Project – Meffier Golden Park
RERA-GRG-2233-2026

Hearing brief for project registration u/s 4

S.No.	Particulars	Details
1.	**Name of the project**	Meffier Golden Park
2.	**Name of the promoter**	M/s Goel & Son's Developers Pvt. Ltd.
3.	**Brief of the promoter**	**M/s Goel & Son's Developers Pvt. Ltd.** is an active real estate development company incorporated on **31 May, 2020**. The company is managed by its two key promoters and directors, Sanjeet Singh and Surender Dagar. It operates with an **authorised** and a total paid-up capital of Rs 10,00,00,000 and Rs 6.0 Crores. Registered under CIN **U70100DL2020PTC364165**, at 58A, Kh No. 215/216/219 Roshan Garden, Near Poll No. 411, Najafgarh, South West Delhi, Delhi, 110043
4.	**Nature of the project**	Affordable Residential Plotted Colony under DDJAY
5.	**Location of the project**	Sector- 04, Sohna, Gurugram
6.	**Legal capacity to act as a promoter**	Collaborator
7.	**Name of license holder**	Megasu Infra Pvt. Ltd. and M/s Goel & Son's Developers Pvt. Ltd.
8.	**Status of project**	New
	Whether registration applied for whole	Whole
	Phase no.	N/A
9.	**Completion date as mentioned in REP-II**	CC – 21.04.2031
10.	**Online application ID**	RERA-GRG-PROJ-2233-2026
11.	**QPR Compliances**	RC – 89 OF 2022 – Submitted upto June 2026
12.	**4(2)(l)(D) Compliances**	RC – 89 OF 2022 – All Submitted
13.	**4(2)(l)(C) Compliances**	RC – 89 OF 2022 - N/A
14.	**Status of change of bank account**	N/A
15.	**Details of proceedings pending against the project**	RERA-GRG-212-2023 – For RC compliances (Disposed)
16.	**RC Conditions Compliances**	RC – 89 OF 2022 Approved Service Plan and Estimates within 3 months – Submitted within time.
17.	**Number of Towers**	N/A
18.	**Number of Floors**	N/A
19.	**Plot Size Range**	137.0667 sqm to 145.406 sqm
20.	**Number of units**	44 Residential Plots
21.	**Total Project cost**	Rs 56.98/- Crores

22.	Project Expenditure So far	Rs 1.61/- Crores			
23.	Estimates expenditure for completion so far	Rs 55.37/- Crores			
24.	Cost of IDW	Rs 2.51/- Crores			
25.	License no.	76 of 2022 dated 24.06.2022 valid up to 23.06.2027 70 of 2026 dated 22.04.2026 valid up to 21.04.2031			
26.	Total area	20.45625 acres	**Area to be registered**	2.43125 acres	
27.	Statutory approvals either applied for or obtained prior to registration				
	S.No	**Particulars**	**Date of approval**		**Validity upto**
	i)	License Approval	76 of 2022 dated 24.06.2022 70 of 2026 dated 22.04.2026		23.06.2027 21.04.2031
	ii)	Revised Zoning Plan Approval	Drg. No. DGTCP 12319 dated 30.06.2026		N/A
	iii)	Revised Layout plan approval	Drg. No. DGTCP 12090 dated 22.04.2026		-
	iv)	Environment Clearance	N/A		N/A
	v)	Airport height clearance	N/A		N/A
	vi)	Fire scheme approval	N/A		N/A
	vii)	Service plan and estimate approval	Not Submitted		
28.	Fee details				
	a)	Registration fee	Resi- 9838.928 * 1 * 10 =Rs. 98,389/- **Total – 98,389/-**		
	b)	Processing fee	9838.928 * 1 * 10 =Rs. 98,389/-		
	c)	Late fee	N/A		
	d)	Total (a+b+c)	**Rs 1,96,778/-**		
	DD Details				
	(a)	DD/RTGS amount	Rs. 2,00,000/- (Expired) Rs. 2,00,000/-		
	(b)	DD/RTGS no. and date	260471 dated 22.05.2026 (Expired) Trans ID – 260827283479773 dated 27.08.2026		

	(c)	Name of the bank issuing	Yes Bank
	(d)	Total amount paid	Rs. 2,00,000/-
	(e)	Deficient amount	NIL
29.	File Status		Date
	File received on		27.08.2026
	First notice Sent on		14.09.2026
	First hearing on		21.09.2026
	Second hearing on		05.10.2026
	Third hearing on		12.10.2026
	Fourth hearing on		27.10.2026
	Fifth hearing on		02.11.2026

30. Case History:

The license no 76 of 2022 dated 24.06.2022 which is valid upto 23.06.2027 has been issued for the development of affordable residential plotted colony over an area admeasuring 18.025 acres situated in Sector 4, Sohna, Gururgam in favour of M/s Goel and Son's Developers Pvt. Ltd.

The license no. 76 of 2022 dated 24.06.2022 having an area admeasuring 18.025 acres is already registered with the Authority vide RC no. 89 of 2022 dated 03.10.2022 which is valid upto 24.06.2027.

Further, the promoter has obtained a license no 70 of 2026 dated 22.04.2026 admeasuring 2.4312 acres in addition to the earlier license. Total area of licensed colony becomes 20.45625 acres.

Now, the Promoter M/s Goel & Son's Developers Pvt. Ltd. who is a Collaborator has applied for the registration of real estate Affordable Residential Plotted Colony under DDJAY namely "**Meffier Golden Park**" located at Sector-04, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 116213 dated 27.08.2026 and RPIN- 1098. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2233-2026.

Now, the promoter had applied for registration of additional area admeasuring 2.4312 acres of license no. 70 of 2026 dated 22.04.2026 valid upto 21.04.2031.

The application for registration of project is scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1098 dated 14.09.2026 with an opportunity of hearing on 21.09.2026.

The promoter has submitted a reply on 10.09.2026 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), The Pioneer (English) and Dainik Bhaskar (Hindi) dated 05.09.2026 for objection till 18.09.2026 has been submitted. No objection has been received w.r.t the above public notice.

	On 21.09.2026, the matter is adjourned and fixed for 05.10.2026. The promoter has submitted a reply on 30.09.2026 which was scrutinized and the remaining deficiencies were conveyed to the promoter. **On 05.10.2026,** Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Ravi Kashyap and Sh. Sahil are present on behalf of the promoter. The AR of the promoter states that the reply to the remaining deficiencies has been submitted today. The AR of the Promoter was unable to apprise the Authority of the factual matrix and the material particulars relating to the application under consideration. In view thereof, and considering the necessity of having a clear, comprehensive and factually accurate explanation of the matter, it is considered appropriate that the Director of the company, along with the competent officials conversant with the facts and records of the case, shall remain present before the Authority on the next date of hearing. Their presence is considered necessary to enable the Authority to obtain clarification on the factual and procedural aspects of the application and to facilitate effective consideration of the matter. The office is directed to examine the reply filed by the promoter and the matter to come up on 12.10.2026. The promoter has submitted a reply on 07.10.2026 and 08.10.2026 which were scrutinized and the remaining deficiencies were conveyed to the promoter. **On 12.10.2026**, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Sahil Behera (AR) is present on behalf of the promoter. On the last date of hearing i.e., 05.10.2026, the Authority had directed that the Director of the company, along with the competent officials conversant with the facts and records of the case, to remain present before the Authority on the next date of hearing. However, neither the Director of the company nor the competent officials are present today. The AR of the Promoter submits that the Director could not come due to personal difficulty and requests for one last opportunity for the same. In view of the above, one more opportunity is granted to ensure presence of the Director of the company, along with the competent officials to enable the Authority to obtain clarification on the factual and procedural aspects of the application and to facilitate effective consideration of the matter. The matter is adjourned to 27.10.2026. **On 27.10.2026**, the matter was adjourned and fixed for 02.11.2026. The promoter has submitted a reply on 22.10.2026 which was scrutinized and the status of documents is mentioned below:	
31.	**Present compliance status as on 02.11.2026 of the deficiencies conveyed in hearing dated 12.10.2026.**	1. Deficit fee of **Rs 1,96,778/-** needs to be submitted. **Status: Submitted vide Transaction ID no. 260827283479773 dated 27.08.2026 amounting to Rs 2,00,000/-.** 2. 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: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised.

		4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. **Status: Submitted.** 5. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. **Status: The promoter states that as per clause 3.1.2(i), and (ii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the changes made in the layout plan-being less than five percent and below one acres, and without affecting any green areas- do not constitute a "revision". Consequently, the requirement of obtaining two-third consent of existing allottees is not applicable and amended layout plan is permissible for approval without initiating the consent process.** 6. Comparison sheet in tabular form regarding the revision in the layout plan alongwith mark on the layout plan needs to be submitted. **Status: Submitted.** 7. Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted. 8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: Submitted.** 9. Draft Application form needs to be revised. **Status: Submitted.** 10. Draft Allotment Letter needs to be revised. **Status: Submitted.** 11. Draft Builder Buyer Agreement needs to be revised. **Status: Submitted.** 12. Draft Conveyance Deed needs to be revised. **Status: Submitted.** 13. Pert Chart needs to be revised. **Status: Submitted.** 14. Draft Brochure needs to be revised. **Status: Submitted.** 15. Land cost according to the area applied for registration needs to be clarified. **Status: Submitted.**

		16. Affidavit regarding no loan on the project land needs to be submitted. **Status: Submitted.** 17. Affidavit regarding payment to landowner as per section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 18. Project Report needs to be revised. **Status: Submitted.** 19. COI of the company needs to be submitted. **Status: Submitted.** 20. Cash flow statement needs to be submitted. **Status: Submitted.** 21. Quarterly source of funds and quarterly estimated expenditure statement needs to be submitted. **Status: Submitted.** 22. Independent auditors report for the financial year 2023-24 and 2024-25 needs to be submitted. **Status: Submitted.** 23. Schedule and Challan of EDC & IDC paid for the project needs to be submitted. **Status: Submitted.** 24. CA certificate for net worth of promoter needs to be submitted. **Status: Submitted.** 25. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be submitted. **Status: Submitted.** 26. Background and experience of work of the promoter needs to be submitted. **Status: Submitted.** 27. Project proponent needs to be submitted. **Status: Submitted.** 28. Financial resources need to be met with project cost, which needs to be revised. **Status: Submitted.** 29. Document related to use of "Meffier" needs to be submitted. **Status: Submitted.** 30. Affidavit regarding arrangement with the separate bank account u/s 4(2)(l)(D) needs to be revised. **Status: Submitted.** 31. REP-II needs to be revised. **Status: Submitted.**
32.	**Remarks**	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. 2. Online DPI needs to be corrected.

		3. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. **Status: The promoter states that as per clause 3.1.2(i), and (ii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the changes made in the layout plan-being less than five percent and below one acres, and without affecting any green areas- do not constitute a "revision". Consequently, the requirement of obtaining two-third consent of existing allottees is not applicable and amended layout plan is permissible for approval without initiating the consent process.** 4. Service plan and estimates need to be submitted. If applied, then copy of the same needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 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 correction in A to H, corrections in online DPI and Revised Service plan and Estimates.

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

Asha
Asha
Chartered Accountant

02/11/2026
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 02.11.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02.11.2026.

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

Sh. Sanjeet Singh (Director), Sh. Ravi Kashyap (AR) and Ms. Megha Solanki (Advocate) are present on behalf of the promoter.

The director of the promoter company submits that an application dated 27.08.2026 has been submitted in the Authority seeking registration of the project namely "**Meffier Golden Park**". The license no. 70 of 2026 dated 22.04.2026 valid upto 21.04.2031 was issued by DTCP, Haryana in favour of M/s Megasu Infra Pvt. Ltd. in collaboration with M/s Goel & Son's Developers Pvt. Ltd. for the development of Affordable Residential Plotted Colony under DDJAY over an area admeasuring 2.4312 acres in addition to the earlier license no. 76 of 2022 dated 24.06.2022 which was issued in favour of M/s Goel & Son's Developers Pvt. Ltd. for the development of Affordable Residential Plotted Colony under DDJAY over an area admeasuring 18.025 acres situated in Sector 04, Sohna, Gurugram. Now, total licensed area is 20.45625 acres.

The license no. 76 of 2022 dated 24.06.2022 is already registered with the Authority vide RC no. 89 of 2022 dated 03.10.2022 which is valid upto 24.06.2027. Now, the promoter had applied for registration of an additional area admeasuring 2.4312 acres of license no. 70 of 2026 dated 22.04.2026.

Further, the director of the promoter company states that two third consent of the existing allottees is not required as per clause 3.1.2, (ii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. Clause 3.1.2 (ii) is reiterated below.

3.1.2. However, additions or alterations in the layout/ building plan made on account of the following shall not be construed as revision of layout/ building plan, where:

i. ....

ii. the existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning;

The Authority has considered the submissions made by the director of the promoter company and notes that the claim of exemption from obtaining the consent of two-thirds of the existing allottees under Clause 3.1.2(ii) of the DTCP Policy dated 24.04.2023 has been examined by the concerned planning executive. Accordingly on the basis of the submissions made by the AR and examination by the office, the exemption from obtaining the consent of two-thirds of the existing allottees is accepted.

The director of the promoter company further submits that presently Revised Service plan and Estimates has not yet been obtained as on date. Further, the AR of the promoter company undertakes to obtain and submit Revised Service Plans and Estimates within 6 months from the date of grant of registration Certificate. Further, he undertakes to submit a Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs as a security deposit for timely submission of the aforesaid approval. It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approval within the stipulated time frame, the security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the director of the promoter company regarding the non-availability of the aforesaid statutory approval as on date. In view of the submissions made by the director of the Promoter, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft/Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amount for timely submission of the Revised Service Plans and Estimates within 6 months from the date of grant of registration Certificate.

Needless to mention that in the event of non-submission of the above approval within the stipulated time frames as requested by the promoter, the security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. The conditions to the above effect be incorporated in the registration certificate.

The promoter is further directed to apply for the amendment of registration no. 89 of 2022 dated 03.10.2022 due to revision in the layout plan which was already registered in the aforesaid registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 32.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No. 32 including correction in A-H form, Online DPI and submission of a BG/DD of Rs. 25 lakhs for submission of Revised Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA