

Project hearing brief


S.No.	Particulars	Details	
1.	Name of the project	The Golden city	
2.	Name of the promoter	M/s Worldwide Resort and Entertainment Pvt. Ltd.	
3.	Nature of the project	Industrial Plotted Colony	
4.	Location of the project	Sector- M9, M10, M13, M14, Manesar, Revenue estate Bansharia and Banskhusla Gurgaon	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1168-2022	
9.	License no.	136 of 2022 dated 08.09.2022	Valid upto 07.09.2027
10.	Total licensed area	118.15 acres	Area to be registered 118.15 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	08.09.2022
	ii)	Zoning Plan Approval	Not Provided
	iii)	Layout plan Approval	8604 dated 09.09.2022
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Applied on 19.09.2022
12.	File Status	Date	
	File received on	27.09.2022	
	First notice Sent on	30.09.2022	
	First hearing on	03.10.2022	
14.	Deficit Documents	1. Deficit fee to be paid – Rs. 13,81,724/- 2. Some annexures in the online application are not uploaded as well as some corrections also needs to be done in the online (A-H) application. 3. Online DPI needs to be corrected. 4. Approved demarcation plan and zoning plan needs to be uploaded. 5. Approved service plans and estimates need to be uploaded. 6. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded.	

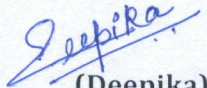
		<ol style="list-style-type: none"> 7. Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant needs to be uploaded. 8. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. 9. Collaboration agreement executed between land owners and Emaar Indian Ltd. And Worldwide Resorts and Entertainment Pvt. Ltd. Where Emaar India Ltd. Has no legal title to enter into the development of the project but revenue sharing of 40:60 is done between Emaar India Ltd. And Worldwide Resorts and Entertainment Pvt. Ltd. 10. List of PLC plots needs to be submitted. 11. Brochure of the project needs to be provided. 12. As per the license there are few khasra no's which are mortgaged or village Banskhusla. 13. Copy of approved Service plans and estimates needs to be submitted. 14. Electrical load availability connection needs to be submitted. 15. Demarcation plan and zoning plan on A1 size sheet (laminated) needs to be submitted. 16. CA certificate for equity needs to be provided. 17. As per MoA objectives, the promoter has no right for the development of real estate project. 18. PERT chart needs to be submitted. 19. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. 20. Revised Payment plan needs to be submitted. 21. REP-II needs to be revised. 22. CA certificate for land cost needs to be provided. 23. Financial resources of the project need to be revised. 24. Cash flow statement in REP -1 (A to H) need to be uploaded. 25. CA certificate for non-default needs to be revised.
Day and Date of hearing	Monday and 03.10.2022	
Proceeding recorded by	Ram Niwas	

Case History: -

The promoter M/s Worldwide Resort and Entertainment Pvt. Ltd. who is a collaborator applied for the registration of real estate project namely "The Golden City" Sector- M9,M10,M13,M14, City- bansharia, banskhusla Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016 vide 18620/41596 dated 27.09.2022 and RPIN-518. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1168-2022. The project area for registration is same as that of the licensed area i.e., 118.15 acres. License no - 136 of 2022 dated 08.09.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/518 dated 27.09.2022 was issued to the promoter with an opportunity of being heard on 03.10.2022.

The promoter did not submit any reply till date.


(Asha)
Chartered Accountant


(Deepika)
Planning Executive (Intern)

PROCEEDINGS OF THE DAY

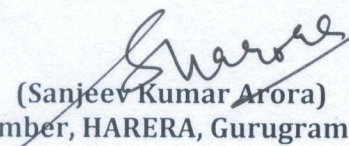
Proceedings dated: 03.10.2022

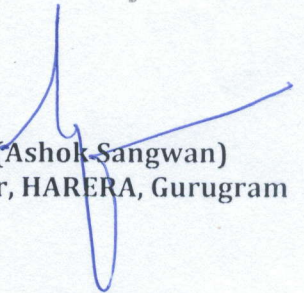
Ms. Deepika, Planning Executive briefed about the facts of the project.


Sh. Kapil Bhardwaj (Liaison Officer) and Sh. Vipul Bhardwaj (Advocate) are present on behalf of the promoter.

Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above.

The matter to come up on 17.10.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram