitted. **Status: - Need to be revised** 23. Copy of draft Conveyance deed needs to be revised. 24. **Status: - Revised but need to stamped and signed** 25. Copy of payment receipt need to be submitted. **Status: - Not submitted** 26. Five copies of executed application form need to be submitted. **Status: - Submitted** 27. Five copies of executed Allotment Letter need to be submitted. **Status: - Submitted** 28. Five copies of executed BBA need to be submitted. **Status: - Submitted** 29. Five copies of executed Conveyance deed need to be submitted. **Status: - Submitted** 30. Draft copy of Brochure needs to be submitted. **Status: - Not submitted** 31. Draft copy of advertisement needs to be submitted. **Status: - Not submitted** 32. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: - Submitted but need to be revised** 33. List of unsold units needs to be submitted. **Status: - Submitted but need to be revised** 34. Copy of Site photographs for the physical status of construction need to be provided. **Status: - Submitted** 35. Supporting documents for reasons for delay of the project needs to be submitted. **Status: - Not submitted** 36. REP-II needs to be submitted.

		Status: -Revised 37. Cost of the land needs to be clarified according to the area applied for the registration. **Status: -Not clarified** 38. Clarification related interest to financial institution in miscellaneous cost needs to be submitted. **Status: - Not clarified** 39. KYC of project consultant needs to be submitted. **Status: - Submitted** 40. Final approval of change in bank account needs to be submitted. **Status: - Not submitted** 41. KYC of the partner of promoter needs to be submitted. **Status: - Submitted** 42. Financial resources needs to be met with project cost. **Status: - Not submitted** 43. CA certificate for non-default needs to be provided. **Status: - Submitted** 44. CA Certificate for expenditure incurred and to be incurred needs to be provided. **Status: - Submitted** 45. CA certificate for net worth needs to be submitted. **Status: - Submitted** 46. Bank undertaking needs to be submitted. **Status: -Submitted but need to be revised** 47. Board resolution for operation of bank account needs to be revised along with the KYC of authorized person to operate bank account needs to be submitted. **Status: - Not submitted** 48. Affidavit regarding arrangement with the bank for separate bank under section 4(2)(l)(D) account needs to be submitted. **Status: - Submitted but needs to be revised.** 49. Statement of quarterly source of funds and quarterly expenditure needs to be provided. **Status: - Not submitted but needs to be revised.** 50. Affidavit regarding 10 % auto deduct of EDC needs to be submitted. **Status: - Submitted** 51. LLP agreement dated 25th October 2016 needs to be submitted. **Status: - Submitted** 52. Clarification regarding other sources in loan and advances needs to be submitted. **Status: - Not submitted** 53. Complete details of promoter from MCA site needs to be submitted.

		Status: - Submitted 54. Cash flow statement needs to be provided. **Status: - Submitted** 55. Copy of paid challan of EDC and IDC needs to be submitted. **Status: - Submitted** 56. CA certificate for financial details of inventory (Sold/ unsold) needs to be provided. **Status: -Submitted but need to be revised**
42.	**Remarks**	1. Online DPI needs to be corrected. 2. LC-IV duly signed by the director of Town and Planning, Haryana need to be submitted. 3. The development agreement dated 22.09.2017 does not contain an irrevocability clause which needs to be clarified. 4. Approval/NOC from various agencies for connecting external services like road access permission, construction water and Storm water needs to be submitted. 5. Copy of demand draft submitted earlier at the time of registration need to be submitted. 6. Copy of draft Application form need to be revised. 7. Copy of draft Allotment Letter as per prescribed format needs to be submitted. 8. Copy of draft BBA as per prescribed format needs to be submitted. 9. Copy of draft Conveyance deed needs to be revised. 10. Copy of payment receipt need to be submitted. 11. Draft copy of Brochure needs to be submitted. 12. Draft copy of advertisement needs to be submitted. 13. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. 14. List of unsold units needs to be submitted. 15. Supporting documents for reasons for delay of the project needs to be submitted. 16. Cost of the land needs to be clarified according to the area applied for the registration. 17. Clarification related interest to financial institution in miscellaneous cost needs to be submitted. 18. Final approval of change in bank account needs to be submitted. 19. Financial resources needs to be met with project cost. 20. Bank undertaking needs to be submitted. 21. Statement of quarterly source of funds and quarterly expenditure needs to be provided.

		22. Clarification regarding other sources in loan and advances needs to be submitted. 23. CA certificate for financial details of inventory (Sold/ unsold) needs to be provided.

Recommendations: The application for extension of registration under Section 6 of the Act, 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 42. It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 29.01.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate.

Asha
Chartered Accountant

Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 29.12.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Ranjit Bhambhu (AR) and Ms. Anjana Kumari (AR) are present on behalf of the promoter and states that out of 12 towers, Occupation certificate for 3 towers namely G, H, J and EWS has been issued by DTCP, Haryana and at present around 1000 labours are working at the site to complete the remaining work. The AR further request for grant of extension of registration under Section 6 of the Act, 2016. The Authorized Representative of the promoter submits that the remaining deficiencies as pointed by the Authority will be submitted within a period of one week.

The AR of the promoter also states that at the time of substitution of the registration certificate in 2021, the RC was issued with the new bank account (changed bank account). Further states that they had changed bank account in the quarter Jan- March, 2019.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter for submission of remaining documents along with the CA certificate regarding closing balance of old bank account and opening balance of new account are same at the time of change in bank account and also to submit an affidavit of director regarding the same.

The extension of the registration of the project is approved as proposed subject to the rectification of deficiencies mentioned above at S.no. 42.

The Extension Certificate shall be issued after submission of remaining deficiencies mentioned above including CA certificate and affidavit of directors.

(Arun Kumar)
Chairman, HARERA