Promoter Name M/s Worldwide Resorts and Entertainment Pvt. Ltd.
Project Name The Golden Residences

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6			
S. N.	**Particulars**	**Details**	
1.	**Name of the project**	The Golden Residences	
2.	**Name of the license holder**	M/s Active Promoters Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. and others	
3.	**Name of the promoter**	M/s Worldwide Resorts and Entertainment Pvt. Ltd. (Collaborator)	
4.	**Brief of the promoter**	M/s Worldwide Resorts and Entertainment Private Limited is incorporated dated 06-05-2016 at registered address House No. 738, 2nd Floor, Block A, Shastri Nagar (North West Delhi), North West Delhi, Delhi, Delhi, India, 110052. Mr. Dharya Goyal, and Mr. Dhawal Goyal are the directors of the promoter company and Mr. Umesh Kumar is the CFO of the promoter company.	
5.	**Nature of the project**	Residential Floors	
6.	**Location of the project**	Sector- M9, M10, M13, M14, Manesar, Gurugram	
7.	**Legal capacity to act as a promoter**	Collaborator	
8.	**Status of project**	Applied for extension of registration	
9.	**RERA Registration No.**	109 of 2024 dated 08.11.2024	
10.	**Validity of Registration Certificate**	Valid From 08.11.2024	Valid Up to 15.06.2026
11.	**Date of receipt of application for extension**	27.04.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	15.06.2027	
14.	**Online extension ID**	RERA-GRG-2234-2026	
15.	**Registration Temp ID**	RERA-GRG-1669-2024	
16.	**Amendment Temp ID**	RERA-GRG-1808-2024	
17.	**QPR status**	Submitted from Jan-Mar 2025 till Jan- Mar 2026	
18.	**4(2)(l)(D) reports status**	Submitted for FY 2024-25	
19.	**Other conditions of RC**	N/A	
20.	**4(2)(l)(C) compliance**	Applied for extension u/s 6 on 27.04.2026	
21.	**Status of change of bank account**	N/A	

22.	Details of proceedings pending against the project	N/A		
23.	License no.	136 of 2022 dated 08.09.2022	Valid up to 07.09.2027	
24.	Total licensed area	118.15 Acres	Area for extension of registration	0.8930 Acres

25. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	136 of 2022 dated 08.09.2022	07.09.2027
ii)	Building plan approval	Approved under self- certification 04.11.2024, 05.11.2024	03.11.2026 04.11.2026
iii)	Zoning plan approval	ZP-1653/PA(DK)/2022/33946 dated 11.11.2022	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan estimates approval	LC-4711/PA(VA/2023/6505 dated 03.03.2023	
viii)	Revised service plan estimates approval	LC-4711-B-JE(RK)/2024/6150 dated 18.02.2025	
viii)	Electrical load availability connection	Ch.-25/Drg.-PLC dated 12.10.2022	

26.	Total cost of the project	Rs. 27 crores (as per proposed revision in the RC)
27.	Expenditure incurred on the project	Rs. 14.55 crores (as per proposed revision in the RC)
28.	Expenditure to be incurred	Rs. 14.28 crores (as per proposed revision in the RC)
29.	Total sales consideration	Rs. 33.45 crores (as per proposed revision in the RC)
30.	Total amount received from sale proceeds:	Rs. 7.54 crores (as per proposed revision in the RC)
31.	Amount as per RERA A/c as on 31.03.2026	Rs. 3.18 Lakhs

32.	**Total units**	104 Residential Units on 26 Plots 36 Residential Units on 09 Plots (as per proposed revision)	
33.	**Units sold/ unsold**	Sold: 26 (out of 36 units proposed to be retained)	Unsold: 78
34.	**Size of units**	Carpet area varying between 73.954 to 84.354 sq m	
35.	**Construction cost of units**	Rs.2701/- per sq ft	
36.	**Reasons for delay**	Construction ban due to GRAP restrictions, challenges in remobilizing work force and resuming construction activities, work pertaining to the 66 KVA substation and its handover is presently pending on account of non- grant of Right of Way permission by HSIIDC.	
37.	**Fee details**		
	Registration fee	Commercial: N/A Residential: (9540.453 x 2.64 x 10) = Rs. 2,51,868/- Total: =Rs. 2,51,868/-	
	Late Fee	N/A	
	Processing fee at the time of registration	9540.453 x 10 =Rs. 95,405/-	
	Extension Fee (Half of Registration fee)	(9540.453 x 2.64 x 10) /2 =Rs. 1,25,934/-	
	Processing fee at the time of extension	9540.453 x 10 =Rs. 95,405/-	
	Late fee at the time of extension	Delay of 1 months 11 days (25 % of 251868) + 11/31 (25 % of 251868) = Rs. 85,310/-	
	Total fee	**Rs. 6,53,922/-**	
38.	**DD amount submitted at the time of registration**	Rs. 2,80,800/- Rs. 1,51,000/-	
	DD no. and date	006528 dated 28.08.2024 273776 dated 28.11.2024	
	Name of the bank issuing	IDBI Bank	
	DD amount submitted at the time of extension	Rs. 1,26,900/-	
	DD no. and date for extension	995919 dated 07.04.2026	
	Name of the bank issuing	Indian Overseas Bank	

	Total fee paid	Rs. 5,58,700/-
	Deficient amount	**Rs. 95,222/-**
39.	**File Status**	**Date**
	File received on	27.04.2026
	Deficiency notice sent on	19.05.2026
	First reply submitted on	20.05.2026
	First hearing on	25.05.2026

40. Case History:-

1. The Department of Town & Country Planning, Haryana granted license no. 136 of 2022 dated 08.09.2022 to M/s Active Promoters Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. and others in collaboration with **M/s Worldwide Resorts and Entertainment Pvt. Ltd.** for setting up of Industrial Plotted Colony on the land measuring 118.15 acres in sector- M9, M10, M13, M14, Manesar, Gurugram.
2. The above Industrial Plotted Colony is registered with the Authority vide RC no. 100 of 2022 dated 14.11.2022. Thereafter, the promoter obtained the registration over 78 Residential Floors (S+3) on 26 Residential Plots (D-9, D-19, D-20, D-22, D-62, D-63, D-132 to 137, D-364 to 377) of the above project vide **RC no. 109 of 2024 dated 08.11.2024** and valid up to 15.06.2026.
3. The Authority further granted addendum dated 20.02.2025 to the registration certificate dated 08.11.2024 on account of the revision in building plans and accordingly, the number of registered units changed to 104 Residential Floors (S+4) on 26 Residential Plots.
4. Now, the promoter i.e., **M/s Worldwide Resorts and Entertainment Pvt. Ltd.** has applied for the extension of registration of the above residential floors registered vide **RC no. 109 of 2024** under Section 6 of RERA Act, 2016 vide application dated 27.04.2026.
5. The promoter has further requested for amendment of registration certificate no. 109 of 2024. The promoter seeks retention on independent residential floors on 9 plots only (36 units) out of already registered 26 plots (104 units).
6. An affidavit through the Director of the Promoter Company is submitted wherein it is declared that no units/ independent floors forming part of the proposed separation/ exclusion, comprising 68 independent residential floors on 17 plots i.e. plot nos. D-09, D-62, D-63, D-364 to D-377, have been sold, allotted, transferred, or otherwise encumbered as on date, and no third- party rights, title, interest have been created therein.
7. It is further declared in the affidavit that the company has no intention to develop the said independent residential floors on the said plots and that the said 68 independent residential floors are unsold, unencumbered and no third- party interest exists or shall be created in respect thereof.
8. Details of plots on which floors have been registered vide RC no. 109 of 2024 dated 08.11.2024 and amended vide addendum dated 20.02.2025 are mentioned in table below. **Further, the plots on which floors are proposed to be retained have been highlighted in bold letters.**

S. No.	Plot No.	Plot area (sqm)	FAR (sqm)	Date of approval	Validity
1.	9	129.323	341.412	04.11.2024	03.11.2026
2.	**19**	**129.323**	**341.412**	**04.11.2024**	**03.11.2026**
3.	**20**	**129.323**	**341.412**	**04.11.2024**	**03.11.2026**

4.	**22**	**129.695**	**342.394**	**04.11.2024**	**03.11.2026**
5.	62	129.323	341.412	05.11.2024	04.11.2026
6.	63	129.323	341.412	05.11.2024	04.11.2026
7.	**132**	**137.70**	**363.528**	**05.11.2024**	**04.11.2026**
8.	**133**	**137.70**	**363.528**	**05.11.2024**	**04.11.2026**
9.	**134**	**137.70**	**363.528**	**05.11.2024**	**04.11.2026**
10.	**135**	**137.70**	**363.528**	**05.11.2024**	**04.11.2026**
11.	**136**	**137.70**	**363.528**	**04.11.2024**	**03.11.2026**
12.	**137**	**138.096**	**364.573**	**04.11.2024**	**03.11.2026**
13.	364	143.636	379.199	04.11.2024	03.11.2026
14.	365	143.636	379.199	04.11.2024	03.11.2026
15.	366	143.636	379.199	04.11.2024	03.11.2026
16.	367	143.636	379.199	04.11.2024	03.11.2026
17.	368	143.636	379.199	05.11.2024	04.11.2026
18.	369	143.636	379.199	05.11.2024	04.11.2026
19.	370	143.636	379.199	05.11.2024	04.11.2026
20.	371	143.636	379.199	05.11.2024	04.11.2026
21.	372	143.636	379.199	05.11.2024	04.11.2026
22.	373	143.636	379.199	05.11.2024	04.11.2026
23.	374	143.636	379.199	05.11.2024	04.11.2026
24.	375	143.636	379.199	05.11.2024	04.11.2026
25.	376	143.636	379.199	05.11.2024	04.11.2026
26.	377	143.636	379.199	05.11.2024	04.11.2026
Total		**3613.81**	**9540.453**		

9. The application dated 10.06.2025 for extension of the project under Section 6 of Act, 2016 was scrutinized and the deficiencies in the application were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/188 dated 19.05.2026 with an opportunity of hearing on 25.05.2026.
10. Further, a public notice dated 06.05.2026 inviting objections with respect to consideration of present application was published in The Tribune (English), The Times of India (English) and Navbharat Times (Hindi). In was clearly mentioned in the public notice dated 06.05.2026 that *"The promoter seeks retention on independent residential floors on 9 plots only (36 units) out of already registered 26 plots (104 units). Further an affidavit through*

	the Director of the Promoter Company is submitted wherein it is declared that no units/ independent floors forming part of the proposed separation/ exclusion, comprising 68 independent residential floors on 17 plots i.e. plot nos. D-09, D-62, D-63, D-364 to D-377, have been sold, allotted, transferred, or otherwise encumbered as on date, and no third-party rights, title, interest have been created therein." No objection with respect to the same has been received in the Authority. 11. The site of the project has been visited to check the status of progress of development and connectivity with the road. It is noted that the project is accessible through 12 m wide service road of the 60 m wide sectoral road. The structure work of the 9 plots on which floors are proposed to be retained has completed and finishing work has begun in certain units. Further, there is no development on rest of the 17 plots for which the promoter has requested for separation/ exclusion from the current registration certificate. 12. The reply dated 20.05.2026 submitted by the promoter with respect to the above deficiency notice has been examined and the status of remaining deficiencies is as below:	
41.	**Present compliance status as on 25.05.2026 of deficit documents as conveyed in the notice dated 19.05.2026**	1. Deficit fee of Rs. 95,222/- needs to be paid. **Status: Paid Rs. 95,300/- vide DD no. 995968 dated 19.05.2026** 2. Corrections in online DPI needs to be done. **Status: Details provided as per proposed revisions in the registration certificate.** 3. REP-V in prescribed format needs to be submitted. **Status: Submitted** 4. Original registration certificate as per the form REP-V needs to be submitted. **Status: Submitted** 5. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration and extension of registration. In case of any change, the promoter shall specifically disclose such changes in the form of affidavit and submit the relevant supporting documents. **Status: The promoter has enclosed the changes in the form of affidavit through the Director of the company.** 6. Reason for applying for separation/ exclusion of independent residential floors on the 17 plots (968 units) needs to be explained. **Status: The promoter explains the need for applying for above separation/ exclusion stating that the project became commercially unviable and financially impractical due to persistently low sales, over supply of comparable inventory, escalation in**

		construction and financing costs, absence of adequate customer traction/ booking and significant shift in consumer preference towards DDJAY plots. 7. PERT chart needs to be submitted. **Status: Not submitted** 8. Copies of five sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: It is noted that the promoter has mentioned in the allotment letter and BBA that " *the Total price as mentioned above are exclusive of taxes (GST, or any other statutory taxes/ fees/ duties/ charges/ cesses/ levies etc.)...*** 9. Latest Non encumbrance certificate needs to be submitted. **Status: Submitted** 10. Affidavit from Managing director regarding no loan on project land needs to be provided. **Status: Submitted affidavit through Director of the company.** 11. Affidavit regarding no registered agent for the sales of the project needs to be submitted. **Status: Submitted affidavit through Director of the company.** 12. Background of the promoter company needs to be submitted. **Status: Submitted** 13. Annual statement of the report under section 4(2)(l)(D) for the financial year 2024-25 needs to be submitted. **Status: Submitted** 14. Latest CA certificate regarding net worth needs to be submitted. **Status: Submitted** 15. Project report needs to be provided. **Status: Details provided as per proposed revisions in the registration certificate.** 16. Copy of paid challan of EDC and license fee needs to be submitted. **Status: Submitted** 17. Quarterly statement of expenditure of construction needs to be submitted. **Status: Submitted**

	Remarks	1. Corrections in online DPI needs to be done. **Status: Details provided as per proposed revisions in the registration certificate.** 2. PERT chart needs to be submitted. **Status: Not submitted** 3. Copies of five sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: It is noted that the promoter has mentioned in the allotment letter and BBA that "*the Total price as mentioned above are exclusive of taxes (GST, or any other statutory taxes/ fees/ duties/ charges/ cesses/ levies etc.)*...** 4. Project report needs to be provided. **Status: Details provided as per proposed revisions in the registration certificate.**
42.	**Recommendation:** The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 41. It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 15.06.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate u/s 6 of the Act, 2016.	

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 25.05.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Kapil Bhardwaj (AR) and Sh. Megha Solanki (Advocate) appeared on behalf of the promoter and stated that the promoter has requested for extension of registration certificate of the project under Section 6 of the Act of 2016 along with the amendment of registration certificate on account of separation/exclusion of plots/floors.

The authorized representative of the promoter (AR) requests for retention on independent residential floors on 9 plots only (36 units) out of already registered 26 plots (104 units). The AR further states that no units/ independent floors forming part of the proposed separation/ exclusion, comprising 68 independent residential floors on 17 plots i.e. plot nos. D-09, D-62, D-63, D-364 to D-377, have been sold, allotted, transferred, or otherwise encumbered as on date, and no third- party rights, title, interest have been created therein and the company has no intention to develop the said independent residential floors

on the said plots and no third- party interest shall be created in respect thereof. The promoter company has already submitted an affidavit with respect to the above statement through their Director.

The request of the promoter for extension and amendment of registration is approved as proposed subject to the submission of deficit documents.

The Authority notes that there are certain discrepancies in the executed allotment letters and agreement for sale. The AR accepts that there have been lapses in their part and assures to rectify the same and abide by the provisions of Act of 2016, rules and regulation made thereunder while executing the future agreements for sale.

The AR is directed to execute the remaining agreement for sale as per provisions of the Act of 2016, rules and regulation made thereunder.

The extension certificate shall be issued after the submission of remaining deficiencies and the details of the 36 residential floors over 9 plots proposed to be retained by the promoter under the registration certificate no. 109 of 2024 dated 08.11.2024 shall be incorporated in the extension certificate.

(Arun Kumar)
Chairman, HARERA