

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

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

> Project Promoter

Golden Gate Residency M/s Yashvi Homes Pvt. Ltd.

SNo.	Particulars	Details		
1.	Name of the project	Golden Gate Residency		
2.	Name of the promotor	M/s Yashvi H	lomes Pvt. Ltd. (Co	llaborator)
3.	Nature of the project	Affordable R	esidential Plotted (Colony under DDJAY
4.	Location of the project	Sector 03, Farukhnagar, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		n sanan da sanan san Sanan sanan san
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		Processing be
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	adie die Gel ganza	3 16000 042 10 000.0
13.	QPR compliance	N/A	10	Patietan Idean
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		Dia gilloritta in dia Secondari secondo acchina
18.	Status of change of bank a/c	N/A	Setting of the	

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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19.			ied for or obtained prior to r	
	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	in the second
	v)	Airport height clearance	N/A	2. Name of the promotor
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	La tapaine taget
	viii)	Electricity load availability connection	Not submitted	profiteration
20.	Fee d	letails	tanhi a shi kata	
	Regis	stration fee	(47736.90 x 10) + (1988.84 x =Rs. 5,17,147/-	(20)
	Late	fee	Nil	(stedwiss)
260	Proc	essing fee	49725.74829 x 10 =Rs. 4,97,257/-	an single A
	Tota	l fee	Rs. 10,14,404/-	00 325300
21.	DD a	mount	Rs. 10,13,650/- Rs. 754/-	nonsi lukenasil listoʻt 🛛 👖
	DD n	io. and date	005636 dated 05.09.2023 005662 dated 15.09.2023	Haustrando Loganti
	Nam	e of the bank issuing	IDBI Bank	anciares a 4 42 49 (a
	Defi	cient amount	Nil	som Baner 850 . 20
22.	File	Status	Date	Tel some manual and
	Proj	ect received on	08.09.2023	Second of American
	Noti	ce dispatched on	14.09.2023	- 3 <i>I</i> L
	Firs	t reply submitted on	15.09.2023	The (2)(0(c) compliance
	Firs	t hearing on	18.09.2023	15. Details of pro
	Seco	ond reply submitted on	22.09.2023	d one sementin Stephand

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Project Golden Gate Residency Promoter M/s Yashvi Homes Pvt. Ltd.

	Third reply submitted on	03.10.2023		
	Fourth reply submitted on	06.10.2023		
	Fifth reply submitted on	09.10.2023		
23.	Case history-	ation (marking a second se		
	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 02 Farukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 161 of 2023 issued by the DTCP in favor of Sh. Ama Singh- Khem Chand- Man Singh- Karan Singh Ss/0 Kanhiya, Sh. Krishan S/o Raj Singh, Sl. Dharamender Singh S/o Ganpat Singh and Smt. Ladoo Wd/o Ram Partap in collaboration with M/ 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. 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 the application.			
	hearing was provided on 18.09.2023. Proceedings dated 18.09.2023			
	Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant briefed about the facts of the case.			
	briefed about the facts of the case Sh. Bijendra (AR) is present on the to deficiency notice in the Author	e. ne behalf of the promoter. The promoter has submitted the repl rity on Friday i.e, 15.09.2023 which needs to be examined by th to submit the remaining deficiencies in the Authority within tw		

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	the rectified copy of license no. 161 of 2023 needs to be submitted. Status: Promoter has applied for rectification in the license to DTCP and the acknowledgement thereof is placed in the file.
6.	Total site area as per layout plan i.e., 12.286 acres
Net a place on dated 08.09.2023 for each low or o	does not match with the total licensed area i.e. 12.2875 acres. This difference in the areas needs to be
ands "dalast jude Gradency" localed IV when V	clarified.
(1) Big to (1.4 guidentia) and Development (1.4 guidentia) and Development (1.4 guidentia).	Status: As per the demarcation report of DTP,
of 2 23 issued by the OFF IN Proce of States	licensed land is 12.2875 acres and the same is
A Ment Ranhest Mu Kathan SyleRa heads in	found at site. However, the area chart on layout as
ladeb We/o Ram Partisp in collaboration with 6 p	well as demarcation plan shows total site area as
porte in ander DBIAT over an ever meters of	12.286 acres.
The surrent project coordinates of a 1 miles	Project report needs to be submitted. Status: Submitted
s the re-werd delictencies in the ambitum on All of	a call the line and land duly
ng latters ned 14.00.2023 and at opping minerate	certified by the revenue officer not more than six months prior to the date of application needs to be submitted. Status: Submitted
9	the second
	agreement in the revenue record need to be submitted.
e preserver. "The promoted formation of the reach	Status: Submitted
าที่ จะที่ เราะ แกรงมาร์ที่ 6. ค่างอุก มีวิทย์พายุ505,893 มี 1	0. Land title search report needs to be submitted.
emilities deleteration in ito Authority ecolorization	Status: Submitted
	1. Non encumbrance certificate issued by the officer not below the rank of Tehsildar issued not prior than six
red bis in Severification (P.A. device to provide the second severification of the severification of the second severification of the se	months of the date of application needs to be submitted.
the second is to the source of the second second	Status: Submitted
1	a set of the set of th
The sector to age the free back of the last sector	
et de Berner Des Bone	to Superintending Engineer, HSVP, Gurugram
arts de Rus 254 de través en berends. Prim (Palla) alemnustin 100 (ex. 10056) de fed	
paul (Falk) Josevski DD (199,7300564) daden 69. 6923 of (DRI Bank	
for any second s	Status: Not submitted
and a second sec	4. The promoter has submitted an affidavit regarding
has Selemitted. At mit pro auter is the owner of TK-VM server 194	non-applicability of the power line shifting on project
substantia and share and the second	C IIII 1
inductive states and provide the DTLP because	The same noods to be
Solution and the standard provider	clarified.
Independent of the standowneet interactions	

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ertilicate for each meunadi and to be linat to state travided	Status: As per the demarcation report by DTP, Gurugram, the 11 KV HT line has been shifted and the applicant promoter submitted demarcation
and one for RET (property to be submitted.	plan without showing the freezed plots.
	5. NOCs from concerned departments for construction
al fairs on sheet for the fauticial year visited	water availability, potable water supply, sewerage
s to be submitted	disposal and storm water drainage need to be
Inthintine on	submitted.
and of principal registering in principal	
1 of many uncome under society 1	6. Demarcation plan needs to be submitted.
Real and the second	Status: Submitted
	7. Approved zoning plan needs to be submitted.
in project consultant receive on submittee to	Status: Not submitted
Les monnitres et de super el altre à méticale de submitte el	8. Copy of superimposed demarcation plan on approve layout plan needs to be submitted.
more protobler to the event of 76, 716 opt of 900 -	Status: Submitted
	9. PERT chart of the project proposed needs to be
thinks the fillence Manual in ATCP restant	submitted.
the showing the spectrum of the	Status: Submitted
a pello p T accord thereas not all as percent.	20. Application form and allotment letter on prescribed
red and 2003 to 181, or worked to gate be-	
and the second	Status: Submitted
a both Babber ad bridge and antenaora - 2	1. Revised builder buyer agreement needs to be
instance (a. DITCP and the actingowind potential south placed in the sile.	
	22. Draft brochure and advertisement documents need to
a new parts while the tests threads and a	be submitted.
the more the state our color the order states of the	Status: Submitted
	23. Cost of the land needs to be clarified according to the
all bulltondus and antonionic add and	area applied for the registration.
and all TO of heaths which have not one	Status: Clarified
The to horize notice stands and the stand of the 2	24. Quarterly schedule of estimated sources needs to be
a annes ans but sais sais short in sure foot	provided.
al and the second of the second desired of the second of t	Statust Submitted
2	25. GST certificate of the promoter needs to be provided.
an of the material boat anote silving the 2	Status: Applied on 13.09.2023 Cash flow statement need to be provided.
	Status: Submitted
on or all not nothing optical loss heat to 2	27. CA certificate for non-default in payment needs to be
	provided.
properties plant preside to be submit to be port	Status: Submitted
ab the construction of the stability on 2	28. Copy of Paid EDC challan, conversion charges and
	License fee needs to be provided.
	Status: Submitted
Hi na be control columnico bal amagine en en	29. Other in loan and advances under financial resources
i CS contificate of the profester company.	needs to be clarified.
	Status: Clarified

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te de contra assessioners a la las es	30. CA certificate for cost incurred and to be incurred
a ball daments been shown as a second of the	needs to be provided.
renargebriegebrieges and seen d	Status: Submitted
 Interview and the second strends 	31. CA certificate for REP I needs to be submitted.
construction of stagetured of passacions and	Status: Submitted
and the second part of the second stands. Second	32. Annual balance sheet for the financial year 2021-22
a and specietly what many kne	needs to be submitted.
	Status: Submitted
be through	33. Affidavit of promoter regarding arrangement with
differ plan aceds to be cubinitied.	bank of master account under section 4(2)(l)(D)
in the second	needs to be revised.
in many all the much to be set to be	Status: Submitted
104 Yu 19910 40	34. KYC of project consultant needs to be submitted.
and a selection of an end of the second backers	Status: Submitted
	1. Corrected copy of REP-I needs to be submitted.
Remarks	 Applicant promoter is the owner of 7K-7M out of 98K-
and the province of particular and the	6M total licensed land as per the land schedule
	attached with the license. However, the DTCP license
the second se	does not acknowledge the applicant promoter
	(collaborator) as the landowner licensee. Therefore,
or resultation and the statistical part and all bot	(collaborator) as the faildowner incensee. Therefore,
a performant actor page	the rectified copy of license no. 161 of 2023 needs to
No. 11 BIR	
 Alexa luustatata antány artititad 	Status: Promoter has applied for rectification in
	the license to DTCP and the acknowledgement
Le la	
and a monopole president of a started	3. Total site area as per layout plan i.e., 12.286 acres
active and a set of the set of th	does not match with the total licensed area i.e.
hetingala	12.2875 acres. This difference in the areas needs to be
he are brook boling as or drow brief and	clarified.
Hed for the resubrations	Status: The promoter has submitted the
in the second	demarcation plan duly signed by DTP in the
companies and a horizonthe important to be	Authority. As per the demarcation report of DTP
	licensed land is 12.2875 acres and the same is
the main of	found at site. However, the area chart on layout as
Courses of the second second of the second	well as demarcation plan shows total site area as
Trailing on Street and Street	12.286 acres.
Automotic of at basis to success to	4. Approved service plans and estimates need to be
Charlenge of the second second second second	submitted.
In a particular second second second	5. Electrical load availability connection needs to b
a tara da nata das ta anticipas de activitad	
	submitted.
And P26.036	6. Approved zoning plan needs to be submitted.
to any and all the second and the second states	7. GST certificate of the promoter needs to be provided on submitted by the promoter u/s 4 of the Act of 2016 along wi

Recommendation: the application submitted by the promoter u/s 4 of the Act of 2016 along with the requisite documents is found to be in order except for the corrected copy of REP-I, rectified copies of license and demarcation plan, approved service plans and estimates, approved zoning plan, electrical load availability connection and GST certificate of the promoter company.

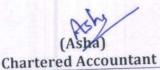
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Project Promoter

Golden Gate Residency M/s Yashvi Homes Pvt. Ltd.

The promoter has submitted the demarcation plan duly signed by DTP along with the approval letter dated 11.09.2023. As per the demarcation report of DTP, licensed land is 12.2875 acres and the same is found at site. However, the area chart on layout as well as demarcation plan shows total site area as 12.286 acres. The promoter has applied for the rectification in the license to the DTCP and the copy of application is submitted in the Authority.

The Authority may consider for the grant of registration subject to the submission of rectified copies of license and demarcation plan, and GST registration certificates within 3 weeks; submission of approved service plans and estimates, approved zoning plan and electrical load availability connection within three months.





(Ar. Neeraj Gautam) Associate Architectural Executive

Monday and 09.10.2023 Day and Date of hearing Sh. Ram Niwas Proceeding recorded by PROCEEDINGS OF THE DAY

Proceedings dated: 09.10.2023

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

Sh. Bijendra Pal Singh (AR) and Mohd. Annes (AR) are present on the behalf of the promoter and submits that in the land schedule issued with the license, the name of the company is mentioned against the land owned by them but in the license mistakenly has not been shown as licensee for that part of land but otherwise is a collaborator company for total licensed land. The necessary correction in the license and demarcation is under approval of the authority and shall be submitted within three weeks. Further the approval of zoning plan is also under signatures of DGTCP and shall be submitted before issuance of RC along with 25 lakhs BG for submission of service plans and estimates within three months.

In view of the above, the proposal for grant of RC is approved subject to compliance as above and RC shall be issued after compliance as above except for corrected copy of license and demarcation which shall be submitted within three weeks along with GST registration.

(Sanjeev Kumar Arora)

Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

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aiming that in the failed schedule introduct with the interest interance of the polare of the second for the failed at the fourier of the failed for the failed at the second for the seco

r view of the above, the proposal for grout of 96 is soproved a breat to compliants is obvious of a half to beard when compliance strabely a consent for corrected uppy of transmit of demonstration when built to beard when compliance streke shore were completed for periods to be a streke of the source of the

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