

Project	Godrej Samaris
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 Samaris		
2.	Name of the promoter	M/s Godrej Properties Ltd.		
3.	Brief of promoter	M/s Godrej Properties Limited is corporate dated 08/02/1985 and registered address at Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East), Mumbai City, Mumbai, Maharashtra, India, 400079. Mr. Indu Bhushan, Mr. Nadir Burjor Godrej, Mr. Sutapa Banerjee, Mr. Sumeet Subhash Narang, Mr. Jayashree Vaidhyanthan are the director, Mr. Pirojsha Adi Godrej is the whole-time director and Mr. Gaurav Pandey is the Managing Director. Mr. Ashish Sudhakar Karyekar is the Company Secretary and Mr. Rajendra Sawarmal Khetawat is the CFO of the promoter company.		
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 (Conveyance deed holder)		
7.	Name of the license holder/ Conveyance deed holder	M/s Godrej Properties Ltd. (land allotted by HSVP)		
8.	Status of project	New		
9.	Whether registration applied for whole/Phase	Whole		
10.	Phase no. (If applicable)	N/A		
11.	Online application ID	RERA-GRG-2216-2026		
12.	HSVP allotment no.	ZO002/EO018/UE029/GALOT/0000000546 dated 31.03.2025		
13.	HSVP Conveyance Deed no. and date	19437 dated 17.02.2026		
14.	Total licensed area/ allotted area	7.413 acres (29999.46 sqm)	Area to be registered	7.413 acres (29999.46 sqm)
15.	Project completion date as declared u/s 4(2)(I)(C)	31.08.2033		



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16.	QPR Compliance (If applicable)	N/A		
17.	4(2)(I)(C) Compliance (If applicable)	N/A		
18.	4(2)(I)(D) Compliance (If applicable)	N/A		
19.	Status of change of bank account	N/A		
20.	RC compliance	N/A		
21.	Total No. of towers	5 towers (G+36)		
22.	Number of units	488 Residential units and 6 commercial units		
23.	Carpet area	150 sq mtr to 362 sq mtr		
24.	Total Project cost	Rs. 3,646.75 Cr		
25.	Project Expenditure So far	Rs. 1,294.79 Cr		
26.	Estimates expenditure for completion	Rs. 2,351.96 Cr		
27.	Construction cost (Average)	Rs. 11,594/- per sq ft		
28.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	Allotment details	ZO002/E0018/UE029/GALOT/0000000546 dated 31.03.2025	
	2.	Conveyance deed details	19437 dated 17.02.2026	
	3.	Zoning plan approval	Drg No. CTP(HSVP)158/2026 dated 21.01.2026	
	4.	Building plan approval	CTP/STP(LH)/PT/92263 dated 30.03.2026	29.03.2031
	5.	Environment Clearance approval	EC25B3812HR5752453N dated 09.03.2026	08.03.2036
	6.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/245/830-33 dated 11.03.2025	10.03.2033
	7.	Fire scheme approval	Not submitted	
	8.	Electrical load	Not submitted	
	9.	Service plan and estimate approval	N/A - Vide memo no. 148902 dated 09.05.2022 (Internal copy prepared by builder needs to be submitted)	
29.	Fee Details			



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	A) Registration fee	Resi - 123592.569 * 4.13 * 10 = Rs 51,04,373/- Comm - 149.997 * 4.13 * 20 = Rs 12,390/-
	B) Processing Fee	123742.566 * 10 = Rs 12,37,426/-
	C) Late Fee	N/A
	Total Fee (A+B+C)	Rs 63,54,189/-
30.	DD Details	
	DD No. and Date	001016 dated 19.02.2026
	Fees Paid	Rs. 65,90,550/-
	Name of the bank issuing	HDFC Bank
	Deficit fee	Nil (Excess amount Rs. 2,36,361/-)
31.	File Status	Date
	File received on	02.04.2026
	First notice Sent on	21.04.2026
	1st hearing on	27.04.2026
32.	Case History: -	
		<ol style="list-style-type: none">1. The promoter, M/s Godrej Properties Ltd. has applied on 02.04.2026 for registration of the Group Housing Project namely "Godrej Samaris" measuring 7.413 acres (29999.46 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/EO018/UE029/GALOT/0000000546 dated 31.03.2025 and conveyance deed no. 19437 dated 17.02.2026.3. A public notice dated 09.04.2026 with respect to the consideration of present application of registration of the project was published in Nav Bharat Times (Hindi), The Times of India (English) and The Tribune (English).4. The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 21.04.2026 and date of hearing was fixed for 27.04.2026.5. The site of project has been visited on 23.04.2026 and it is reported that the project site has access from 24 mt wide road which is metaled and operational as on date. The 24 mt wide road is further connected to Golf Course Road through sector road. Further, assurance for water, sewer, storm has also been granted to the promoter for their connection.6. No objections received in the Authority against the public notice issued dated 09.04.2026.7. The reply dated 22.04.2026 and 24.04.2026 submitted by the promoter have been scrutinized and the status of remaining deficiencies is mentioned below.
33.	Present compliance status as on 27.04.2026 of deficient documents	<ol style="list-style-type: none">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.



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<p>as conveyed in the notice dated 21.04.2026</p>	<p>Status: Not submitted</p> <p>2. Online DPI needs to be corrected. Status: Needs to be revised.</p> <p>3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. Status: Needs to be revised.</p> <p>4. Fire scheme approval along with plans needs to be submitted. Status: Not submitted.</p> <p>5. Copy of service plans and estimates need to be submitted. Status: Service plan submitted but estimates pending.</p> <p>6. Readable and visible copy of approved zoning plan needs to be submitted. Status: Submitted.</p> <p>7. Electrical Load availability connection for the project needs to be submitted. Status: Not submitted.</p> <p>8. Mining permission needs to be submitted. Status: Not submitted.</p> <p>9. Road access permission needs to be submitted. Status: Promoters states that the project is connected with 24 mtr wide road and the same is already developed. Therefore, road access permission is not required.</p> <p>10. PERT chart needs to be signed and revised. Status: Submitted</p> <p>11. Draft allottees documents i.e., application form, conveyance deed needs to be revised and payment receipt need to be submitted. Status: Needs to be revised. Payment receipt submitted</p> <p>12. Draft brochure and advertisement document of the proposed project needs to be submitted. Status: Needs to be revised.</p> <p>13. REP-II needs to be revised.</p>
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		<p>Status: Needs to be revised.</p> <p>14. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. However, TDR purchase certificate needs to be provided.</p> <p>15. Project report needs to be provided. Status: Submitted</p> <p>16. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted</p> <p>17. Legible copy of MOA and AOA needs to be submitted. Status: Submitted</p> <p>18. Latest CA certificate for net worth needs to be submitted. Status: Not submitted.</p> <p>19. CA certificate for REP I needs to be submitted. Status: Submitted</p> <p>20. Original bank undertaking needs to be submitted. Status: Submitted</p> <p>21. Background of the promoter needs to be submitted. Status: Submitted</p> <p>22. Quarterly schedule of estimated expenditure and resources needs to be provided. Status: Submitted</p> <p>23. Cash flow statement needs to be revised. Status: Submitted</p> <p>24. KYC of registered real estate agent along with Agent RERA certificate needs to be submitted. Status: Submitted</p> <p>25. Affidavit regarding no loan on project land needs to be revised. Status: Submitted</p>
34.	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. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the</p>


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		<p>format provided under annexure "C" of Rules 2017 need to be submitted.</p> <ol style="list-style-type: none"> 4. Fire scheme approval along with plans needs to be submitted. 5. Copy of service estimates need to be submitted. 6. Electrical Load availability connection for the project needs to be submitted. 7. Mining permission needs to be submitted. 8. Road access permission needs to be submitted. <p>Status: Promoters states that the project is connected with 24 mtr wide road and the same is already developed. Therefore, road access permission is not required</p> <ol style="list-style-type: none"> 9. Draft allottees documents i.e., application form, conveyance deed needs to be revised. 10. Draft brochure and advertisement document of the proposed project needs to be revised. 11. REP-II needs to be revised. 12. Cost of the land needs to be clarified according to the area applied for the registration - TDR purchase certificate needs to be provided. 13. Latest CA certificate for net worth needs to be submitted.
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Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, approved Fire Scheme, electrification plan including documents mentioned at S. No. 34.

The promoter shall submit a DD amounting to Rs. 25 lakh each as a security amount for submission of the approved Fire Scheme within 4 months from the grant of registration.

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


(Asha)

Chartered Accountant


(Sumeet)

Engineering Officer

Day and Date of hearing	Monday and 27.04.2026
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Proceeding recorded by	Ram Niwas
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PROCEEDINGS OF THE DAY

Proceedings dated: 27.04.2026
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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Sh. Gautam Babbar (Regional Head), Sh. Ranjit Bhambhu (AR) and Ms. Anjana Gulati (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that HSVP has allotted a land parcel area measuring 7.413 acres (29999.46 sqm) to M/s Godrej Properties Limited vide conveyance deed no. 19437 dated 17.02.2026 and accordingly promoter obtained the approval of building plans for the project. The project site is located on 24 mt wide road and the road is metaled and motorable as on date. So, there is no need for separate access permission and affidavit to this affect has also been submitted to the Authority.

Further states that the fire scheme approval, approved electrification plan, and mining permission are under process, and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- i. Fire Scheme approval within 3 months from the date of grant of registration;
- ii. Approved Electrification plan within 3 months from the date of grant of registration; and
- iii. Mining permission before start of construction of project.

Further, he undertakes to submit the Demand Draft amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit the Demand Draft amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority as security amount for timely submission of fire scheme approval within 3 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frames, the said security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit:

1. Approved electrification plan within 3 months from the date of grant of registration;
2. Mining permission before start of construction of project.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above including correction in Form A-H, online DPI and submission of Demand Draft of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) for submission of fire scheme approval within the time frame mentioned above, along with the deficiency mentioned at S. No. 34.


(Arun Kumar)

Chairman, HARERA