



**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM**

<b>Registration No.</b>	<b>GGM/625/357/2022/100 dated 14.11.2022</b>
<b>Name of promoter</b>	<b>M/s Worldwide Resorts and Entertainment Pvt. Ltd.</b>
<b>Name of project</b>	<b>The Golden City</b>
<b>Location of project</b>	<b>Sector- M9, M10, M13, M14, Manesar, Gurugram</b>
<b>Suo motu complaint no.</b>	<b>RERA-GRG-640-2025</b>
<b>Date of decision</b>	<b>06.03.2025</b>

**ORDER**

1. Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Worldwide Resorts and Entertainment Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

<b>S. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Registration No.	GGM/625/357/2022/100
2.	Date of Registration	14.11.2022
3.	Date of expiry of validity of registration	30.09.2024
4.	Name of promoter	M/s Worldwide Resorts and Entertainment Pvt. Ltd.
5.	Name of project	The Golden City



6.	Area of project	118.15 acres
7.	Nature of project	Group Housing
8.	Location of project	Sector- M9, M10, M13, M14, Manesar, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Compliance due date	Date of approval obtained on
1.	The promoter shall submit approved service plans and estimates within three months from the date of grant of registration certificate.	14.02.2023	03.03.2023

3. The promoter had deposited the following security amount as a token of his assurance to comply with the above conditions within the stipulated time period:

Name of the bank	No. And date of refundable security	Amount	Submitted for
IDBI Bank	174466 dated 03.10.2022	25 lacs	Service plans and estimates
IDBI Bank	165115 dated 03.10.2022	25 lacs	Zoning plan

4. The security amount deposited on account of zoning plan submission already stands refunded to the promoter on 06.03.2023 since the same was obtained within the stipulated time period.
5. Since the promoter failed to submit the approved service plans and estimates in the Authority within the prescribed time, the Authority issued a show- cause notice dated 03.02.2025 for forfeiture of security amount submitted in lieu of service plans and estimates with an opportunity of hearing on 06.03.2025.



6. On 06.03.2025, Sh. Prince Kumar (AR) and Advocate Megha Solanki appeared on behalf of the promoter and stated that the delay was caused by disruptions due to the transfer and reorganization of key government officials responsible for sanctioning processes. The Director General, Town & Country Planning (DGTCP) Haryana, Chandigarh, issued multiple transfer and posting orders affecting the functioning of relevant authorities. The AR further submitted that the 17 days' delay qualifies as force majeure event and does not warrant any penal action and requested the Authority not to impose any penalty or forfeit the security amount.
7. It is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount of Rs. 25 lakhs as a security deposit to submit the approved service plans and estimates within three months of the grant of registration certificate. It was clearly mentioned in the registration certificate that in case of failure to submit the approved service plans and estimates within stipulated time, the bank guarantee amounting to Rs. 25 lakh submitted for submission of approved service plans and estimates shall be forfeited.
8. Since the promoter has obtained the approval of service plans and estimates with a delay of 17 days, the security amount deposited on account of timely submission of the same is hereby forfeited.
9. Since the compliance has now been made, the case is filed.

**HARERA**  
**GURUGRAM**

**Ashok Sangwan,**  
**Member, HARERA, Gurugram**

Haryana Real Estate Regulatory Authority, Gurugram