

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.उब्ब्यू.डी.

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

2

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
3. 4.	Location of the project	Sector 3, Farrukhnagar, Gurugram
5.	Legal capacity to act as a	Collaborator
	promoter	ing Exercise and the second se
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 5.71875 Acres registered
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)(l)(D) Compliances (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: Not applicable
15.	4(2)(l)(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	Vignes of the burning 10 Million and
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.	Number of units	106 Residential units
19.	Total Project cost	Rs 59.6223 Cr
20.	Project expenditure so far	Rs 4.0078 Cr
21.	Estimated expenditure for completion so far	Rs 55.6145 Cr
22.	RC Conditions Compliances	For RC No. 92 of 2023 granted for DDJAY plotted colony:
	(if applicable)	 RC compliances are as follows: 1. Rectified copies of license no. 161 of 2023 dated 11.08.2023 within 3 months from the grant of RC. Status: Not submitted 2. Demarcation plan within 3 months from the grant of RC. Status: Submitted
	eninostar etw VAIGO istem v onnet erw 4955,51,51 bonds i N	 3. GST certificate of the company within 3 months from the grant of RC. Status: Submitted
	interest of the second states and the process of th	 Approved electrical load availability within 3 months from the grant of RC. Status: Submitted

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

1

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

				RERA-GRG-1809-2024
	Pol Sici	na en presentario en el contra en	 Approved service plans and estimate grant of RC. Status: Submitted 	s within 3 months from the
23.	Statut	tory approvals either a	oplied for or obtained prior to registrat	ion
	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	Drg. No. DTCP 10724 dated 24.12.2024	A A A A A A A A A A A A A A A A A A A
	iii)	Layout plan Approval	DTCP- 10565 dated 06.11.2024	the section of the pr
	iv)	Environmental Clearance	Not applicable	presente:
	vii)	Service plan and estimate approval	Not Submitted	
	vii)	Electrical load availability connection	Memo no. Ch. 68/ Drg PLC dated 16.12.2024	
24.	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/-	
	Processing Fee		23142.941 x 10= Rs 2,31,429/-	
	Late Fee		N/A	
	Total	Fee	Rs 3,51,772/-	September 1
25.	DD amount		Rs 3,52,000/-	
	DD no. and date		006637 dated 28.11.2024	
	Nam	e of the bank issuing	IDBI Bank	
	Deficient amount		Not applicable	
26.	File Status		Date	
	File 1	received on	29.11.2024	
	First notice Sent on		13.12.2024	
	1 st hearing on		23.12.2024	
	2 nd hearing on		13.01.2025	
27.	The l estat Guru recei 1809 04.11 The defic pron	e group housing colony i gram under section 4 of pt no. 83131 dated 29.11 0-2024. The project area 1.2024 valid upto 03.11.2 application for registrati- iency notice vide notice noter with an opportunity 3.12.2024, Ms. Deepika, I	on of Residential plotted colony under Di e no. HARERA/GGM/RPIN/832 dated 13 y of being heard on 23.12.2024. Planning Executive and Sh. Ashish Dubey,	ed at Sector 3, Farrukhnagar, ment) Act, 2016 vide central P – I (Part A-H) is RERA -GRG- cense no. 136 of 2024 dated DJAY was scrutinized and 1 st 3.12.2024 was issued to the Chartered Accountant briefed
	On 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			

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

Project - Golden Gate Residency-II

d parts	Residency" having registration	RERA-GRG-1809-202
	pointed out. The matter to com	certificate no. 92 of 2023 along with submission of deficiencies alread
12	The status of the documents is	mentioned below:
28.	Present compliance status as on 13.01.2025 of deficient documents conveyed vide last hearing dated 23.12.2024.	 Online corrections in REP-I (Part A-H) needs to be done Documents to be uploaded need to be provided in soft copy les than 5 mb in size. Status: Corrections not submitted Corrections marked on the hard copy of online DPI need to be
	ana end letturo, conveyación desa	done.
	a ba covienta ne ode to ba revised. Per para provis ta be aufatitett Par para de leitte needs to be	 Status: Corrections not submitted 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. Status: Submitted
	3.1136 erre appled for togi edel vezh evideometa in chila ghaited	 4. Approved zoning plan needs to be submitted, if applied that copy of the same needs to be submitted. Status: Submitted
	animed but stands to be class at with handbeney in cultai gainether.	5. Approved Service Plans & Estimates needs to be submitted, i applied than copy of the same needs to be submitted. Status: Not submitted
	and the contract and the second of the second s	6. Demarcation plan needs to be submitted. Status: Submitted
	(a) Statement of statements the second se	 In registered collaboration agreement dated 27.03.2023 the irrevocable clause is not incorporated. Hence, the same needs to be clarified. Status: Not submitted
	apprention the Associal year 20	8. Approval NOCs from various agencies for connecting externa services like road access permission, water supply, storm water
	Cong with douncial planets.	sewerage and HUDA water construction needs to be submitted. Status: Status: Submitted, but for road access permission, i
	bilizita 2.46, 2.16 of Architectur ini bia GCT in zentica vit	is submitted that our site is well connected with revenue 9n road including 5k wide already developed revenue road.
	ASASA CAS	 Electrical load availability connection for the plotted colony needs to be submitted.
	ar per REGA miles Allident of	Status: Assurance certificate of DHBVN submitted. 10. Aks Shijra duly certified by revenue officer not more than 6
	Follow both as being and the	months prior to the date of application needs to be submitted. Status: Not submitted
Intri	nius of otzbere Humoli noif b	11. Land title search report by an advocate including bar enrolment number certified on latest date needs to be submitted.
barikn Dibani	dar of of abasis and leader of . E (13.1026, CA Confidence for eac	Status: Submitted 12. Undertaking with regard to non- applicability of tree cutting permission NOC from DEO need to be submitted
	Austrinduz od puziesta berra	permission NOC from DFO need to be submitted. Status: Submitted

AKEKA

	Project – Golden Gate Residency-II RERA-GRG-1809-2024	
	13. Layout plan superimposed on the demarcation plan needs to be	
Contraction of the source of the source of the	submitted.	
	Status: Submitted	
of a green title ready to	14. Project report along with the brochure of current project and	
the plan is bably any of at times t	project photos needs to be submitted.	
	Status: Submitted	
betrinda		
where convert colors [77] and	submitted.	
	Status: Submitted	
houterfu	16. Daft application form, allotment letter, conveyance deed, BBA &	
and the second stands and	Payment Receipt need to be revised.	
ALL STORE COLF I SERVICE ALL STORE AND	Status: Submitted, but needs to be revised.	
ulte digiti susti satist tanar dan	17. Draft brochure & advertisement needs to be submitted.	
sterri mus incisi navim osr	Status: Submitted	
	1. Cost of land amounts to Rs 2986.45 lakhs needs to be clarified	
	according to area i.e. 5.7188 acres applied for registration.	
sandile y terupinent av di stra	Affidavit of sharing model with landowners in collaboration	
distributes of	agreement needs to be submitted.	
	Status: Cost of land submitted but needs to be clarified and	
Estimates needs to be should be	the area sharing model with landowners in collaboration	
ine medicin de aufinities		
	agreement needs to be submitted.	
borther the	18. Clarification needs to be submitted as amount of taxes, cess, IDC	
	is not mentioned. Details of other cost mentioned in DPI needs	
THE STREET North Transmission of	to be submitted. Challan and Schedule of payment of EDC paid	
And the set of the set of the second second	for the project needs to be submitted. Undertaking regarding	
	auto credit of 10% of receipts from separate RERA account	
	maintained under section 4(2)(l)(D) needs to be submitted.	
	Status: Not submitted	
ice culturation (c) anonoga dia	19. Independent auditors report for the financial year 2023-2024	
enterna instanti autoria	needs to be submitted along with financial statements.	
and is not all and in a local data	Status: Submitted	
tas nated second provided that	20. Project Report, GST Certificate, TAN, KYC of Architect and KYC of	
is well compound with mybes	CA needs to be submitted.	
it eady donoleging termine to	Status: Submitted but GST is applied vide ARN	
s banning with hole containing a	AA061224051391N dated 26.12.2024.	
	21. Board resolution needs to be revised for specifying same to be	
destimation dv (180) to she	21. Board resolution needs to be revised for specifying same to be	
ty resetute officer not prope th	70% collection account as per RERA rules. Affidavit of promoter	
fimiliar ad at sheets under tight	regarding arrangement with the bank of master account under	
	section 4(2)(l)(D) needs to be revised as total project cost does	
and an ambulant started are	not match with DPI.	
Distandua id it ibenit sail	Status: Submitted	
	22. Original CA Certificate of Non-Default needs to be submitted. CA	
and the second	Certificate of net worth on latest date needs to be submitted as	
o and to vanids into a non el	previously dated was 31.03.2024. CA Certificate for expenditure	
battimite which bana	incurred and to be incurred needs to be submitted.	

भारत की संखद हारा पारित 2016का अधिनियम संख्यांक 16

		Project - Golden Gate Residency-I RERA-GRG-1809-2024
atsika 1344 1344 1344 1344 1344 1344 1344 134	Autonovit of quarterb diple	 23. 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. 24. Bank Undertaking needs to be submitted. Status: Submitted 25. Promoters affidavit for no loan on project needs to be submitted. Status: Undertaking submitted
29.	Remarks	 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. Corrections marked on the hard copy of online DPI need to be done. Approved Service Plans & Estimates needs to be submitted, if applied than copy of the same needs to be submitted. In registered collaboration agreement dated 27.03.2023 the irrevocable clause is not incorporated. Hence, the same needs to be clarified. 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 for road access permission, it is submitted that our site is well connected with revenue 9m road including 5k wide already developed revenue road. Daft application form, allotment letter, conveyance deed, BBA & Payment Receipt need to be revised. Cost of land amounts to Rs 2986.45 lakhs needs to be clarified according to area i.e. 5.7188 acres applied for registration. Affidavit of sharing model with landowners in collaboration agreement needs to be submitted. Clarification needs to be submitted. Clarification 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. Project Report, GST Certificate, TAN, KYC of Architect and KYC of CA needs to be submitted but GST is applied vide ARN AA061224051391N dated 26.12.2024. Statues: Submitted but GST is applied vide ARN AA061224051391N dated 26.12.2024.

WW HAILERA

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-संपद्म (विभियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण

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

AKEKA

la se la trene i e munici Municipationes vol des se	Status: Submitted but statement of quarterly expenditure needs to be revised.
Recommendation:	

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 and 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 deficiencies pointed out in remarks (point no. 29). Whereas, for the approved service plan and estimates the promoter will submit BG amounting to Rs. 25 lacs as a security to submit the approval within three months.

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

Ashish Dubey Chartered Accountant	 Unitize cheracitons. In Al Doctorizats in Parapagees Iteas 5 mb m signs 	Deepika Planning Executive
Day and Date of hearing	Monday and 13.01.2025	Thining Directure
Proceeding recorded by	Ram Niwas	
Shindle of al sides establish	PROCEEDINGS OF THE DAY	

Proceedings dated: 13.01.2025.

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

Sh. Bijendra Pal Singh (AR) is present on behalf of the promoter. The AR of the promoter states that they have submitted the addendum to the collaboration agreement dated 10.01.2025 along with other deficit documents today itself in the office. Further, The AR seeks three months' time for submission of the approved service plan & estimates.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakh for the submission of the above approval for service plans and estimates within three months. The RC shall be issued after submission of the abovementioned deficit documents and examination of the reply submitted by the promoter.

> on lone) (Ashok Sangwan) Member, HARERA

(Vijay Kumar Goval) Member, HARERA

(Arun Kumar) Chairman, HARERA

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