

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.जी. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

Project - Godrej Zenith
Promoter - M/s Godrej Properties Ltd.

Hearing brief for amendment in registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Godrej Zenith
2.	Name of the promoter	M/s Godrej Properties Ltd.
3.	About the 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	Mix Land Use Colony
5.	Location of the project	Sector-89, Gurugram
6.	Legal capacity to act as a promoter	License holder
7.	Name of the license holder	M/s Godrej Properties Ltd.
8.	Status of project	New
9.	RERA Registration No.	26 of 2024
10.	Validity of Registration Certificate	18.03.2024 31.03.2031 + 4 months = 31.07.2031
Note: As per the Office Order dated 11.08.2026, the project was registered before 31.07.2026. The validity of the project, as per the REP-II submitted by the promoter at the time of registration under Section 4, was up to 31.03.2031, which is beyond 28.02.2026. Accordingly, in terms of the aforesaid Office Order dated 11.08.2026, the completion period of the project stands extended by four months, and the revised validity of the project shall be up to 31.07.2031.		
11.	Date of receipt of application for amendment in registration	20.07.2026
12.	Whether registration applied for whole	Whole
13.	Online application ID	RERA-GRG-PROJ-2295-2026
14.	License no.	151 of 2023 dated 20.07.2023 valid up to 19.07.2028
15.	Total licensed area	14.20625 acres Area to be registered 14.20625 acres
16.	Projected completion date	OC: 31.01.2031 CC: 31.03.2031 (needs to be revised)
17.	QPR Compliances (if applicable) for RC NO. 26 of 2024	Submitted from April 2024- June 2024 to April 2026- June 2026.

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्या 16



HARERA
GURUGRAM

Project – Godrej Zenith

Promoter – M/s Godrej Properties Ltd.

18.	4(2)(I)(D) Compliances (if applicable) for RC NO. 26 of 2024	4(2)(I)(d) report for FY 2023- 2024 & FY 2024- 2025 submitted.
19.	4(2)(I)(C) Compliances (if applicable)	Applied for amendment in registration. As per the RC issued, the validity under Section 4 is still valid i.e. upto 31.03.2031
20.	Status of change of bank account	N/A
21.	Details of proceedings pending against the project	N/A
22.	RC Conditions Compliances (if applicable) for RC NO. 26 of 2024	The promoter shall submit the fire scheme approval and service plan & estimates within 3 months from the issuance of the registration certificate. Status: Fire scheme approval and Approved Service Plans & Estimates submitted within time. The promoter shall submit the mining permission before the commencement of excavation work at the site. Status: Submitted
23.	No. of Tower (As per approved revised building plans)	9 Tower, EWS, Primary school + Nursery school, Nursery school, Commercial & Community building
24.	Carpet area of units	2 Bhk: 635.50 Sq.ft.- 1152.71 Sq.ft. 3 Bhk: 932.05 Sq.ft.- 1506.62 Sq.ft. 4 Bhk: 1382.62 Sq.ft.- 1464.21 Sq.ft. Shop: 99.89 Sq.ft.- 946.90 Sq.ft. Kiosk: 24.97 Sq.ft.- 97.41 Sq.ft. Studio: 264.68 Sq.ft.- 409.89 Sq.ft.
25.	No. of units (As per approved revised building plans)	1334 Residential units, 236 EWS, 93 Shops & 138 Studio
26.	Present stage of completion (%)	13.90% (As per April- June 2026 QPR submitted)
27.	Total Project cost	Rs 2732.97 crs (Land cost: Rs 319.66 Cr.)
28.	Incurred cost	Rs 866.68 crs
29.	To be incurred	Rs 1866.29 crs
30.	Construction cost per Sq.ft.	Construction Cost of Tower 1 per sqft: Rs 5838.46 per sqft Construction Cost of Tower 2 per sqft: Rs 5901.43 per sqft Construction Cost of Tower 3 per sqft: Rs 6101.18 per sqft Construction Cost of Tower 4 per sqft: Rs 5977.43 per sqft Construction Cost of Tower 5 per sqft: Rs 5731.87 per sqft Construction Cost of Tower 6 per sqft: Rs 6550.97 per sqft Construction Cost of Tower 7 per sqft: Rs 6155.03 per sqft Construction Cost of Tower 8 per sqft: Rs 6550.97 per sqft Construction Cost of Tower 9 per sqft: Rs 6263.84 per sqft Construction Cost of Tower 10/EWS per sqft: Rs 3574.06 per sqft Construction Cost of Commercial per sqft: Rs 5612.77 per sqft

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HARERA
GURUGRAM

Project – Godrej Zenith

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		Construction Cost of Club House per sqft: Rs 9773 per sqft Construction Cost of Primary School per sqft: Rs 3670.31 per sqft	
31.	Total units	1334 Flats, 236 EWS, 93 Shops and 138 Studio (1565)	
32.	Sold units	1509 out of 1545 (as per earlier approved building plans)	
33.	Unsold units	36	
34.	Total sale consideration from sold units	Rs 4,18,3.85/- Cr.	
35.	Total amount received from sold inventory	Rs 1,92,2.39/- Cr.	
36.	Amount to be received from existing allottee.	Rs 2,26,1.46/- Cr.	
37.	As per QPR closing balance in RERA A/c excluding FD as on 30.06.2026	Rs 4.72/- Cr.	
38.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	151 of 2023 dated 20.07.2023
	ii)	Zoning plan approval	Drg. No. DTCP 9441 dated 21.07.2023
	iii)	Building plan approval	Memo no. ZP-1850/PA(DK)/2024/3912 dated 01.02.2024
		Revised Building plan approval	Memo no. ZP-1850-II/SD(RD)2026/21897 dated 22.06.2026
	iv)	Environment Clearance approval	SEIAA/HR/2023/383 dated 08.12.2023
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2023/598/2520-2523 dated 16.08.2023
	vi)	Fire scheme approval	FS/2024/373 dated 15.03.2024
		Revised fire scheme approval	FS/2026/1575 dated 14.09.2026
	vii)	Service plan & estimates approval	Memo no. LC-5020/ASSTT(RK)/2024/7197 dated 28.02.2024
		Revised service plan & estimates approval	Not submitted
	viii)	Electrical Load Availability Connection	Memo no. Ch- 40/ Drg. - PLC dated 24.08.2023
		Revised Electrification plan	Not submitted
	Fee Details		

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



HARERA
GURUGRAM

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39.	Note: The promoter has submitted the application for amendment of registration due to revision in building plans. Therefore, the processing fee submitted at the time of registration application is being forfeited and the balance is being considered. Further registration fees have been recalculated for amendment registration of the project based on recent FAR of the project.	
	Registration Fee	Residential: 2,01,480.28 x 3.68 x 10= Rs 74,14,474/- Commercial: 10,194.22 x 3.68 x 20= Rs 7,50,295/- Total: Rs 81,64,769/-
	Processing fee	211674.50 x 10 = Rs 21,16,745/-
	Note : It is noted that the promoter has submitted the revised building plans vide Memo No. ZP-1850-II/SD(RD)2026/21897 dated 22.06.2026, wherein the permissible FAR is 2,08,115.84 sq. m. with a FAR factor of 3.62, whereas the approved/sanctioned FAR is 2,06,390.22 sq. m. and the proposed FAR is 2,07,604.90 sq. m. However, as per the sanctioned building plans, the sanctioned FAR is 2,11,674.50 sq. m., with a corresponding FAR factor of 3.68. Accordingly, the applicable fee has been calculated on the basis of 2,11,674.50 sq. m. of proposed/revised FAR.	
	Late fee	N/A
	Processing fee to be forfeited (At the time of registration application)	2,08,115.84 x 10= Rs 20,81,158/-
	Total fee	Rs 1,23,62,672/-
40.	DD/ RTGS Details	
	DD/ RTGS amount	Rs 99,50,000/- Rs 41,700/- Rs 20,81,100/- Rs 2,89,872/- Total: Rs 1,23,62,672/-
	DD/ RTGS no. and date	001592 dated 19.01.2024 240223178841085 dated 23.02.2024 002024 dated 09.07.2026 002049 dated 14.08.2026
	Deficient amount	Nil
41.	File Status	
	File received on	20.07.2026
	2/3rd Consent for amendment in registration received on	28.07.2026
	First notice Sent on	12.08.2026
	1st hearing on	17.08.2026 (Adjourned)
	2nd hearing on	31.08.2026 (Adjourned)
	3rd hearing on	07.09.2026 (Adjourned)
	4th hearing on	14.09.2026 (Adjourned)
	5th hearing on	21.09.2026
42.	Case History:	
	The Promoter, M/s Godrej Properties Ltd., being the license holder, applied for amendment in the registration of the real estate mixed land use colony namely "Godrej Zenith", located at Sector-89, Gurugram, Haryana, on 20.07.2026 vide RPIN-1085. The	

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Temp. I.D. of REP-I (Part A-H) is RERA-GRG-PROJ-2295-2025. The project area proposed for amendment in registration is 14.20625 acres.

The Promoter obtained the approval of the building plans vide Memo No. ZP-1850/PA(DK)/2024/3912 dated 01.02.2024 from DTCP, Haryana. Thereafter, the project was registered with the Authority vide Registration Certificate No. 26 of 2024 dated 18.03.2024. Subsequently, the Promoter obtained approval of the revised building plans vide Memo No. ZP-1850-II/SD(RD)/2026/21897 dated 22.06.2026 from DTCP, Haryana and approached the Authority for amendment in the said Registration Certificate.

As per the provisions of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition in the sanctioned plan of the project requires the written consent of at least two-thirds of the allottees. As per the details submitted by the Promoter, 1,509 out of 1,545 units have been sold to 1,503 unique allottees. The Promoter has submitted the written consent of 1,110 unique allottees, constituting more than two-thirds of the total number of unique allottees in the project, for the proposed alteration in the sanctioned plans.

Accordingly, the changes proposed by the Promoter pursuant to the revised building plans are as follows:

Particulars	Previous Building Plan	Revised Building Plan
Date of Building Plan Approval	Memo No. ZP-1850/PA(DK)/2024/3912 dated 01.02.2024	Memo No. ZP-1850-II/SD(RD)/2026/21897 dated 22.06.2026
Area	14.20625 Acres	14.20625 Acres
Total No of Tower	9 Residential Towers 01 Commercial Tower School + EWS Tower	Remain same
FAR	3.62	3.68
Total Permissible FAR	208115.84 Sqm	Remain Same
Proposed FAR	207604.90 Sqm	211674.50 Sqm
Permissible Ground Coverage	34494.34 Sqm	Remain Same
No. Basement	Basement 1 & 2	Remain Same
Total No. of Units/Flats	1314 Flats 233 EWS 93 Shops 138 Studio	1334 Flats 236 EWS 93 Shops 138 Studio
Tower 1	Configuration – 2B + P + 35 No. of Units – 206 FAR – 22802.27 Sqm	Configuration – 2B + P + 35 No. of Units – 206 FAR – 22592.85 Sqm

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HARERA
GURUGRAM

Project – Godrej Zenith

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Tower 2	Configuration – 2B + P + 35 No. of Units – 139 FAR – 14566.61 Sqm	Configuration – 2B + P + 35 No. of Units – 139 FAR – 14385.57 Sqm
Tower 3	Configuration – 2B + P + 34 No. of Units – 135 FAR – 21132.98 Sqm	Configuration – 2B + P + 34 No. of Units – 135 FAR – 20954.68 Sqm
Tower 4	Configuration – 2B + P + 35 No. of Units – 139 FAR – 14545.91 Sqm	Configuration – 2B + P + 35 No. of Units – 139 FAR – 14373.53 Sqm
Tower 5	Configuration – 2B + P + 35 No. of Units – 139 FAR – 20917.13 Sqm	Configuration – 2B + P + 35 No. of Units – 139 FAR – 20626.94 Sqm
Note: As per the revised approved building plans, the fire lobby area in Towers 1 to 5 has been deducted from the FAR area. Apart from this, there is no other change.		
Tower 6	Configuration – 2B + P + 36 No. of Units – 143 FAR – 25890.17 Sqm	Configuration – 2B + P + 37 No. of Units – 147 FAR – 26351.66 Sqm 01 Floor Added
Tower 7	Configuration – 2B + P + 34 No. of Units – 135 FAR – 19399.49 Sqm	Configuration – 2B + P + 35 No. of Units – 139 FAR – 19788.81 Sqm 01 Floor Added
Tower 8	Configuration – 2B + P + 36 No. of Units – 143 FAR – 25890.17 Sqm	Configuration – 2B + P + 37 No. of Units – 147 FAR – 26351.66 Sqm 01 Floor Added
Tower 9	Configuration – 2B + P + 34 No. of Units – 135 FAR – 21873.85 Sqm	Configuration – 2B + P + 36 No. of Units – 143 FAR – 22932.66 Sqm 02 Floor Added

A public notice dated 31.07.2026 inviting objections till 14.08.2026 with respect to consideration of present application was published in The Times of India (English), The Tribune (English) and Nav Bharat Times (Hindi).

Objections against the public notice issued by the Authority were received in the Authority on 12.08.2026, 14.08.2026, 17.08.2026, and 31.08.2026. On the respective dates, the concerned allottees also inspected the relevant file. The names of the concerned allottees are as follows: Gautam Wadhwa, Mukesh Khanna, GS Lamba, Vivek Bhargav, Hanish Sethi and Sanjeev Kumar Bhardwaj. The complainants (Gautam Wadhwa, Mukesh Khanna, GS Lamba and Sanjeev Kumar Bhardwaj) have primarily objected to the proposed amendment/revision of the approved building plans, alleging that:

- Valid consent of 2/3rd allottees has not been obtained.

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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



- The consents/NOCs submitted by the promoter are disputed and allegedly contain invalid signatures.
- The proposed amendment may adversely affect the rights and interests of existing allottees, including changes in density, layout, green areas, open spaces and amenities.
- The promoter has allegedly not disclosed the complete details/documents relating to the proposed changes.
- The complainants have sought verification of the consent documents/signatures and an opportunity of hearing before approval of the amendment.

On 17.08.2026, the matter was adjourned and to come up on 31.08.2026.

On 31.08.2026, the matter was adjourned and to come up on 07.09.2026.

Brief of the Reply on Behalf of M/s Godrej Properties Limited submitted on 07.09.2026

The Promoter has primarily contested the maintainability and merits of the objections on the following grounds:

- 1. Prior Written Consent of Applicants:** The Applicants had themselves provided specific and irrevocable consent in the Application Form and the registered Agreement for Sale for revision of the building plans, including an increase of up to two floors in Towers 6, 7, 8 and 9 and additional commercial FAR up to 250 sq. m.
- 2. Applicants' Tower Not Affected:** The Applicants' apartment is situated in Tower-1 & 9 (as per objections recieved), whereas the proposed revision concerns only Towers 6, 7, 8 and 9. Therefore, there is no alteration in the carpet area, specifications, parking, consideration, possession timeline or other contractual particulars.
- 3. Nature of Revised Plans:** The revision involves one additional floor each in Towers 6, 7 and 8 and two additional floors in Tower 9. The EWS units increase from 233 to 236. **There is no change in Towers 1-5 or the commercial block.**
- 4. Statutory Approval and Structural Safety:** The revised plans were subjected to the prescribed approval process. IIT Guwahati furnished a structural stability certificate on 27.01.2026. Objections were invited from allottees, and a hearing was conducted on 09.04.2026. The revised plans were finally sanctioned by the competent authority on 22.06.2026.
- 5. Two-Third Consent:** The Promoter submitted written consent of **1,110 unique allottees**, exceeding the statutory requirement of two-thirds under Section 14(2)(ii) of the RERA Act. The certified list of allottees and consents were furnished to the competent authority.
- 6. Compliance with Section 14(2)(ii):** The Promoter contends that the consent was obtained before the revision process and was sufficiently specific. The consent identified the affected towers, prescribed the maximum additional floors and specified the additional commercial FAR. Hence, it was not a blanket consent and



HARERA
GURUGRAM

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Promoter – M/s Godrej Properties Ltd.

satisfies the requirement relied upon by the Promoter under Section 14(2)(ii) of the RERA Act.

7. Approvals by concerned Authorities: The revised building plans were duly considered by the competent authorities after taking into account the objections received, the hearing conducted on 09.04.2026, the requisite consents and other prescribed formalities. The Senior Town Planner submitted his report vide Office Memo No. 2338 dated 15.05.2026, pursuant to which the competent authority, after due consideration of the entire material on record, accorded final sanction to the revised building plans vide Memo No. ZP-1850-II/SD(RD)/2026/21897 dated 22.06.2026. Accordingly, the revision was duly sanctioned following the prescribed procedure, and the Applicants' objections were duly considered by the competent authority.

8. No Adverse Impact on Applicants: The allegations regarding increased density, pressure on amenities, parking, green areas, infrastructure, quality of life and property value are denied.

9. Pending HRERA Amendment: Following final sanction of the revised plans, the promoter applied for amendment of the project's RERA registration. HRERA issued a notice dated 12.08.2026 seeking compliance with certain conditions, which the Promoter states are being complied with.

Prayer: The Promoter ultimately seeks rejection of the Applicants' objections, dismissal of the reliefs sought by them, and permission for HRERA to proceed with the application for amendment of the project's registration in accordance with law.

As per directions of the authority, the concerned PE conducted a site visit on 02.09.2026. The current status of the site is as follows:

The project site is located in Sector 89. As of the date of inspection, access to the project site is available through a 3-karam revenue rasta. Alternatively, access to the site will be provided through a 12-metre service road.

The project comprises 9 residential towers, 1 commercial tower, schools, and an EWS tower. The structural work of the residential towers has been completed up to the following levels: 2B+15F, 2B+8F, 2B+16F, 2B+11F, 2B+15F, 2B+8F, 2B+2F, 2B+5F, and 2B+3F, against the proposed heights of B+34F, B+35F, and B+36F.

The structural work of the Commercial Tower has currently been completed only up to the Ground Floor. Similarly, the EWS Tower and School works have also progressed only up to the Ground Floor.

On the date of inspection, approximately 900 labourers were engaged at the project site.

On 07.09.2026, the matter was adjourned and to come up on 14.09.2026.

On 14.09.2026, the matter was adjourned and to come up on 21.09.2026.

The promoter has submitted a reply on 25.08.2026, 01.09.2026 and 08.09.2026 which was scrutinized and the status of the documents is mentioned below:

43. Present compliance status as on 21.09.2026 of	1. Deficit fee of Rs 2,89,872/- needs to be submitted.
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	deficient documents conveyed in deficiency notice dated 12.08.2026.	Status: Rs 2,89,872/- submitted vide DD no. 002049 dated 14.08.2026. 2. The annexures have not been uploaded in the online application. Further, necessary corrections are required to be made in the online application (Forms A-H). The promoter is also directed to submit their soft copies, ensuring that the size of each file does not exceed 5 MB. Status: Submitted, but needs to be revised. 3. Online DPI needs to be corrected as per the corrections marked in DPI. Status: Submitted, but needs to be revised. 4. 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: Submitted 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. Status: An Affidavit-cum-Declaration has been submitted by the AR, along with details of the changes made in the project. 6. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. Status: An Affidavit has been submitted by the AR of the promoter. 7. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Submitted
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HARERA
GURUGRAM

Project – Godrej Zenith

Promoter – M/s Godrej Properties Ltd.

	8. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. Status: Submitted 9. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. Status: Submitted 10. Status of development works along with site photographs in the project till date needs to be submitted. Status: Submitted 11. Revised Fire Scheme Approval for the applied project needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Submitted 12. Approved Revised Service Plans and Estimates needs to be submitted for the applied project. If applied, then copy of the same needs to be submitted. Status: An Affidavit-cum-Undertaking has been submitted stating that the Approved Revised Service Plans and Estimates shall be submitted within six months from the date of issuance of the Registration Certificate. 13. Expansion of Environment Clearance for the applied project needs to be submitted. If applied, then copy of the same needs to be submitted. Status: An affidavit submitted clarifying that the revised/ increased FAR proposed for the said project is duly covered within the scope of the already granted EC. 14. Revised Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 02.09.2026. Further, an Affidavit-cum-Undertaking has been submitted stating that the Revised Electrification plan shall be submitted within three months from the date of issuance of the Registration Certificate.
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	15. PERT chart specifying date of completion of the project needs to be submitted. Status: Submitted 16. The road access permission granted by GMDA vide letter dated 24.10.2024 was provisional in nature. Accordingly, the promoter is directed to submit the current status of the road access permission and the status of the final road access approval. Status: It has been submitted that the access/approach road to the project site has already been constructed. 17. Mining permission has been expired. The same needs to be clarified as further excavation is required or not. In case required than the revalidated mining permission needs to be submitted and if not required than affidavit to the same needs to be submitted. Status: An Affidavit-cum-Undertaking has been submitted stating that the mining work has already been completed at the site. 18. Copy of five executed application form, allotment letter, Agreement to sale, Conveyance deed and payment receipt needs to be submitted. Status: The application form, allotment letter, and BBA have been submitted, with a few minor changes in them. 19. The revised brochure and advertisement incorporating the details of the proposed amendment need to be submitted. Status: Submitted 20. Details of any other cost amounts to Rs 1553.37 lakhs and equity amounts to Rs 40804 lakhs mentioned in DPI needs to be submitted. Status: Submitted 21. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated was 28.02.2024. Charge form uploaded on the website of MCA needs to be submitted. Status: Submitted 22. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter dated 20.05.2026, CA Certificate of REP-1 (A-H), CA Certificate of non-default in payment of debt &
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HARERA
GURUGRAM

Project – Godrej Zenith

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		statutory liabilities dated 29.06.2026. CA Certificate of financial and inventory details of the project, CA Certificate of expenditure incurred and to be incurred. Status: Submitted 23. Bank Undertaking needs to be revised as date and project name is missing. Status: Submitted 24. Project Report, quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. And Schedule & Challan of EDC and IDC paid for the project needs to be submitted. Status: Submitted 25. Bank Statement of RERA Accounts for the month of June 2026 needs to be submitted. Status: Submitted 26. Revised REP-II needs to be submitted on account of the additional four months granted, as per the Office Order dated 11.08.2026. Status: Not submitted
44.	Remarks	1. The annexures have not been uploaded in the online application. Further, necessary corrections are required to be made in the online application (Forms A-H). The promoter is also directed to submit their soft copies, ensuring that the size of each file does not exceed 5 MB. Status: Submitted, but needs to be revised. 2. Online DPI needs to be corrected as per the corrections marked in DPI. Status: Submitted, but needs to be revised. 3. A duly notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allottees furnished to the Authority, are genuine and original. Status: An Affidavit has been submitted by the AR of the promoter. 4. Approved Revised Service Plans and Estimates needs to be submitted for the applied project. If applied, then copy of the same needs to be submitted. Status: An Affidavit-cum-Undertaking has been submitted stating that the Approved Revised

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संवर्धन (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		Service Plans and Estimates shall be submitted within six months from the date of issuance of the Registration Certificate. 5. Revised Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 02.09.2026. Further, an Affidavit-cum-Undertaking has been submitted stating that the Revised Electrification plan shall be submitted within three months from the date of issuance of the Registration Certificate. 6. Revised REP-II needs to be submitted on account of the additional four months granted, as per the Office Order dated 11.08.2026.
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Recommendation:

The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 44.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of approval of revised service plans & estimates and revised documents including REP-II along with other remaining deficiencies before the issuance of the addendum certificate.

Ashish

Ashish Dubey

Chartered Accountant

Deepika

Deepika

Planning Executive

Day and Date of hearing	Monday and 21.09.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.09.2026

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

Sh. Gautam babbar (AR), Sh. Vipul Kumar (AR), Sh. Ranjit Bhambhu (AR) & Sh. Anisha Bhandari (AR) are present on behalf of the promoter.

Sh. Gautam Wadhwa, Sh. Mukesh Khanna, Sh. Sanjeev Kumar Bhardwaj, and Sh. Jitender Bhatia are present on behalf of the complainants. The objections raised by the complainants relate to the validity of the consent given by the allottees and the alleged impact of the amendment on the rights and interests of the existing allottees, including changes in density, layout, green areas, open spaces, and amenities.

The Authorized Representative of the promoter states that they have applied for amendment in registration of project pursuant to revision in building plans and has submitted the latest updated consent of more than 2/3rd of the existing allottees.

The AR of the promoter further states that, in Towers 1 to 5, the area of the fire lobby is deducted from the FAR area and, apart from this, there is no other change. In Towers 6 to 8, one additional floor is added to each tower, while two additional floors are added to Tower 9.



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It is further stated by the AR of the promoter that a public notice dated 31.07.2026 was issued inviting objections regarding the proposed amendment to the project registration. In response, four out of the 1,509 allottees raised objections regarding the issues mentioned above.

In response to the objections, the Promoter states that the requisite consent of more than 2/3rd of the allottees has been submitted in the Authority, thereby fulfilling the statutory requirement under Section 14(2)(ii) of the RERA Act. It is further stated that there is no change in the carpet area, specifications, parking, consideration or possession timeline of the existing allottees. The revised plans have been duly examined and structurally certified by the concerned department, and the objections have been duly considered. After completion of the prescribed process, final approval of the revised building plans has been granted on 22.06.2026 by DTCP, Haryana.

The AR of the promoter states that presently the approval of revised service plans and estimates and revised electrification plan are under process and the said approval has not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

- i. Revised Service Plans and Estimates within 6 months from the date of grant of amendment in registration; and,
- ii. Revised Electrification Plan within 3 months from the date of grant of amendment in registration.

Further, he undertakes to submit a Demand Draft/Bank Guarantee 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 Authorized Representative 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 a Demand Draft/Bank Guarantee, amounting to Rs 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of Revised Service Plans and Estimates within the time period mentioned above. In the event of non-submission of the above approval within the prescribed time frame, the corresponding 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 the revised Electrification Plan within the time period mentioned above.

The AR of the promoter requests to grant amendment in registration of the project after adding extension of four months granted by the Authority vide order dated 11.08.2026.

Insofar as the allegation regarding two-third consent is concerned, it is important to go through the relevant provision of the Act which is reproduced as under:

"14. Adherence to sanctioned plans and project specifications by the promoter

(1) ...

(2) Notwithstanding anything contained in any law, contract or agreement, after the sanctioned plans, layout plans and specifications and the nature of the fixtures, fittings, amenities and common areas, of the apartment, plot or building, as the case may be, as approved by the competent authority, are disclosed or furnished to the



person who agree to take one or more of the said apartment, plot or building, as the case may be, the promoter shall not make-

(i) ...

(ii) any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building."

It is observed that the total number of allottees in the present project are 1509 and the promoter has submitted written consent of 1110 unique allottees which is far more than the statutory requirement of two-third consent as per section 14(2)(ii) of the Act. Even if the objections of all 4 objecting allottees are excluded from the consent count, the promoter would still have 1106 valid consents. This remains higher than the statutory threshold and the requirement under the Act, therefore, stands complied with.

Further, with regard to the objections raised by the allottees seeking individual relief, the applicants may seek appropriate relief under the Act of 2016 by filing a complaint under Section 31 of the Act of 2016 before the Authority, in the prescribed form and along with the prescribed fee, whereupon the Authority may initiate further proceedings as deemed appropriate.

Approved as proposed, subject to rectification of the deficiencies mentioned above at S. No. 44, including submission of a notarized affidavit from the CEO/Director/MD regarding the genuineness and originality of the consent. The amendment in registration is without prejudice to the rights of the existing allottees under the provisions of Act of 2016, Rules and Regulations made thereunder. The Authority noted that the promoter is entitled to the benefit of additional period of four (4) months in view of the Office Order dated 11.08.2026, accordingly, the benefit of the said 4 months period be incorporated in the certificate.

The Addendum Certificate shall be issued after submission and rectification of the remaining deficiencies mentioned above, including correction of Form REP-I (Part A-H), updating of the Online DPI, submission of a notarized affidavit regarding the genuineness and originality of the consent and revised documents including REP-II, and submission of a DD/BG of Rs 25 lakh towards submission of the Revised Service Plans and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA

