

**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)(I)(c)	31.07.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(I)(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			
	DD amount	Rs. 10,13,650/- Rs. 754/-	
	DD no. and date	005636 dated 05.09.2023 005662 dated 15.09.2023	
	Name of the bank issuing	IDBI Bank	
	Deficient amount	Nil	
22. File Status			
	Project received on	08.09.2023	
	Notice dispatched on	14.09.2023	
	First reply submitted on	15.09.2023	
	First hearing on	18.09.2023	
	Second reply submitted on	22.09.2023	

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	<b>Third reply submitted on</b>	03.10.2023
	<b>Fourth reply submitted on</b>	06.10.2023
	<b>Fifth reply submitted on</b>	09.10.2023
23.	<b>Case history-</b> <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. 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 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 was provided on 18.09.2023.</p> <p><u>Proceedings dated 18.09.2023</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>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.</p>	
24.	<b>Present compliance status as on 09.10.2023 of deficient documents as observed on 18.09.2023</b>	<ol style="list-style-type: none"><li>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Not done</b></li><li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Done</b></li><li>3. Deficit of Rs. 754/- needs to be paid. <b>Status: Paid through DD no. 005662 dated 15.09.2023 of IDBI Bank</b></li><li>4. List of plots allocated to the land owners after mutual agreement needs to be submitted. <b>Status: Submitted</b></li><li>5. 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,</li></ol>

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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



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 does not match with the total licensed area i.e. 12.2875 acres. This difference in the areas needs to be clarified.

**Status: 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.**

7. Project report needs to be submitted.

**Status: Submitted**

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: Submitted**

9. Documents relating to the entry of collaboration agreement in the revenue record need to be submitted.

**Status: Submitted**

10. Land title search report needs to be submitted.

**Status: Submitted**

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: Submitted**

12. Approved service plans and estimates need to be submitted.

**Status: Recommended from XEN HSVP, Gurugram to Superintending Engineer, HSVP, Gurugram vide memo dated 26.09.2023.**

13. Electrical load availability connection needs to be submitted.

**Status: Not submitted**

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.



	<p><b>Status: As per the demarcation report by DTP, Gurugram, the 11 KV HT line has been shifted and the applicant promoter submitted demarcation plan without showing the freezed plots.</b></p> <p>15. NOCs from concerned departments for construction water availability, potable water supply, sewerage disposal and storm water drainage need to be submitted. <b>Status: Submitted</b></p> <p>16. Demarcation plan needs to be submitted. <b>Status: Submitted</b></p> <p>17. Approved zoning plan needs to be submitted. <b>Status: Not submitted</b></p> <p>18. Copy of superimposed demarcation plan on approve layout plan needs to be submitted. <b>Status: Submitted</b></p> <p>19. PERT chart of the project proposed needs to be submitted. <b>Status: Submitted</b></p> <p>20. Application form and allotment letter on prescribed formats need to be submitted. <b>Status: Submitted</b></p> <p>21. Revised builder buyer agreement needs to be submitted. <b>Status: Submitted</b></p> <p>22. Draft brochure and advertisement documents need to be submitted. <b>Status: Submitted</b></p> <p>23. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Clarified</b></p> <p>24. Quarterly schedule of estimated sources needs to be provided. <b>Status: Submitted</b></p> <p>25. GST certificate of the promoter needs to be provided. <b>Status: Applied on 13.09.2023</b></p> <p>26. Cash flow statement need to be provided. <b>Status: Submitted</b></p> <p>27. CA certificate for non-default in payment needs to be provided. <b>Status: Submitted</b></p> <p>28. Copy of Paid EDC challan, conversion charges and License fee needs to be provided. <b>Status: Submitted</b></p> <p>29. Other in loan and advances under financial resources needs to be clarified. <b>Status: Clarified</b></p>
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	<p>30. CA certificate for cost incurred and to be incurred needs to be provided. <b>Status: Submitted</b></p> <p>31. CA certificate for REP I needs to be submitted. <b>Status: Submitted</b></p> <p>32. Annual balance sheet for the financial year 2021-22 needs to be submitted. <b>Status: Submitted</b></p> <p>33. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(1)(D) needs to be revised. <b>Status: Submitted</b></p> <p>34. KYC of project consultant needs to be submitted. <b>Status: Submitted</b></p>
<b>Remarks</b>	<p>1. Corrected copy of REP-I needs to be submitted.</p> <p>2. 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. <b>Status: Promoter has applied for rectification in the license to DTCP and the acknowledgement thereof is placed in the file.</b></p> <p>3. 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. <b>Status: The promoter has submitted the demarcation plan duly signed by DTP in the Authority. 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.</b></p> <p>4. Approved service plans and estimates need to be submitted.</p> <p>5. Electrical load availability connection needs to be submitted.</p> <p>6. Approved zoning plan needs to be submitted.</p> <p>7. GST certificate of the promoter needs to be provided.</p>
<p><b>Recommendation:</b> 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.</p>	



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.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Monday and 09.10.2023
Proceeding recorded by	Sh. Ram Niwas

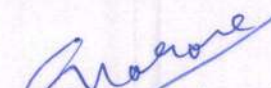
### PROCEEDINGS OF THE DAY


Proceedings dated: 09.10.2023


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 DGTCPC 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

