

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.	Name of the license holder	1) M/s Active promoters private limited 2) M/s Flip propbuild private limited 3) M/s Globule propbuild private limited 4) M/s Gull propbuild private limited 5) M/s Sankalp promoters private limited 6) M/s Sriyam estates private limited 7) M/s Yukti projects private limited 8) M/s Gable propbuild private limited 9) M/s Gaff propbuild private limited 10) M/s Gravel propbuild private limited 11) M/s Guffaw propbuild private limited 12) M/s Logical developers private limited 13) M/s Rosegate estates private limited 14) M/s Gyankunj estates private limited 15) M/s Gloss propbuild private limited 16) M/s Monarch buildcon private limited 17) M/s Zonex estates private limited 18) M/s Sarvodaya buildcon private limited 19) M/s Grebe propbuild private limited	
7.	Status of project	New	
8.	Whether registration applied for whole/ Phase	Whole Project	
9.	Online application ID	RERA-GRG-PROJ-1168-2022	
10.	License no.	136 of 2022 dated 08.09.2022	Valid upto 07.09.2027
11.	Total licensed area	118.15 acres	Area to be registered 118.15 acres
12.	Project completion date as declared u/s 4(2)(I)(C)	30.09.2024	



13.	QPR Compliance (If applicable)	N/A		
14.	4(2)(I)(D) Compliance (If applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	08.09.2022	07.09.2027
	ii)	Zoning Plan Approval	Not Provided	Applied
	iii)	Layout plan Approval	8604 dated 09.09.2022	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Service plan and estimate approval	Applied on 19.09.2022	
16.	Fee Details			
	A) Registration Fee for plotted area (Residential + Industrial)		((118.15 - 0.8928) x 4046.86 x 10)= Rs. 47,45,225/-	
	B) Plotted area (Commercial)		(0.8928 x 4046.86 x 20)= Rs. 72,257 /-	
	C) Processing Fee		118.15 x 4046.86 x 10= Rs. 47,81,366/-	
	Total Fee(A+B+C)		Rs. 95,98,848/-	
17.	DD Amount		Rs. 29,47,630/- Rs. 54,61,205/- Rs.11,91,000/-	
	DD no. and date		006227 dated 12.09.2022 006228 dated 12.09.2022 006263 dated 01.10.2022	
	Name of the bank issuing		IDBI Bank	
	Deficient amount		Rs. 1,90,724/-	
18.	File Status		Date	
	File received on		27.09.2022	
	First notice Sent on		30.09.2022	

	First hearing on	03.10.2022
	Reply submitted on	03.10.2022
	Reply submitted on	14.10.2022
	Hearing on	17.10.2022
	Hearing on	14.11.2022
19.	Status of documents	<ol style="list-style-type: none"> 1. Approved demarcation plan and zoning plan needs to be uploaded. Status: Needs to be Submitted 2. Approved service plans and estimates need to be uploaded. Status: Needs to be Submitted 3. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded. Status: Needs to be Submitted 4. 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. Status: Needs to be Submitted 5. 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. Status: Needs to be Submitted 6. Corrections marked on the hard copy of online DPI need to be done. Status: Needs to be Submitted 7. Deficit fee of Rs. 1,90,724/- Status: As per the direction of the authority the fees is calculated on the basis of proposed commercial area. So the excess amount is paid by the promoter which is Rs. 987/-. 8. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. Status: Applied on 12.09.2022 9. Brochure of the project needs to be provided. Status: Needs to be Submitted 10. As per the license there are few khasra no's which are mortgaged on village Banskhusla. Status: Affidavit Submitted

		<p>11. Copy of approved Service plans and estimates needs to be submitted. Status: Applied on 21.09.2022</p> <p>12. Electrical load availability connection needs to be submitted. Status: Submitted</p> <p>13. Demarcation plan and zoning plan on A1 size sheet (laminated) needs to be submitted. Status: Needs to be Submitted</p> <p>14. PERT chart needs to be submitted. Status: Needs to be Submitted</p> <p>15. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. Status: Not Submitted</p> <p>16. Revised Payment plan needs to be submitted. Status: Submitted</p> <p>17. REP-II needs to be revised. Status: Needs to be revised</p> <p>18. Financial resources of the project need to be revised. Status: Needs to be Submitted</p> <p>19. CA certificate for non-default needs to be revised. Status: Needs to be Submitted</p> <p>20. Change in Object Clause in MOA needs to be done. Status: Submitted</p>
20.	Deficit documents	<p>1. Approved demarcation plan and zoning plan needs to be uploaded.</p> <p>2. Approved service plans and estimates need to be uploaded.</p> <p>3. Copy of superimposed demarcation plan on approved layout plan needs to be uploaded.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. Corrections marked on the hard copy of online DPI need to be done.</p> <p>7. Deficit fee of Rs. 1,90,724/- (No Deficit fee as per revised fees calculation)</p>

		<ol style="list-style-type: none"> 8. Assurance of approvals/NOCs from various agencies for connecting external services needs to be submitted. 9. Brochure of the project needs to be provided. 10. Copy of approved Service plans and estimates needs to be submitted. 11. Zoning plan on A1 size sheet (laminated) needs to be submitted. 12. PERT chart needs to be submitted. 13. Revised builder buyer agreement, allotment letter and conveyance deed need to be submitted in prescribed format. 14. Financial resources of the project need to be revised. 15. CA certificate for non-default needs to be revised.
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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**.

On 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.

On 14.10.2022, the promoter submitted the BG for Demarcation cum zoning plan and Service estimates.

01- Cheque no. 174466 dated 03.10.2022 amounting Rs. 25,00,000/-

02- Cheque no. 165115 dated 03.10.2022 amounting Rs. 25,00,000/-


On 17.10.2022, Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant 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. Regarding the deficit fee, the AR of the promoter stated that the fee has been calculated on the basis of permissible component of commercial area which is upto 4% of the total area while proposed and approved by DTCP in the layout plan is only to the extent of 0.89 acres and remaining area of commercial component has been utilized towards residential/industrial use and hence the fee be calculated on the basis of the area allocated and approved



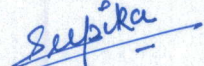
by DTCP in the layout plan. The application for registration is in principally approved subject to submission of above deficit documents and fee if any.

The matter to come up on 14.11.2022

Recommendations: All deficiencies except service plans and estimates have been submitted. Cheques for Rs. 25 lakh each for submission of zoning plan and service plans and estimates has already been submitted as guarantee amount. Approved zoning plan has since been submitted. Accordingly, the guarantee amount for the same may be returned. Up-dation of information on the website is to be done in due course. Recommended for approval.


(Asha)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Ram Niwas

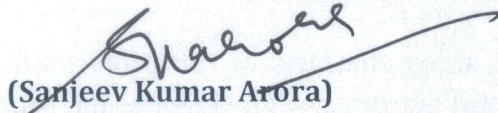
PROCEEDINGS OF HE DAY

Proceedings dated: 14.11.2022

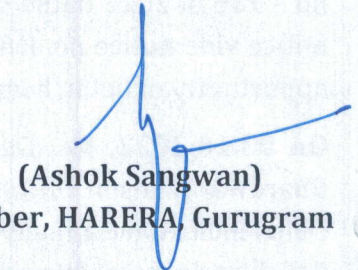
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Sh. Kapil Bhardwaj (GM Liaison) and Sh. Vipul Bhardwaj (Advocate) are present on behalf of the promoter.

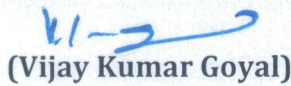
Approved as proposed.


(Sanjeev Kumar Arora)

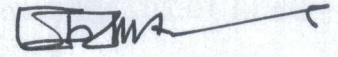
Member, HARERA, Gurugram


(Ashok Sangwan)

Member, HARERA, Gurugram


(Vijay Kumar Goyal)

Member, HARERA, Gurugram



(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram