

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project Golden Park
 Promoter Goel and Sons Developers Private Limited

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Golden Park	
2.	Name of the promotor	M/s Goel and Sons Developers Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Village Khailka, Sector-04, Sohna, Sohna (Gurugram)	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s Goel and Sons Developers Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Date of completion of project as per REP-II	24.06.2027	
9.	License no.	76 Of 2022	Valid up to 23.06.2022
10.	Total licensed area	18.025 Acres	Area to be registered 18.025 Acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	23.06.2027
	ii)	Zoning Plan Approval	Not submitted
	iii)	Layout plan Approval	27.06.2022
	iv)	Environmental	N/A

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

	Clearance		
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Applied on 06.09.2022	
viii)	Electricity load availability connection	05.07.2022	
12.	File Status	Date	
	Project received on	04.08.2022	
	First notice sent on	18.08.2022	
	First hearing on	29.08.2022	
	First notice sent on	18.08.2022	
	First hearing on	22.08.2022	
	First reply submitted on	26.08.2022	
	Second hearing on	29.08.2022	
	Third hearing on	12.09.2022	
	Second reply submitted on	22.09.2022	
	Third reply submitted on	27.09.2022	
	Fourth hearing on	27.09.2022	
Fourth reply submitted on	30.09.2022		
Case history-			
<p>The promoter i.e. M/s Goel and Sons Developers Pvt. Ltd. has applied on dated 04.08.2022 for registration of their affordable plotted colony under DDJAY namely "Golden Park" located at revenue estates of village Khailka, Sector-04, Sohna, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 18.025 acres for which the license vide no. 76 of 2022 dated 24.06.2022 valid upto 23.06.2027 has been issued by DTCP in favour of M/s Goel and Sons Developers Pvt. Ltd.</p> <p>The current application pertains to 324 residential plots and 1 commercial block out of which 164 are frozen and 45 plots are mortgaged. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through first deficiency notice vide no. HARERA/GGM/RPIN/487 dated 18.08.2022 with an opportunity of hearing on 22.08.2022.</p>			

Proceedings dated 22.08.2022

Ms. Geeta Rathee Singh, Sr. L.O. briefed about the facts of the case.

Sh. Ashok Kumar (Advocate) and Sh. Rajesh Kumar (VP) are present on the behalf of the promoter.

The AR submits that the deficiencies notice has been received today only vide which various shortcomings/deficiencies in documents have been conveyed and thus seeks one week time for their rectification as well submission of deficit documents. The request is allowed.

The matter to come up on 29.08.2022.

Scrutiny of reply dated 26.08.2022

Land and license related documents

1. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded.
Status: Submitted
2. Mutation, jamabandi and aksshijra duly certified by revenue officer 6 months prior to date of application needs to be submitted.
Status: Submitted mutations and Jamabandi. Ask Shijra yet to be submitted.
3. Information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony needs to be submitted.
Status: Submitted
4. REP-II needs to be revised.
Status: Submitted

Statutory approvals

5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status: promoter undertakes to submit the approval within three months of the grant of registration certificate.
6. Natural conservation zone NOC (if applicable) needs to be submitted
Status: Not applicable. Undertaking regarding the same submitted by the promoter.
7. Tree cutting permission (if applicable) needs to be submitted.
Status: Not applicable. Undertaking regarding the same submitted by the promoter.
8. Forest land diversion NOC needs to be submitted. Approval for power line shifting (if applicable) needs to be submitted.
Status: Not applicable. Undertaking regarding the same submitted by the promoter.

Various Plans to be Annexed

9. An undertaking regarding 10% land transferred to the Govt. for community facility needs to be submitted.
Status: Submitted
 10. PERT chart of the project needs to be submitted.
Status: Submitted
- Finance related documents**
11. Promoter affidavit keeping in view of section 4(2)(I)(D) of the Act needs to be submitted.
Status: Submitted

Proceedings dated 29.08.2022

Ms. Geeta Rathee Singh, Sr. L.O. and Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case. Sh. Rajesh Kumar (VP) is present on the behalf of the promoter. The AR is advised to rectify the remaining deficiencies as well as submit the zoning plan as well service plan estimates of the above said plotted colony before the request is considered. Even the copy of service plan/estimates submitted to the HSVP is also not attached. The matter to come up on 12.09.2022.

Proceedings dated 12.09.2022

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter. One more opportunity is granted for rectifying the defects in the application for registration and submission of deficit documents. The matter to come up on 27.09.2022.

Reply submitted on 22.09.2022

1. Afs shijra duly certified by revenue officer 6 months prior to date of application needs to be submitted.
Status: Submitted
2. Land title search report needs to be revised.
Status: Submitted
3. A copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status: Submitted
4. Allotment letter needs to be revised.
Status: Submitted
5. Board resolution authorizing to operate the bank account needs to be submitted.
Status: Submitted

Reply submitted on 27.09.2022

1. Approved electrical load availability connection needs to be submitted.
Status: Submitted
2. Bank Undertaking needs to be submitted.
Status: Submitted
3. Approved demarcation plan needs to be submitted.
Status: Submitted

Proceedings dated 27.09.2022


The Authority directed the promoter to rectify the deficiencies and deposit the deficit fee, if any within the time period indicated against each project, otherwise, the application is liable to be rejected after following the prescribed procedure as provided in the Act, 2016 and rules made thereunder.


Reply submitted on 30.09.2022

1. Approved zoning plan on A1 size sheet (laminated) needs to be submitted.
Status: Submitted

13.	Deficit documents	1. Copy of approved service estimates and plans along with
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		<p>sanction letter from DTCP, Haryana needs to be submitted.</p> <p>Status: The promoter undertakes to submit the approval within three months of the grant of registration certificate and has submitted security amount of Rs. 25 lakhs on account of timely submission of the approval.</p>
14.	<p>The promoter has submitted the Cheque No. 631467 dated 03.10.2022 of YES Bank amounting to Rs. 25 lacs as a guarantee to submit approved service plans and estimates within three months from the date of grant of registration otherwise the amount may be forfeited. Accordingly, the project is recommended for the grant of registration subject to the submission of approved service plans and estimates within three months from the date of grant of registration. Hard copy of the DPI and corrections in A to H to be submitted.</p>	


(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas

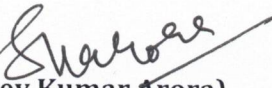
PROCEEDINGS OF THE DAY

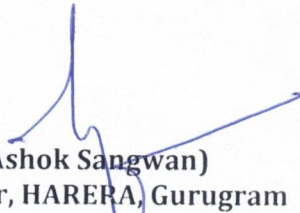
Proceedings dated 03.10.2022


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Rajesh (VP) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


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