



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	The Golden City Floors	
2.	Name of the promoter	M/s Worldwide Resorts and Entertainment Pvt. Ltd.	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector- M9, M10, M13, M14, Manesar, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Active Promoters Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1669-2024	
10.	License no.	136 of 2022 dated 08.09.2022	valid up to 07.09.2027
11.	Total licensed area	118.15 acres	Area to be registered 0.8930 acres
12.	Projected completion date	REP- II needs to be revised.	
13.	QPR Compliances (if applicable)	RC no. 100 of 2022 - Submitted upto June 2024.	
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 100 of 2022 - 2023-24 Pending	
15.	4(2)(I)(C) Compliances (if applicable)	RC no. 100 of 2022 -Extension u/s 6 approved on 14.10.2024.	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	Approved service plan and estimates within 3 months i.e., upto 14.02.2023 - Submitted on 03.03.2023 (Delay of 27 days)	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	136 of 2022 dated 08.09.2022 07.09.2027
	ii)	Zoning Plan Approval	Drg. No. 8734 dated 10.11.2022 (Only for 118.15 acres) -
	iii)	Building Approval plan	Under Self certification policy dated 26.04.2024, 02.05.2024, 13.05.2024, 14.05.2024, 19.05.2024 25.04.2026, 01.05.2026, 12.05.2026, 13.05.2026, 18.05.2026
	iv)	Environmental Clearance	N/A (Built up area is less than 20000 sqm)
	v)	Airport height clearance	N/A (Height is less than 30 mtrs.)



	vi)	Fire scheme approval	N/A (Height is less than 15 mtrs.)
	vii)	Service plan and estimate approval	LC-4711/PA(VA)/2023/6505 dated 03.03.2023 (For 118.15 acres)
20.	Fee Details		
	Registration Fee		Residential - 7227.62 * 2 * 10 = Rs 1,44,552/-
	Processing Fee		7227.62 * 10 = Rs 72,276/-
	Late Fee		N/A
	Total Fee		Rs 2,16,828/-
21.	DD amount		Rs 2,80,800/-
	DD no. and date		006528 dated 28.08.2024
	Name of the bank issuing		IDBI Bank
	Deficient amount		NIL
22.	File Status		Date
	File received on		02.09.2024
	First hearing on		30.09.2024
	First notice Sent on		14.10.2024
	Second hearing on		21.10.2024
	Third hearing on		28.10.2024
23.	Case History:		
	<p>The Promoter M/s Worldwide Resorts and Entertainment Pvt. Ltd. who is a Collaborator applied for the registration of real estate residential floors project namely "The Golden Floors" located at Sector-M9, M10, M13, M14, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 78277 dated 02.09.2024 and RPIN-787. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1669-2024. The project area for registration is 0.8930 acres but the licensed area i.e., 118.15 acres granted under License no -136 of 2022 dated 08.09.2022 valid up to 07.09.2026.</p> <p>The DTCP has granted license no. 136 of 2022 dated 08.09.2022 admeasuring 118.15 acres for the development of Industrial Plotted Colony over a total area admeasuring 118.15 acres in Sector M9, M10, M13, M14, Manesar, Gurugram.</p> <p>License no. 136 of 2022 dated 08.09.2022 has been issued in favour of M/s Active Promoters Pvt. Ltd. and others in collaboration with M/s Worldwide Resorts and Entertainment Pvt. Ltd.</p> <p>The total area admeasuring 118.15 acres was registered vide registration number 100 of 2022 dated 14.11.2022 which is valid upto 30.09.2024.</p> <p>Further, as per Latest layout plan approval the additional license has been issued vide license no. 06 of 2024 dated 19.01.2024 having total area admeasuring 53.171875 acres. Total area of the licensed colony admeasuring 171.321875 acres.</p>		



	<p>The promoter has applied for the extension of the registration of project u/s 6 of the Act. However, the applied area for registration of residential floors (on 26 plots) is part of 118.15 acres (Block D) and no changes are shown in this part as per the revised layout plan.</p> <p>Accordingly, the scrutiny has been done on the basis of license no. 136 of 2022 having an area admeasuring 118.15 acres.</p> <p>On 30.09.2024, the matter was adjourned to 21.10.2024.</p> <p>The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/787 dated 14.10.2024 was issued to the promoter with an opportunity of being heard on 21.10.2024.</p> <p>On 21.10.2024, the matter was adjourned and fixed for 28.10.2024.</p> <p>The promoter has submitted a reply on 16.10.2024 and 23.10.2024 which were scrutinized and the status of documents is mentioned below.</p>	
24.	<p>Present compliance status as on 28.10.2024 of deficient documents conveyed through dated 14.10.2024.</p>	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.2. Online DPI needs to be corrected. Status: Not Submitted.3. Construction Water NOC from competent Authority needs to be submitted. Status: Submitted.4. Land Title Search report needs to be revised after incorporation of bar enrolment number of advocate. Status: Submitted.5. Draft Application form needs to be submitted. Status: Submitted.6. Draft Allotment letter needs to be revised as per prescribed format. Status: Submitted.7. Draft Builder Buyer Agreement needs to be revised as per prescribed format. Status: Submitted.8. Draft Conveyance Deed needs to be submitted. Status: Submitted.9. Pert Chart needs to be revised. Status: Submitted.10. Draft Brochure needs to be submitted.



	<p>Status: Submitted but needs to be revised.</p> <p>11. Cost of the land i.e. Rs 1642.40 lakhs needs to be clarified according to the area applied for the registration i.e., 0.8930 acres.</p> <p>Status: CA Certificate submitted.</p> <p>12. Clarification and Challan needs to be submitted for EDC, IDC and IDW not mentioned in DPI. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> <p>Status: Promoter states that EDC not applicable to current project as it involves development of independent residential floors and cost of IDW & IDC is included in expenses for the industrial plotted colony "The Golden City" where this project is planned.</p> <p>13. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as previously dated was 30.12.2021.</p> <p>Status: Submitted.</p> <p>14. REP II needs to be revised as OC date is missing for residential independent floors.</p> <p>Status: Submitted.</p> <p>15. CA certificate for non-default needs to be revised.</p> <p>Status: Submitted.</p> <p>16. CA Certificate for expenditure incurred and to be incurred needs to be revised as corporate income tax is also included in project cost.</p> <p>Status: Submitted.</p> <p>17. CA certificate for Net worth of promoter and CA certificate for details in REP-1 needs to be submitted.</p> <p>Status: Submitted.</p> <p>18. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as bank details and project cost is not in line with the supporting documents.</p> <p>Status: Submitted.</p>
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		<p>19. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p> <p>Status: Submitted.</p> <p>20. Project report needs to be submitted.</p> <p>Status: Submitted.</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Draft Brochure needs to be revised.</p>

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the A- H form, DPI and Draft Brochure.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
28/10/24
Ashish Dubey

Chartered Accountant

Ashish Kush
28/10/24

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 28.10.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 28.10.2024

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Megha Solanki (Advocate) and Sh. Prince Kumar (AR) are present on behalf of the promoter.

Approved as proposed subject to rectification of above deficiencies and corrected form A to H and DPI.

The RC shall be issued after compliance of the above deficiencies.

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

(Vijay Kumar Goyal)
Member, HARERA

