Project –The Golden Residences
RERA-GRG-1808-2024

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	**Name of the project**	The Golden Residences		
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-1808-2024		
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**	15.06.2026		
13.	**QPR Compliances (if applicable)**	RC no. 100 of 2022 – Submitted upto Sep 2024. RC no. 109 of 2024- N/A		
14.	**4(2)(l)(D) Compliances (if applicable)**	RC no. 100 of 2022 – Submitted for 2022-2023 and pending for 2023-2024. RC no. 109 of 2024- N/A		
15.	**4(2)(l)(C) Compliances (if applicable)**	RC no. 100 of 2022 –Extension granted on 14.10.2024. But certificate is not granted as revised zoning plan is still pending for submission in the authority RC no. 109 of 2024- N/A		
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)**	RC no. 100 of 2022-Approved service plan and estimates within 3 months i.e., upto 14.02.2023 – Submitted on 03.03.2023 (Delay of 27 days) RC no. 109 of 2024- N/A		

19.	Total cost of the project		Rs. 85.1847 crore	
20.	Expenditure Incurred so far		Rs. 20.7962 crore	
21.	Expenditure to be Incurred		Rs. 64.3885 crore	
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	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 plan Approval	Under Self certification policy dated 05.11.2024	04.11.2026
	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)	
23.	Fee Details			
	Registration Fee		**Residential –** 9540.46 * 2.64 * 10 = Rs 2,51,868/-	
	Processing Fee		9540.46 * 10 = Rs 95,405/-	
	Late Fee		N/A	
	Total Fee		**Rs 3,47,273/-**	
24.	DD amount		Rs 2,80,800/- Rs.1,51,000/- Total- Rs. 4,31,800/-	
	DD no. and date		006528 dated 28.08.2024 273776 dated 28.11.2024	
	Processing fees paid earlier which need to be forfeited		Rs. 72,276/-	
	Amount to be considered after forfeiting the processing fees		4,31,800 – 72,276/-= Rs. 3,59,524/-	

	Total amount to be considered	3,59,524-3,47,273/- = Rs.12,251/-
	Name of the bank issuing	IDBI Bank
	Deficient amount	**NIL(Excess paid Rs.12,251/-)**
25.	**File Status**	**Date**
	File received on	02.12.2024
	First hearing on	30.12.2024
	First notice Sent on	03.01.2025
	First reply submitted on	02.01.2025
	Second hearing on	13.01.2025
	Second reply submitted on	16.01.2025

26. Case History:

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 Residences" 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. 83179 dated 02.12.2024 and RPIN-835. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1808-2024. 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.

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.

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.

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.

The Authority has granted the registration vide RC no 109 of 2024 dated 08.11.2024 for S+3 floors on 26 plots (78 units). Now, the promoter has come for amendment in registration on 26 plots again as the building plans for S+4 floors has been approved on 05.11.2024.

On 30.12.2024, the matter was adjourned to 13.01.2025.

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/835 dated 03.01.2025 was issued to the promoter with an opportunity of being heard on 13.01.2025.

Proceedings dated: 13.01.2025

	Ms. Prachi Singh (Planning Executive) briefed about the facts of the case. Ms. Megha Solanki (Advocate) is present on behalf of the promoter. A public notice in 3 prominent newspapers (2 English and 1 Hindi) be published for objections if any as the promoter has revised the building plans from S+3 to S+4 with an undertaking that no third party rights in respect of the units under the plots has been created. The matter to come up on 27.01.2025. The public notice was published in three newspapers namely "The tribune", "Hindustan Times" and "Dainik Bhaskar" dated 16.01.2025 in which last date of filing objections was 24.01.2025. No objections received till date.	
27.	**Present compliance status as on 27.01.2025 of deficient documents conveyed vide hearing dated 13.01.2025**	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 done** 2. Online DPI needs to be corrected. **Status:- No done** 3. As building plans are revised, the prior written consent from 100% allottees of the project needs to be submitted. **Status: - Affidavit submitted stating that no third party right interest is created by the promoter.** 4. Project report need to be revised. **Status:- Submitted** 5. Draft advertisement document need to be submitted. **Status:- Submitted** 6. 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. **Status:- Submitted** 7. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. **Status:- Submitted** 8. Bank Undertaking needs to be submitted. **Status:- Submitted but needs to be revised** 9. Clarification 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)(l)(D) needs to be revised as it should be notarized. **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.**

		10. Comparative Cost sheet for Stilt+3 and Stilt+4 needs to be submitted. **Status:- Submitted** 11. Promoter affidavit for no loan on the project needs to be submitted. **Status:- Submitted**
28.	**Remarks**	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Bank Undertaking needs to be submitted.

Recommendation: - All the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 has been submitted and found to be in order except the online A-H form, Online DPI and Bank undertaking.

It is recommended that the authority may consider the grant of addendum certificate subject to the submission of the above.

Asha
Chartered Accountant

Prachi Singh
Planning Executive

Day and Date of hearing	Monday and 27.01.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh (Planning Executive) briefed about the facts of the case.

Ms. Megha Solanki (Advocate) is present on behalf of the promoter.

Approved as proposed subject to submission of bank undertaking and correction in DPI and REP-I (A to H). Addendum shall be issued after compliance of the above.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA