Godrej Meridien -III
RERA-GRG-2151-2026

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Godrej Meridien -III	
2.	**Name of the promoter**	M/s Godrej Real View Developers Pvt. Ltd.	
3.	**Brief of the promoter**	M/s Godrej Real View Developers Private limited has been incorporated dated 01.09.2016 at registered address Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East), Mumbai, Maharashtra India 400079. Mr. Tarun Chadha and Mr. Shourya Suhag are the director of the promoter.	
4.	**Nature of the project**	Group Housing colony	
5.	**Location of the project**	Sector 106, Gurugram	
6.	**Legal capacity to act as a promoter**	License Holder	
7.	**Name of license holder**	M/s Godrej Real View Developers Pvt. Ltd.	
8.	**Status of project**	Ongoing	
9.	**RERA Registration No.**	09 of 2020	
10.	**Validity of Registration Certificate**	Valid From 10.02.2020	30.09.2025 + 6 months COVID i.e., 30.03.2026
11.	**Date of receipt of application for extension**	31.12.2025	
12.	**Whether extension of registration applied for whole/phase**	Phase	
13.	**Extension applied till**	30.03.2027	
14.	**Online extension ID**	RERA-GRG-2151-2026	
15.	**Registration Temp ID**	RERA-GRG-517-2019	
16.	**QPR status**	Submitted	
17.	**4(2)(l)(D) reports status**	Submitted	
18.	**4(2)(l)(C) compliance**	Applied for extension on 31.12.2025.	
19.	**Compliance of RC conditions**	Renewal of license within 3 months – **Submitted.** Mining permission within 3 months – **Submitted.**	
20.	**Status of change of bank account**	N/A	
21.	**Details of proceedings pending against the project**	RERA-GRG-4092-2022- SCN for 4(2)(l)(D) RERA-GRG-3398-2022- SCN for QPR	
22.	**Present stage of completion as per QPR (%)**	78 %	

23.	**Total Project cost**	Rs. 665.45/- Crores			
24.	**Project expenditure so far**	Rs. 562.3/- Crores			
25.	**Estimated expenditure for completion so far**	Rs. 103.15/- Crores			
26.	**Total units**	428 units + 1 Nursery School			
27.	**Sold Units**	426 units			
28.	**Unsold Units**	2 units			
29.	**Total Sale Consideration**	Rs 880.72/- Crores			
30.	**Total amount received from sale proceeds**	Rs 692.34/- Crores			
31.	**Total Amount to be Received**	Rs 188.38/- Crores			
32.	**As per QPR closing balance in RERA A/c as on 31.12.2025**	Rs 0/-			
33.	**License no.**	18 of 2008 dated 02.02.2008		Valid upto 01.02.2030	
34.	**Total licensed area**	14.793 Acres	**Area for extension of registration**	5.06 Acres	

35.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	18 of 2008 dated 02.02.2008	01.02.2030
	ii)	**Zoning Plan Approval**	Drg no. DG. TCP 5638 dated 24.10.2016	-
	iii)	**Building Plan Approval**	ZP-1128/AD(RA)/2018/9858 dated 21.03.2018	20.03.2023 Renewed upto 20.03.2028 for Towers 3 to 7 and Renewed upto 20.03.2026 for Community building, Nursery School and Convenient Shopping
	iv)	**Environmental Clearance**	SEIAA/HR/2018/235 dated 04.04.2018	03.04.2028
	iv)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2021/417/1715-1718 dated 11.11.2021	10.11.2029

	v)	Fire scheme approval	DFS/SF/2018/923/50524 dated 18.05.2018
	vi)	Service plans and estimates approval	LC-1017-Vol-II-PA(SN)-2018/18957 dated 25.06.2018
36.	Reasons for delay		Not Submitted
37.	Fee details		
	Registration fee		**Residential-** 58,220.509 * 1.84 * 10 = Rs 10,71,257/- 809.166*10 = Rs 8092/- **Total = Rs 10,79,349/-**
	Processing fee		59029.675*10 = Rs 590297/-
	Late Fee		150 % of registration fee Rs 16,19,025/-
	Extension Fee (Half of Registration fee)		Rs 5,39,675/-
	Processing fee		59029.675*10 = Rs 590297/-
	Late fee		N/A
	Total fee		**Rs 44,18,643/-**
38.	DD amount submitted at the time of registration		Rs 2,17,717/- Rs 1,19,009/- Rs 3,75,579/- Rs 2,00,406/- Rs 7,56,936/- Rs 16,19,025/- **Total – Rs 32,88,672/-**
	DD no. and date for registration		510006 dated 14.11.2019 510007 dated 14.11.2019 510008 dated 14.11.2019 510009 dated 14.11.2019 512091 dated 27.01.2020 512092 dated 27.01.2020
	Name of the bank issuing		IndusInd Bank
	DD/RTGS Amount submitted for extension		Rs 11,00,000/- Rs 29,971/-
	DD/RTGS no. and date for extension		511353 dated 26.12.2025 511410 dated 21.01.2026
	Name of the bank issuing		ICICI Bank
	Total Amount Paid		**Rs 44,18,643/-**
	Deficient amount		**NIL**
39.	File Status		**Date**
	File received on		31.12.2025
	Notice Sent on		14.01.2026
	First hearing on		19.01.2026
	Second hearing on		28.01.2026
	Third hearing on		02.02.2026

40.	**Case History: -** The Promoter M/s Godrej Real View Developers Pvt. Ltd. who is a license holder applied for the extension of registration of real estate Group housing colony project namely "Godrej Meridien- III" located at Sector-106, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 104795 dated 31.12.2025 and EPIN-180. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-517-2019 and online generated for project extension temp id RERA-GRG-2151-2026. The total licensed area is 14.793 acres and project area for the extension of registration is 5.06 acres as registered in Phase III. The license no – 18 of 2008 dated 02.02.2008 has been granted for development of Group Housing colony on an area admeasuring 14.793 acres. The application for extension of registration of project was scrutinized and accordingly, the deficiency notice was issued vide no. HARERA/GGM/EPIN/180 dated 16.01.2026 to rectify the deficiencies with an opportunity of hearing on 19.01.2026. The promoter has submitted a reply on 28.11.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Times of India (English), The Tribune (English) and Navbharat Times (Hindi) dated 03.01.2026 for objection till 16.01.2026 has been submitted. **On 19.01.2026**, the matter is adjourned and fixed for 28.01.2026. **On 28.01.2026**, the matter is adjourned and fixed for 02.02.2026. The promoter has submitted a reply on 16.01.2026 and 27.01.2026 which were scrutinized and the status of documents is mentioned below.	
41.	**Present compliance status as on 02.02.2026 of deficient documents as conveyed through notice dated 16.01.2026.**	1. Deficit Fee – Rs 29,971/- needs to be submitted. **Status: Submitted vide DD no. 511410 dated 21.01.2026 amounting Rs 29,971/-.** 2. Original RC needs to be submitted. Status: Not Submitted. The promoter stated due to employee turnover, the original RC has been misplaced. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted.** 5. Booking list of unit sold to the allottees as on date of the application applied for extension which includes name of the allottees, unit no., unit area, date of

		booking, average rate, total consideration and balance amount to be receive needs to be submitted. **Status: Submitted.** 6. List of unsold units needs to be submitted. **Status: Submitted.** 7. Copy of Site photographs for the physical status of construction need to be submitted. **Status: Submitted.** 8. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 9. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 10. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted.** 11. Financial resources of the project needs to be met with project cost. **Status: Submitted.** 12. Project report needs to be submitted. **Status: Submitted.** 13. KYC of authorized person to operate bank account needs to be submitted. **Status: Submitted.** 14. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted.** 15. Bank undertaking needs to be submitted. **Status: Submitted.** 16. Latest CA certificate for financial details of inventory needs to be submitted. **Status: Submitted.** 17. CA Certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted.** 18. Latest CA certificate for non-default needs to be submitted. **Status: Submitted.** 19. CA certificate for net worth needs to be submitted. **Status: Submitted.** 20. Annual balance sheet for the financial year 2023-24 and 2024-25 needs to be submitted. **Status: Submitted.** 21. Statement of quarterly source of funds and quarterly expenditure (Cost of construction and IDW) needs to be submitted.

		Status: Submitted. 22. Cash flow statement needs to be submitted. Status: Submitted but needs to be revised. 23. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted.** 24. Affidavit of promoter regarding separate bank account under section 4(2)(l)(D) needs to be revised. **Status: Submitted.** 25. KYC of real estate agent needs to be submitted. **Status: Submitted.**
42.	**Remarks**	1. Original RC needs to be submitted. Status: Not Submitted. The promoter stated that due to employee turnover, the original RC has been misplaced. 2. Online DPI needs to be corrected. 3. Cash flow statement needs to be submitted. Status: Submitted but needs to be revised.

Recommendation:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and are found to be in order except the documents mentioned above.

No objection has been received w.r.t the public notice issued in Times of India (English), The Tribune (English) and Navbharat Times (Hindi) dated 03.01.2026 for objection till 16.01.2026.

It is recommended that the Authority may consider the grant of extension of registration subject to the submission of above.

Asha
Chartered Accountant

02/2/26
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 02.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 02.02.2026.

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Ranjit Bhambhu (AR), Sh. Sumit Khatri and Ms. Anjana Kumari (AR) are present on behalf of the promoter and states that there are total 4 residential towers in this phase out of which OC for Tower 7 has been received on 30.09.2024 and OC for Tower 5 & 6 has been

applied to DTCP, Haryana and Tower 4 is also at the finishing stage. At present 650 labours are working at the site to complete the remaining work.

The AR further requests 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 Authority has taken note of the submissions made by the Authorized Representative of the promoter for submission of remaining documents.

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.

(Arun Kumar)
Chairman, HARERA