

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	REP-II not submitted	
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 Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	Not approved
12.	File Status	Date	
	Project received on	04.08.2022	
	First notice sent on	18.08.2022	
	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.</p> <p>No reply regarding the same has been received in the authority till date.</p>
<p>13.</p>	<p>Deficit documents</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Corrections marked on the hard copy of online DPI need to be done. <p>FOLDER A</p> <p>Land and license related documents</p> <ol style="list-style-type: none"> 2. An undertaking regarding the transfer of 10% land to the govt. for community facility needs to be uploaded. 3. Mutation, jamabandi and aks shijra duly certified by revenue officer 6 months prior to date of application needs to be submitted. 4. Information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony needs to be submitted. 5. Land title search report needs to be revised. 6. REP-II needs to be revised. <p>Statutory approvals</p> <ol style="list-style-type: none"> 7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. 8. Natural conservation zone NOC needs to be submitted 9. Tree cutting permission needs to be submitted. 10. Forest land diversion NOC needs to be submitted. Approval for power line shifting (if applicable) needs to be submitted. <p>Allottee related draft documents</p> <ol style="list-style-type: none"> 11. Allotment letter needs to be revised. <p>FOLDER- B</p> <p>Various Plans to be Annexed</p> <ol style="list-style-type: none"> 12. Approved zoning plan on A1 size sheet (laminated) needs to be submitted. Applied copy of the same needs to be submitted till the final approved is obtained.

Project Golden Park
 Promoter Goel and Sons developers Private Limited

13. A copy of superimposed demarcation plan on approved layout plan needs to be submitted.
 14. An undertaking regarding 10% land transferred to the Govt. for community facility needs to be submitted.
 15. PERT chart of the project needs to be submitted.
- Finance related documents**
16. Bank Undertaking needs to be submitted.
 17. Promoter affidavit keeping in view of section 4(2)(I)(D) of the Act needs to be submitted.
 18. Board resolution authorizing to operate the bank account needs to be submitted.
 19. Financial resources of the project need to be corrected.

Asha
 (Asha) 22/8/22

Chartered Accountant

Ar. Neeraj Gautam
 22/8/22

(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday 22.08.2022			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Ashok Kumar	Advocate	9871314178	
2.	Sh. Rajesh Kumar	VP	9971466033	
PROCEEDINGS OF THE DAY				
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.				

Vijay Kumar Goyal
 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram

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