

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Golden Gate Residency-II  
RERA-GRG-1809-2024**
**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.	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 (if applicable)	For RC No. 92 of 2023 granted for DDJAY plotted colony: 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 3. GST certificate of the company within 3 months from the grant of RC. Status: Submitted 4. 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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		5. Approved service plans and estimates within 3 months from the grant of RC. Status: Submitted
23.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
	<b>S.No</b>	<b>Particulars</b>
		<b>Date of approval</b>
		<b>Validity upto</b>
	i)	License Approval
	ii)	Zoning Plan Approval
	iii)	Layout plan Approval
	iv)	Environmental Clearance
vii)	Service plan and estimate approval	Not Submitted
vii)	Electrical load availability connection	Memo no. Ch. 68/ Drg. - PLC dated 16.12.2024
24.	<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>
25.	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
26.	<b>File Status</b>	
	File received on	29.11.2024
	First notice Sent on	13.12.2024
	1 <sup>st</sup> hearing on	23.12.2024
	2 <sup>nd</sup> hearing on	13.01.2025
27.	<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>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</p>	

	<p>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.</p> <p>The status of the documents is mentioned below:</p>	
<p>28.</p>	<p><b>Present compliance status as on 13.01.2025 of deficient documents conveyed vide last hearing dated 23.12.2024.</b></p>	<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. <b>Status: Corrections not submitted</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrections not submitted</b></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. <b>Status: Submitted</b></li> <li>4. Approved zoning plan needs to be submitted, if applied than copy of the same needs to be submitted. <b>Status: Submitted</b></li> <li>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></li> <li>6. Demarcation plan needs to be submitted. <b>Status: Submitted</b></li> <li>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></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: 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.</b></li> <li>9. Electrical load availability connection for the plotted colony needs to be submitted. <b>Status: Assurance certificate of DHBVN submitted.</b></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. <b>Status: Not submitted</b></li> <li>11. Land title search report by an advocate including bar enrolment number certified on latest date needs to be submitted. <b>Status: Submitted</b></li> <li>12. Undertaking with regard to non- applicability of tree cutting permission NOC from DFO need to be submitted. <b>Status: Submitted</b></li> </ol>

	<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</b></p> <p>15. PERT chart for the project with completion date needs to be submitted. <b>Status: Submitted</b></p> <p>16. Daft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised. <b>Status: Submitted, but needs to be revised.</b></p> <p>17. Draft brochure &amp; advertisement needs to be submitted. <b>Status: Submitted</b></p> <p>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. Affidavit of sharing model with landowners in collaboration agreement needs to be submitted. <b>Status: Cost of land submitted but needs to be clarified and the area sharing model with landowners in collaboration agreement needs to be submitted.</b></p> <p>18. 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. <b>Status: Not submitted</b></p> <p>19. Independent auditors report for the financial year 2023-2024 needs to be submitted along with financial statements. <b>Status: Submitted</b></p> <p>20. Project Report, GST Certificate, TAN, KYC of Architect and KYC of CA needs to be submitted. <b>Status: Submitted but GST is applied vide ARN AA061224051391N dated 26.12.2024.</b></p> <p>21. 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. <b>Status: Submitted</b></p> <p>22. 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. <b>Status: Submitted</b></p>
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		<p>23. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted. <b>Status: Submitted but statement of quarterly expenditure needs to be submitted.</b></p> <p>24. Bank Undertaking needs to be submitted. <b>Status: Submitted</b></p> <p>25. Promoters affidavit for no loan on project needs to be submitted. <b>Status: Undertaking submitted</b></p>
29.	<b>Remarks</b>	<p>2. 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.</p> <p>3. Corrections marked on the hard copy of online DPI need to be done.</p> <p>4. Approved Service Plans &amp; Estimates needs to be submitted, if applied than copy of the same needs to be submitted.</p> <p>5. In registered collaboration agreement dated 27.03.2023 the irrevocable clause is not incorporated. Hence, the same needs to be clarified.</p> <p>6. 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 for road access permission, it is submitted that our site is well connected with revenue 9m road including 5k wide already developed revenue road.</b></p> <p>7. Daft application form, allotment letter, conveyance deed, BBA &amp; Payment Receipt need to be revised.</p> <p>8. 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.</p> <p>9. 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.</p> <p>10. Project Report, GST Certificate, TAN, KYC of Architect and KYC of CA needs to be submitted <b>Status: Submitted but GST is applied vide ARN AA061224051391N dated 26.12.2024.</b></p> <p>11. Statement of quarterly expenditure, statement of quarterly source of funds and quarterly net cash flow statement needs to be submitted.</p>

**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*

**Ashish Dubey**  
Chartered Accountant

*Deepika*

**Deepika**  
Planning Executive

<b>Day and Date of hearing</b>	Monday and 13.01.2025
<b>Proceeding recorded by</b>	Ram Niwas

**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 above-mentioned deficit documents and examination of the reply submitted by the promoter.

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

*v.i - 3*  
**(Vijay Kumar Goyal)**  
Member, HARERA

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