

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Project - Golden Gate Residency-II RERA-GRG-1809-2024

S.No	Particulars	g brief for registratio Details		
1.	Name of the project	Golden Gate Reside	ancy-II	
2.	Name of the promoter	M/s Yashvi Builders Pvt. Ltd.		
3.	Nature of the project		Colony under DDJA	Y.
4.	Location of the project	Sector 3, Farrukhn	Colony under DDJA	I
5.	Legal capacity to act as a	Collaborator	agar, Gurugram	The second street
	promoter			viiltebileur.
6.	Name of the land owner	Sh. Rakesh Kumar	& Sh. Pramod Kumai	r S/o Raj Kumar
7.	Status of project	New		an base tone in the
8.	Whether registration applied for whole	Whole	Resident Contracto	981.80/2101291
201.00	Phase no.	Not applicable		
9.	Online application ID	RERA-GRG-1809-2	024	and the second second
10.	License no.	136 of 2024 dated	04.11.2024 valid up	to 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	0	and the second
13.	QPR Compliances (if		f 2023 granted for	DDJAY plotted colony: Not
	applicable)	and the second second second second second	juarter July – Septen	
14.	4(2)(l)(D) Compliances (if applicable)			DDJAY plotted colony: Not
15.	4(2)(l)(C) Compliances (if	For RC No. 92 of 2023 granted for DDJAY plotted colony: Project completion date 31.07.2028		
	applicable)			and south the first first fit.
16.	Status of change of bank account		05.9+16	De Balanya tari a
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)	<ul> <li>RC compliances are</li> <li>Rectified copie within 3 month Status: Not sub</li> <li>Demarcation pl Status: Not sub</li> <li>GST certificate RC. Status: Not sub</li> <li>Approved elect grant of RC. Status: Not sub</li> </ul>	s of license no. 16 is from the grant of F mitted an within 3 months mitted of the company with mitted trical load availabili mitted ice plans and estima	1 of 2023 dated 11.08.2023
19.	Statutory approvals either a			ation
	S.No Particulars		approval	Validity upto

**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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	i)	License Approval	136 of 2024 dated 04.11.2024	RERA-GRG-1809-2024 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 Submit	ted	
	vii)	Electrical load availability connection	Not Submit	ted	
20.	Fee Details				
	Registration Fee		Residential: (22217.223 x 5) = Rs 1,11,086/- Commercial: (925.718 x 10) = Rs 9,257/- Total= Rs 1,20,343/-		
	Proc	essing Fee	23142.941 x 10= Rs 2,31,429/-	aphaning application	
	Late	Fee	N/A	LEG. LICEDAN DO.	
	Total Fee		Rs 3,51,772/-		
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.	File S	Status	Date		
	File received on		29.11.2024		
	First notice Sent on		13.12.2024		
	First	hearing on	23.12.2024		
23.	<b>Case History:</b> 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.				
	The application for registration of Residential plotted colony under DDJAY was scrutinized and 1s 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.				
	The s	tatus of the documents is	mentioned below:		
24.	Present compliance status as on 23.12.2024 of deficient documents conveyed vide notice dated 13.12.2024.		<ol> <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. Status: Corrections not submitted</li> <li>Corrections marked on the hard copy of online DPI need to be done.</li> </ol>		
		point, parties of			

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AKEKA GURUGRAM Project - Golden Gate Residency-II

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tends to he revised.	3. A list of plots allocated to the landowner and developer in
Lenter la solar solar share le sures	accordance with the collaboration agreement duly signed by
	both the parties and marked on the layout plan needs to be
Philade in the second state of the state	submitted.
(23 arent ambied for resident 23)	Status: Not submitted
internet and allow of another the	4. Approved zoning plan needs to be submitted, if applied than
	copy of the same needs to be submitted.
making the private to the characteristic	Status: Applied on 02.12.2024.
with tradetones is collar and	5. Approved Service Plans & Estimates needs to be submitted, if
and the set of the set	applied than copy of the same needs to be submitted.
and about the instantion as how instantion	Status: Not submitted
If a management was taking to	6. Demarcation plan needs to be submitted.
Charten of a stoles of a stole	Status: Not submitted
	7. In registered collaboration agreement dated 27.03.2023 the
	irrevocable clause is not incorporated. Hence, the same needs to
	be clarified.
	Status: Not submitted
	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.
	Status: Submitted, but road access permission needs to be
	provided.
	9. Electrical load availability connection for the plotted colony
	needs to be submitted.
	Status: Not submitted
	10. Aks Shijra duly certified by revenue officer not more than 6
	months prior to the date of application needs to be submitted.
	Status: Not submitted
	11. Land title search report by an advocate including bar enrolment
	number certified on latest date needs to be submitted.
	Status: Submitted, but needs to be revised as the last 30
	years report is not provided.
	12. Undertaking with regard to non- applicability of tree cutting
	permission NOC from DFO need to be submitted.
	Status: Submitted
	13. Layout plan superimposed on the demarcation plan needs to be
	submitted.
	Status: Submitted
	14. Project report along with the brochure of current project and
	project photos needs to be submitted.
	Status: Submitted, but needs to be revised
	15. PERT chart for the project with completion date needs to be
	submitted.
	Status: Not submitted
	16. Daft application form, allotment letter, conveyance deed, BBA &
	Payment Receipt need to be revised.

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Contract and the state	RERA-GRG-1809-202
a management have management second	Status: Submitted, but needs to be revised.
all south the particulation of the second	17. Draft brochure & advertisement needs to be submitted.
to or chest with include and no bolist	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
there are appended to the second of the	area sharing model with landowners in collaboration agreement
i institutetta ida	needs to be submitted.
3.502A	Status: Cost of land submitted but needs to be clarified and
	the area sharing model with landowners in collaboration
stree association by being and their in	agreement needs to be submitted.
	19. Clarification needs to be submitted as amount of taxes, cess, IDC
to be sufficient of the second s	is not mentioned. Details of other cost mentioned in DPI needs
	to be submitted. Challan and Schedule of payment of EDC paid
in the start date from any con-	for the project needs to be submitted. Undertaking regarding
I stern stration and the second the second	auto credit of 10% of receipts from separate RERA account
	maintained under section 4(2)(l)(D) needs to be submitted.
	Status: Not submitted
in the approximation for the section of the section of the	20. Independent auditors report for the financial year 2023-2024
newspace, warns strange, stores, were	needs to be submitted along with financial statements.
a complete set of sheet doll second as	Status: Not submitted
teed second permittene heeds to be	21. Project Report, GST Certificate, TAN, KYC of Architect and KYC of
	CA needs to be submitted.
restrict petiteligenter fall-inputitionality (ch	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
a seas parti dan perihis sonoren (ef 1	70% collection account as per RERA rules. Affidavit of promoter
the scholard of sheet wells will get the	regarding arrangement with the bank of master account under
	section 4(2)(l)(D) needs to be revised as total project cost does
warder as not guide latitude reader the guide	not match with DPI.
. And the second state of the second state of the	Status: Affidavit submitted but board resolution needs to be
meets of he restand as the cast "t	revised.
bolies	23. Original CA Certificate of Non-Default needs to be submitted. CA
contrar- and by religioning as the contrar	Certificate of net worth on latest date needs to be submitted as
Dipercente des solutions and	previously dated was 31.03.2024. CA Certificate for expenditure
	incurred and to be incurred needs to be submitted.
on a stand held without and an pr	Status: Submitted but CA Certificate for expenditure
	incurred and to be incurred needs to be submitted.
	24. Statement of quarterly expenditure, statement of quarterly
the heatened between the source of the	source of funds and quarterly net cash flow statement needs to
testimitie)	be submitted.
	Status: Submitted but statement of quarterly expenditure
we with completing date where it is	needs to be submitted.
	25. Bank Undertaking needs to be submitted.
	Status: Submitted
a sub particular annea some i sineata	26. Promoters affidavit for no loan on project needs to be submitted.

Status: Undertaking submitted

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	as guiving the synchrying as	done.
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	o latest date oreds to be subi	sopp of the sume needs to be submitted.
	are the exception of the examined of the exami	or approved bervice rians & Estimates needs to be sublinitied, if
	ed muds to be sulimitted.	-pp-inter that oop) of the same needs to be submitted.
	expendence, encoment of e	plan needs to be submitted.
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		Project - Golden Gate Residency-
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Bellatator paeds to be substitud.	previously dated was 3	1.03.2024. CA Certificate for expenditure
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bertimitin of		ly expenditure, statement of quarterly
a agreement dated 27 03.2023 th		arterly net cash flow statement needs to
Atronuted, Bhorsh the same needs.	be submitted.	
		Q.epika
Ashish Dubey		Deepika
Chartered Accountant	ing sectors have the read address per	Planning Executive
Day and Date of hearing	Monday and 23.12.2024.	
Proceeding recorded by	Ram Niwas	
	PROCEEDINGS OF THE DA	Y
Proceedings dated: 23.12.2024.	med to be submitted.	
Ms. Deepika, Planning Executive ar	d Ch Ashish Duban Chan 1	
STREET A CALL AND A DAMAGE STREET AND A DESCRIPTION OF A DESCRIPA DESCRIPTION OF A DESCRIPTION OF A DESCRIPTION OF A DESCRIPO	id Sil. Ashish Dubey, Chartered	Accountant briefed about the facts of th
case.		
case. Sh. Vijender Pal Singh (AR) is prese	ent on behalf of the promoter. T	be authority directed to comply with th
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Act No. 16 of 2016 Passed by the Parliament भू-रांपया (विनियमन और विकास) अधिनियम, 2016की पारा 20के अर्तगत गठित प्राधिकरण

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