

**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Golden Gate Residency-II		
2.	Name of the promoter	M/s Yashvi Builders Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 3, Farrukhnagar, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the land owner	Sh. Rakesh Kumar & Sh. Pramod Kumar S/o Raj Kumar		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-1809-2024		
10.	License no.	136 of 2024 dated 04.11.2024 valid upto 03.11.2029		
11.	Total licensed area	5.71875 Acres	Area to be registered	5.71875 Acres
12.	Projected completion date	OC - 31.07.2029		
13.	QPR Compliances (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: Not submitted for the quarter July - September 2024.		
14.	4(2)(I)(D) Compliances (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: Not applicable		
15.	4(2)(I)(C) Compliances (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: Project completion date 31.07.2028		
16.	Status of change of bank account	-		
17.	Details of proceedings pending against the project	For RC No. 92 of 2023 granted for DDJAY plotted colony: RERA-GRG-399-2024: For misleading advertisement Status: Disposed		
18.	RC Conditions Compliances (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: RC compliances are as follows: <ol style="list-style-type: none"> <li>Rectified copies of license no. 161 of 2023 dated 11.08.2023 within 3 months from the grant of RC. Status: Not submitted</li> <li>Demarcation plan within 3 months from the grant of RC. Status: Not submitted</li> <li>GST certificate of the company within 3 months from the grant of RC. Status: Not submitted</li> <li>Approved electrical load availability within 3 months from the grant of RC. Status: Not submitted</li> <li>Approved service plans and estimates within 3 months from the grant of RC. Status: Not submitted</li> </ol>		
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	S.No	Particulars	Date of approval	Validity upto





	i)	License Approval	136 of 2024 dated 04.11.2024	03.11.2029
	ii)	Zoning Plan Approval	Applied on 02.12.2024	-
	iii)	Layout plan Approval	DTCP- 10565 dated 06.11.2024	
	iv)	Environmental Clearance	Not applicable	
	vii)	Service plan and estimate approval	Not Submitted	
	vii)	Electrical load availability connection	Not Submitted	
20.	<b>Fee Details</b>			
	Registration Fee		Residential: (22217.223 x 5) = Rs 1,11,086/- Commercial: (925.718 x 10) = Rs 9,257/- <b>Total= Rs 1,20,343/-</b>	
	Processing Fee		23142.941 x 10= Rs 2,31,429/-	
	Late Fee		N/A	
	Total Fee		<b>Rs 3,51,772/-</b>	
21.	DD amount		Rs 3,52,000/-	
	DD no. and date		006637 dated 28.11.2024	
	Name of the bank issuing		IDBI Bank	
	Deficient amount		Not applicable	
22.	<b>File Status</b>		<b>Date</b>	
	File received on		29.11.2024	
	First notice Sent on		13.12.2024	
	First hearing on		23.12.2024	
23.	<b>Case History:</b>			
	<p>The Promoter M/s Yashvi Builders Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "Golden Gate Residency- II" located at Sector 3, Farrukhnagar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 83131 dated 29.11.2024 and RPIN-832. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1809-2024. The project area for registration is 5.7188 acres under license no. 136 of 2024 dated 04.11.2024 valid upto 03.11.2029.</p> <p>The application for registration of Residential plotted colony under DDJAY was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/832 dated 13.12.2024 was issued to the promoter with an opportunity of being heard on 23.12.2024.</p> <p>The status of the documents is mentioned below:</p>			
24.	<b>Present compliance status as on 23.12.2024 of deficient documents conveyed vide notice dated 13.12.2024.</b>		<ol style="list-style-type: none"> <li>Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrections not submitted</b></li> <li>Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrections not submitted</b></li> </ol>	





	<p>3. A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout plan needs to be submitted. <b>Status: Not submitted</b></p> <p>4. Approved zoning plan needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Applied on 02.12.2024.</b></p> <p>5. Approved Service Plans &amp; Estimates needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Not submitted</b></p> <p>6. Demarcation plan needs to be submitted. <b>Status: Not submitted</b></p> <p>7. In registered collaboration agreement dated 27.03.2023 the irrevocable clause is not incorporated. Hence, the same needs to be clarified. <b>Status: Not submitted</b></p> <p>8. Approval NOCs from various agencies for connecting external services like road access permission, water supply, storm water, sewerage and HUDA water construction needs to be submitted. <b>Status: Submitted, but road access permission needs to be provided.</b></p> <p>9. Electrical load availability connection for the plotted colony needs to be submitted. <b>Status: Not submitted</b></p> <p>10. Aks Shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Not submitted</b></p> <p>11. Land title search report by an advocate including bar enrolment number certified on latest date needs to be submitted. <b>Status: Submitted, but needs to be revised as the last 30 years report is not provided.</b></p> <p>12. Undertaking with regard to non- applicability of tree cutting permission NOC from DFO need to be submitted. <b>Status: Submitted</b></p> <p>13. Layout plan superimposed on the demarcation plan needs to be submitted. <b>Status: Submitted</b></p> <p>14. Project report along with the brochure of current project and project photos needs to be submitted. <b>Status: Submitted, but needs to be revised</b></p> <p>15. PERT chart for the project with completion date needs to be submitted. <b>Status: Not submitted</b></p> <p>16. Daft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised.</p>
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**Status: Submitted, but needs to be revised.**

17. Draft brochure & advertisement needs to be submitted.

**Status: Not submitted**

18. Cost of land amounts to Rs 2986.45 lakhs needs to be clarified according to area i.e. 5.7188 acres applied for registration. The area sharing model with landowners in collaboration agreement needs to be submitted.

**Status: Cost of land submitted but needs to be clarified and the area sharing model with landowners in collaboration agreement needs to be submitted.**

19. Clarification needs to be submitted as amount of taxes, cess, IDC is not mentioned. Details of other cost mentioned in DPI needs to be submitted. Challan and Schedule of payment of EDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.

**Status: Not submitted**

20. Independent auditors report for the financial year 2023-2024 needs to be submitted along with financial statements.

**Status: Not submitted**

21. Project Report, GST Certificate, TAN, KYC of Architect and KYC of CA needs to be submitted.

**Status: Project Report Submitted but GST Certificate and TAN of promoter needs to be submitted.**

22. Board resolution needs to be revised for specifying same to be 70% collection account as per RERA rules. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as total project cost does not match with DPI.

**Status: Affidavit submitted but board resolution needs to be revised.**

23. Original CA Certificate of Non-Default needs to be submitted. CA Certificate of net worth on latest date needs to be submitted as previously dated was 31.03.2024. CA Certificate for expenditure incurred and to be incurred needs to be submitted.

**Status: Submitted but CA Certificate for expenditure incurred and to be incurred needs to be submitted.**

24. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted.

**Status: Submitted but statement of quarterly expenditure needs to be submitted.**

25. Bank Undertaking needs to be submitted.

**Status: Submitted**

26. Promoters affidavit for no loan on project needs to be submitted.

**Status: Undertaking submitted**






25.	Remarks	
		<ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</li><li>2. Corrections marked on the hard copy of online DPI need to be done.</li><li>3. A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout plan needs to be submitted.</li><li>4. Approved zoning plan needs to be submitted, if applied than copy of the same needs to be submitted.</li><li>5. Approved Service Plans &amp; Estimates needs to be submitted, if applied than copy of the same needs to be submitted.</li><li>6. Demarcation plan needs to be submitted.</li><li>7. In registered collaboration agreement dated 27.03.2023 the irrevocable clause is not incorporated. Hence, the same needs to be clarified.</li><li>8. Approval NOCs from various agencies for connecting external services like road access permission, water supply, storm water, sewerage and HUDA water construction needs to be submitted. <b>Status: Submitted, but road access permission needs to be provided.</b></li><li>9. Electrical load availability connection for the plotted colony needs to be submitted.</li><li>10. Aks Shijra duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.</li><li>11. Land title search report by an advocate including bar enrolment number certified on latest date needs to be submitted.</li><li>12. Project report along with the brochure of current project and project photos needs to be submitted.</li><li>13. PERT chart for the project with completion date needs to be submitted.</li><li>14. Daft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised.</li><li>15. Draft brochure &amp; advertisement needs to be submitted.</li><li>16. Cost of land amounts to Rs 2986.45 lakhs needs to be clarified according to area i.e. 5.7188 acres applied for registration. The area sharing model with landowners in collaboration agreement needs to be submitted.</li><li>17. Clarification needs to be submitted as amount of taxes, cess, IDC is not mentioned. Details of other cost mentioned in DPI needs to be submitted. Challan and Schedule of payment of EDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be submitted.</li></ol>





	<p>18. Independent auditors report for the financial year 2023-2024 needs to be submitted along with financial statements.</p> <p>19. Project Report, GST Certificate, TAN, KYC of Architect and KYC of CA needs to be submitted</p> <p>20. Board resolution needs to be revised for specifying same to be 70% collection account as per RERA rules. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised as total project cost does not match with DPI.</p> <p>21. Original CA Certificate of Non-Default needs to be submitted. CA Certificate of net worth on latest date needs to be submitted as previously dated was 31.03.2024. CA Certificate for expenditure incurred and to be incurred needs to be submitted.</p> <p>22. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p>
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<b>Ashish Dubey</b> <b>Chartered Accountant</b>	 <b>Deepika</b> <b>Planning Executive</b>
<b>Day and Date of hearing</b>	Monday and 23.12.2024.
<b>Proceeding recorded by</b>	Ram Niwas

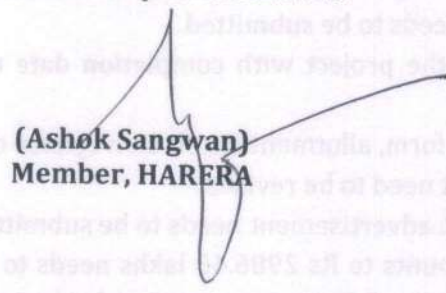
**PROCEEDINGS OF THE DAY**


Proceedings dated: 23.12.2024.

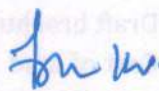
Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vijender Pal Singh (AR) is present on behalf of the promoter. The authority directed to comply with the conditions of earlier registered project namely "Golden Gate Residency" having registration certificate no. 92 of 2023 along with submission of deficiencies already pointed out.

The matter to come up on 13.01.2025.

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**