

Hearing brief for project registration u/s 4

S.No	Particulars	Details	
1.	Name of the project	Good Earth 71	
2.	Name of the promoter	M/s Good Earth Plotted Development Pvt. Ltd (Formerly known as Raj Buildwell Pvt. Ltd.)	
3.	About the promoter	M/s Good Earth Plotted Development Private Limited (Formerly known as M/s Raj Buildwell Pvt. Ltd.) is a private limited company incorporated in the year 2006. The company is engaged in real estate development, with a primary focus on plotted developments and allied real estate activities in the Delhi-NCR region. The registered office of the company is located in New Delhi. The company has an authorized and paid-up capital of Rs 7 crore and is currently managed by its Board of Directors, including Mr. Sanjay Khurana, Mr. Kamal Kapoor and Mr. Ranjan Gupta.	
4.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)	
5.	Location of the project	Sector-71, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Name of license holder	Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh	
8.	Status of project	New	
9.	Whether registration applied for whole/phase	Whole Project	
10.	Completion date as mentioned in REP-II	OC: 31.12.2029	
11.	Online application ID	RERA-GRG-PROJ-2067-2025	
12.	License no. (For DDJAY Plotted Colony)	33 of 2021 dated 08.07.2027	valid upto 07.07.2026
13.	Total licensed area	13.6775 acres	Area to be registered 0.425 acres (1719.9112 Sq.m.)
14.	QPR Compliances	Not applicable	
15.	4(2)(I)(D) Compliances	Not applicable	
16.	4(2)(I)(C) Compliances	Not applicable	
17.	Status of change of bank account (if applicable)	Not applicable	
18.	Details of proceedings pending against the project	Not applicable	



19.	RC Conditions Compliances	Not applicable		
20.	Number of Floors	G+3		
21.	Number of units	59 shops		
22.	Size of commercial units	19.01 Sq.m. to 166.41 Sq.m.		
23.	Total Project cost	Rs 76.36 Cr (as per DPI)		
24.	Project expenditure so far	Rs 5.48 Cr (as per DPI)		
25.	Estimated expenditure for completion so far	Rs 70.88 Cr (as per DPI)		
26.	Construction cost of towers	Rs 54.52 Cr (as per DPI)		
27.	Construction cost per Sq.ft.	Rs 5958/- (as per DPI)		
28.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	33 of 2021 dated 08.07.2027 (For DDJAY Colony)	valid upto 07.07.2026
	ii)	Zoning plan approval	DRG No. DTCP 10093 dated 01.03.2024 & Memo no. ZP- 1505/PA(DK)/2024/7981 dated 05.03.2024 (For Commercial plot of DDJAY)	
	iii)	Building plan Approval	Memo no. 4728 dated 12.09.2025	11.09.2027 (For Commercial plot of DDJAY)
	iv)	Environmental Clearance	Not applicable	
	v)	Fire scheme approval	Not submitted (Applied in 24.10.2025)	
	vi)	Airport height clearance	(Height of building less than 15 mtr)	
	vii)	Service plan and estimate approval	Not applicable	
	viii)	Electrical load availability connection	Memo no. Ch.-8/Drg. - 26B dated 31.08.2021 (For DDJAY colony)	
29.	Fee details			
	Registration fee	3793.113 * 1.75* 20= Rs 1,32,759/-		
	Processing fee	3793.113 * 10= Rs 37,931/-		
	Late fee	Not applicable		
	Total	Rs 1,70,690/-		
30.	DD amount	Rs 1,70,700/-		



	DD no. and date	021363 dated 24.09.2025
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
31.	File Status	Date
	File received on	14.10.2025
	First notice Sent on	07.11.2025
	1st hearing on	10.11.2025 (adjourned)
	1st hearing on	24.11.2025
23.	Case History: -	<p>The Promoter M/s Good Earth Plotted Development Pvt. Ltd (Formerly known as Raj Buildwell Pvt. Ltd.) who is a collaborator with license holder Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh applied for the registration of real estate Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project namely "Good Earth 71" located at Sector-71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 100585 dated 14.10.2025 and RPIN-976. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2067-2025. The project area for registration is 0.5356 acres vide License no -33 of 2021 dated 08.07.2027 valid upto 07.07.2026.</p> <p>The application for registration of Commercial (Distinct Commercial Component of DDJAY Plotted Colony) project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/976 dated 07.11.2025 was issued to the promoter with an opportunity of being heard on 10.11.2025.</p> <p>The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 18.10.2025 namely Dainik Bhaskar, Hindustan Times & The Times of India. No objections were received up to 31.10.2025 regarding the commercial project.</p> <p>The status of the documents is mentioned below:</p>
24.	Present compliance status as on 10.11.2025 of deficient documents conveyed vide notice dated 07.11.2025	<ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted2. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done.3. It is noted that the application for the licensed land has been submitted in collaboration between Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh and M/s Good Earth Plotted Development Pvt. Ltd. (formerly known as Raj Buildwell Pvt. Ltd.). Accordingly, a registered irrevocable collaboration agreement needs to be submitted along with other related agreements (including Power of Attorney / GPA / SPA, etc.). The sharing pattern must also be described as per the agreement executed between the landowner and the promoter, and the same should be duly signed by both parties.



	<p>Status: The irrevocable power of attorney dated 13.04.2021, the collaboration agreement dated 13.04.2021, and the area sharing agreement dated 09.01.2024 have been submitted.</p> <p>4. Certificate of incorporation along with approval for change in name of the company from Raj Buildwell Pvt Ltd to Good Earth Plotted Development Pvt Ltd. needs to be submitted. Status: A certificate from the MCA has been submitted regarding the change of name from M/s Raj Buildwell Pvt. Ltd. to M/s Good Earth Plotted Development Pvt. Ltd. However, no order has been submitted regarding recognition of the name change from DTCP.</p> <p>5. HUDA construction water NOC needs to be submitted for the applied licensed project. Status: Submitted</p> <p>6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted; applied on 24.10.2025. The promoter stated that they will submit the fire scheme approval within three months.</p> <p>7. Project report along with brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>8. Latest mutation, jamabandi & aks- shijra for whole commercial area needs to be submitted duly certified by the revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>9. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be revised. Status: Submitted but needs to be revised.</p> <p>10. PERT Chart specifying date of completion needs to be submitted. Status: Submitted</p> <p>11. Mining permission needs to be submitted. Status: Not submitted, and an affidavit-cum-undertaking has been filed stating that they will obtain and submit the mining permission before the start of construction.</p> <p>12. Draft allottees documents i.e. application form, allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Submitted, but application form & BBA needs to be revised.</p> <p>13. Draft brochure and advertisement document needs to be submitted.</p>
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	<p>Status: Submitted</p> <p>14. Cost of the land amounts to Rs 131.69 lakhs needs to be clarified according to the area applied for the registration is 0.5356 acres along with supporting documents.</p> <p>Status: Submitted.</p> <p>15. Clarification needs to be submitted as IDW cost not mentioned in DPI. Details of any other cost amount to Rs 125 lakhs, interest to financial institution amounts to Rs 730 lakhs and details of financial resources amounts to Rs 1910 lakhs mentioned in DPI needs to be submitted.</p> <p>Status: Submitted.</p> <p>16. REP II dated 07.10.2025, needs to be revised as amount of loan is missing. Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted.</p> <p>Status: Submitted.</p> <p>17. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted as previously dated was 31.01.2025. Further, as per NEC dated 31.01.2025, there is a construction stay on the 12/20/1(0-1) details and clarification needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.</p> <p>Status: The original non-encumbrance/encumbrance certificate needs to be submitted. Further, the promoter has submitted a clarification stating that the proposed commercial site falls only under Khasra No. 12/3, and has also clarified that Khasra No. 12/20/1 (0-1) is part of the affordable plotted colony and has no relation with the proposed project.</p> <p>18. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted.</p> <p>Status: Not submitted.</p> <p>19. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred.</p> <p>Status: Submitted but all the original CA certificate needs to be submitted and CA Certificate of non-default in payment of debt & statutory liabilities needs to be revised.</p> <p>20. Original Bank Undertaking needs to be submitted.</p> <p>Status: Not submitted.</p> <p>21. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted</p>
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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



		<p>along with KYC of authorized signatories. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted.</p> <p>22. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Submitted.</p> <p>23. Schedule and Challan of EDC and IDC 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)(l)(D) needs to be submitted. Status: Not submitted.</p>
24. Remarks		<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted</p> <p>2. Online DPI needs to be corrected. Status: Submitted, but corrections need to be done.</p> <p>3. It is noted that the application for the licensed land has been submitted in collaboration between Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh and M/s Good Earth Plotted Development Pvt. Ltd. (formerly known as Raj Buildwell Pvt. Ltd.). Accordingly, a registered irrevocable collaboration agreement needs to be submitted along with other related agreements (including Power of Attorney / GPA / SPA, etc.). The sharing pattern must also be described as per the agreement executed between the landowner and the promoter, and the same should be duly signed by both parties. Status: The irrevocable power of attorney dated 13.04.2021, the collaboration agreement dated 13.04.2021, and the area sharing agreement dated 09.01.2024 have been submitted.</p> <p>4. Certificate of incorporation along with approval for change in name of the company from Raj Buildwell Pvt Ltd to Good Earth Plotted Development Pvt Ltd. needs to be submitted. Status: A certificate from the MCA has been submitted regarding the change of name from M/s Raj Buildwell Pvt. Ltd. to M/s Good Earth Plotted Development Pvt. Ltd. However, no order has been submitted regarding recognition of the name change from DTCP.</p> <p>5. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted; applied on 24.10.2025. The promoter stated that they will submit the fire scheme approval within three months.</p>



	<p>6. Latest mutation, jamabandi & aks- shijra for whole commercial area needs to be submitted duly certified by the revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>7. A land title search report for the last 30 years, certified by an advocate with their bar enrolment number and dated recently, needs to be revised. Status: Submitted but needs to be revised.</p> <p>8. Mining permission needs to be submitted. Status: Not submitted, and an affidavit-cum-undertaking has been filed stating that they will obtain and submit the mining permission before the start of construction.</p> <p>9. Draft allottees documents i.e. application form, allotment letter & builder buyer agreement needs to be revised as per prescribed format. Status: Submitted, but application form & BBA needs to be revised.</p> <p>10. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted as previously dated was 31.01.2025. Further, as per NEC dated 31.01.2025, there is a construction stay on the 12/20/1(0-1) details and clarification needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: The original non-encumbrance/encumbrance certificate needs to be submitted. Further, the promoter has submitted a clarification stating that the proposed commercial site falls only under Khasra No. 12/3, and has also clarified that Khasra No. 12/20/1 (0-1) is part of the affordable plotted colony and has no relation with the proposed project.</p> <p>11. Independent Auditors Report along with audited financial statement for the financial year 2024-2025 needs to be submitted. Status: Not submitted</p> <p>12. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. Status: Submitted but all the original CA certificate needs to be submitted and CA Certificate of non-default in payment of debt & statutory liabilities needs to be revised.</p>
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	<p>13. Original Bank Undertaking needs to be submitted. Status: Not submitted</p> <p>14. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted</p> <p>15. Schedule and Challan of EDC and IDC 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)(l)(D) needs to be submitted. Status: Not submitted</p>
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Recommendations: The application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at para 24. It is recommended that the Authority may consider for grant of registration subject to the submission of DD/ BG of Rs. 25 lakhs on account of submission of Fire scheme approval within 3 months of issuance of the registration certificate. The promoter may further be directed to submit the mining permission before commencement of construction as per the undertaking submitted by the promoter; and remaining deficiencies including the deposition of security amount before the issuance of the certificate.

Ashish

(Ashish Dubey)

Chartered Accountant

Deepika

(Deepika)

Planning Executive

Day and Date of hearing	Monday and 24.11.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 24.11.2025

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

Sh. Raman Sahni (G. Manager) & Sh. Prashant (AR) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter stated that the reply to the remaining deficiencies has been submitted today. Accordingly, the concerned official is directed to examine the same. The AR further proposes to submit DD/BG amounting to Rs. 25 lakhs as security for submission of Fire Scheme approval within 3 months from the date of grant of registration. It was expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the said security amount shall be liable to be forfeited by the Authority.

The AR requested that registration to the project be granted, subject to submission of the Fire Scheme approval within 3 months, mining permission before commencement of construction, and deposition of the above-mentioned DD/BG along with rectification of the remaining deficiencies before issuance of the Registration Certificate.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the proposal to submit a Demand Draft / Bank Guarantee amounting to Rs. 25,00,000/- (Rupees



Twenty-Five Lakhs only) in lieu of timely submission of the Fire Scheme approval, the promoter is directed to submit the following approvals:

- A. Fire Scheme Approval: within 3 months from the date of grant of registration; and
- B. Mining Permission: before commencement of construction.

In the event of non-submission of the Fire Scheme approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority. Failure to submit any of the above approvals/permissions within the stipulated timeframe may also attract additional regulatory action as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the Act, 2016') and the Rules and Regulations made thereunder.

It is noted that multiple objections have been received regarding the already registered project "One Good Earth," having Registration No. 83 of 2021 dated 16.11.2021, valid up to 31.12.2025 (through extension under Section 6 of the Act, 2016). It has been alleged by the objectors that the colonizer has failed to develop and complete the project as per the sanctioned license and RERA disclosures, and despite such failure, an application for continuation of registration under Section 7(3) of the Act, 2016 has been filed by the promoter.

However, it is clarified that the present application is not for continuation of registration under Section 7(3) of the Act, 2016. This pertains to a commercial colony application under Section 4 of the Act, 2016.

The AR of the promoter states that during the period 2022-2024, a total of 103 plots were sold to the Trehan Group. Out of these, 82 plots were purchased in the name of M/s Trehan Hospitality & Realty Private Ltd., while the remaining plots were purchased in the name of other group entities and individuals. The promoter further states that the development works in the said plotted colony are in progress and are going on in full swing; however, the completion certificate for the plotted colony has not yet been obtained from the competent authority as on date. He also submits that the Trehan Group has handed over possession of the constructed floors to the allottees, and the allottees are currently residing therein, after obtaining an Occupation Certificate under the Self-Certification Policy issued by an architect but the works are pending in the units.

It has come to notice that M/s Trehan Hospitality & Realty Pvt. Ltd. has constructed, advertised and sold the residential floors on these plots without obtaining registration under provisions of the Real Estate (Regulation and Development) Act, 2016. Further, the said company has allegedly used Registration No. 83 of 2021 of the project "One Good Earth" in its advertisements, despite the fact that the said registration pertains to an affordable plotted colony under DDJAY, and not for the residential floors constructed by M/s Trehan Hospitality & Realty Pvt. Ltd. It has also handed over possession of the said floors to the allottees.

In this regard, a notice under Section 3(1) of the Act, 2016 has already been issued on 30.10.2025 in suo moto complaint bearing no. 5697-2025, and the matter is listed for hearing on 27.11.2025. It is matter of record, that M/s Trehan Hospitality & Realty Pvt. Ltd. has not applied for the registration of the said floors till date.

In continuation of the above, it is further directed that a letter be issued to the District Collector, intimating that the residential floors constructed by M/s Trehan Hospitality & Realty Pvt. Ltd. on the plots purchased within the project "One Good Earth" have not been registered with the Authority as required under Section 3(1) of the Act, 2016. The Collector may be requested to take appropriate



action in accordance with the applicable laws and enforcement mechanisms, particularly with respect to sale of unregistered real estate units within the jurisdiction.

Additionally, a communication be sent to the Directorate of Town and Country Planning (DTCP), apprising it that M/s Good Earth Plotted Development Pvt. Ltd has informed the authority that despite the works being incomplete in residential floors, occupation certificate has been issued. Further, the completion certificate in respect of the said plotted colony has also not been issued till date. DTCP is therefore requested to examine the matter and take appropriate action in accordance with the governing law and prevailing regulatory framework.

It is further directed that a copy of this order be placed on the record of suo moto complaint No. 5697-2025, and the concerned official is instructed to ensure strict compliance and undertake all consequential steps as required.

Approved as proposed, subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after deposition of the above DD/BG and rectification of the remaining deficiencies as listed above at S. No. 24.

(Arun Kumar)
Chairman, HARERA