

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details	
1.	Name of the project	Golden Gate Residency	
2.	Name of the promotor	M/s Yashvi Homes Pvt. Ltd. (Collaborator)	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 03, Farukhnagar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Amar Singh- Khem Chand- Man Singh- Karan Singh Ss/0 Kanhiya, Sh. Krishan S/o Raj Singh, Sh. Dharamender Singh S/o Ganpat Singh and Smt. Ladoo Wd/o Ram Partap	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1444-2023	
10.	License no.	161 of 2023 dated 11.08.2023	Valid up to 10.08.2028
11.	Total licensed area	12.2875 Acres	Area to be registered 12.2875 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.07.2028	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(l)(c) compliance	N/A	



17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	11.08.2023	10.08.2028
	ii)	Zoning Plan Approval	Not approved	
	iii)	Layout plan Approval	11.08.2023	
	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 submitted	
20.	Fee details			
	Registration fee	(47736.90 x 10) + (1988.84 x 20) =Rs. 5,17,147/-		
	Late fee	Nil		
	Processing fee	49725.74829 x 10 =Rs. 4,97,257/-		
	Total fee	Rs. 10,14,404/-		
21.	DD amount	Rs. 10,13,650/-		
	DD no. and date	005636 dated 05.09.2023		
	Name of the bank issuing	IDBI Bank		
	Deficient amount	Rs. 754/-		
22.	File Status	Date		
	Project received on	08.09.2023		
	Notice dispatched on	14.09.2023		

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23.	<p>Case history-</p> <p>The promoter i.e., M/s Yashvi Homes Pvt. Ltd. has applied on dated 08.09.2023 for registration of their affordable plotted colony under DDJAY namely "Golden gate Residency" located at Sector 03, Farukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application relates to the license no. 161 of 2023 issued by the DTCP in favor of Sh. Amar Singh- Khem Chand- Man Singh- Karan Singh Ss/o Kanhiya, Sh. Krishan S/o Raj Singh, Sh. Dharamender Singh S/o Ganpat Singh and Smt. Ladoo Wd/o Ram Partap in collaboration with M/s Yashvi Homes Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 12.2875 acres in sector- 03, Farukhnagar, Gurugram. The current project comprises of 253 plots</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 14.09.2023 and an opportunity of hearing is provided on 18.09.2023.</p>
24.	<p>Present compliance status as on 18.09.2023 of deficient documents as conveyed in the deficiency notice</p> <ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done. Status: Done3. Deficit of Rs. 754/- needs to be paid. Status: Not paid4. List of plots allocated to the land owners after mutual agreement needs to be submitted. Status: Not submitted5. Applicant promoter is the owner of 7K-7M out of 98K-6M total licensed land as per the land schedule attached with the license. However, the DTCP license does not acknowledge the applicant promoter (collaborator) as the landowner licensee. Therefore, the rectified copy of license no. 161 of 2023 needs to be submitted. Status: Not submitted6. Total site area as per layout plan i.e., 12.286 acres does not match with the total licensed area i.e. 12.2875 acres. This difference in the areas needs to be clarified. Status: Not clarified7. Project report needs to be submitted.

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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



		<p>Status: Not submitted</p> <p>8. Copy of mutation of the entire licensed land duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>9. Documents relating to the entry of collaboration agreement in the revenue record need to be submitted. Status: Not submitted</p> <p>10. Land title search report needs to be submitted. Status: Not submitted</p> <p>11. Non encumbrance certificate issued by the officer not below the rank of Tehsildar issued not prior than six months of the date of application needs to be submitted. Status: Not submitted</p> <p>12. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>13. Electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>14. The promoter has submitted an affidavit regarding non- applicability of the power line shifting on project site. However, the DTCP has freezed certain plots marked on the layout plan on account of HT line passing through the site. The same needs to be clarified. Status: Not clarified</p> <p>15. NOCs from concerned departments for construction water availability, potable water supply, sewerage disposal and storm water drainage need to be submitted. Status: Not submitted</p> <p>16. Demarcation plan needs to be submitted. Status: Not submitted</p> <p>17. Approved zoning plan needs to be submitted. Status: Not submitted</p> <p>18. Copy of superimposed demarcation plan on approve layout plan needs to be submitted. Status: Not submitted</p>
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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



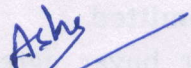

	<ol style="list-style-type: none">19. PERT chart of the project proposed needs to be submitted. Status: Not submitted20. Application form and allotment letter on prescribed formats need to be submitted. Status: Not submitted21. Revised builder buyer agreement needs to be submitted. Status: Not submitted22. Draft brochure and advertisement documents need to be submitted. Status: Not submitted23. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not clarified24. Quarterly schedule of estimated sources needs to be provided. Status: Not submitted25. GST certificate of the promoter needs to be provided. Status: Not submitted26. Cash flow statement need to be provided. Status: Not submitted27. CA certificate for non-default in payment needs to be provided. Status: Not submitted28. Copy of Paid EDC challan, conversion charges and License fee needs to be provided. Status: Not submitted29. Other in loan and advances under financial resources needs to be clarified. Status: Not submitted30. CA certificate for cost incurred and to be incurred needs to be provided. Status: Not submitted31. CA certificate for REP I needs to be submitted. Status: Not submitted32. Annual balance sheet for the financial year 2021-22 needs to be submitted. Status: Not submitted33. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(I)(D) needs to be revised.
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		Status: Not submitted 34. KYC of project consultant needs to be submitted. Status: Not submitted
25.	Remarks	Deficiency notice dispatched on 14.09.2023.
	 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

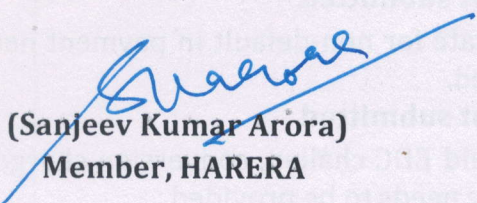
Day and Date of hearing	Monday and 18.09.2023
Proceeding recorded by	Sh. Ram Niwas

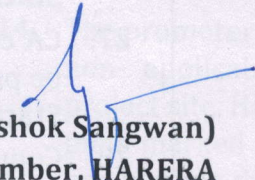
PROCEEDINGS OF THE DAY

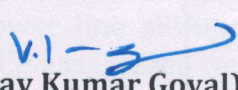
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

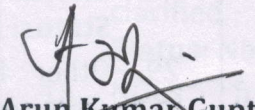
Sh. Bijendra (AR) is present on the behalf of the promoter. The promoter has submitted the reply to deficiency notice in the Authority on Friday i.e, 15.09.2023 which needs to be examined by the office. The promoter is directed to submit the remaining deficiencies in the Authority within two weeks.

The matter to come up on 09.10.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Member, HARERA