



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM**

Registration No.	GGM/667/399/2023/11	dated
Name of promoter	M/s Silver X Projects Pvt. Ltd.	
Name of project	Rajvik Greens	
Suo motu complaint no.	RERA-GRG-2368-2024	

**ORDER**

1. Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Silver X Projects Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gururam with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/667/399/2023/11
2.	Date of Registration	16.01.2023
3.	Date of expiry of validity of registration	02.10.2027
4.	Name of promoter	M/s Silver X Projects Pvt. Ltd.
5.	Name of project	Rajvik Greens
6.	Area of project	4.150 Acres
7.	Nature of project	Affordable Group Housing Colony
8.	Location of project	Sector 79B, Gurugram

2. At the time of registration of the project, the promoter has submitted and undertaking along with two cheques amounting to Rs. 25 lakhs each as a security amount to submit the approved service plans and estimates, and approved fire scheme within three months from the grant of registration certificate. Condition (G)(ii) of the registration certificate no. 11 of 2023 dated 16.01.2023 is re-iterated below:

*"The promoter has submitted cheque vide no. 336678 dated 16.01.2023 and 336679 dated 16.01.2023 amounting to Rs. 25 lakhs each as a security amount in favour of the Authority for submission of approved fire scheme and approved service estimates and plan respectively. This security amount shall be forfeited in favour of Authority in case the conditions are not fulfilled by the promoter within the stipulated time period."*

3. Status of compliance of conditions by the promoter as follows:

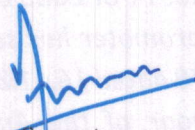




Project	Rajvik Greens
Promoter	M/s Silver X Projects Pvt. Ltd.

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit the approval of environmental clearance in the Authority within one year from the date of license.	03.10.2023	10.04.2023	Within time
The promoter shall submit the approved fire scheme in the Authority within three months.	16.04.2023	03.05.2023	Delay of 17 days
The promoter shall submit the approved service plans & estimates in the Authority within three months.	16.04.2023	17.05.2023	Delay of 31 days

- The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
- In the hearing dated 06.06.2024, Sh. Rishi Gupta (AR) appeared on behalf of the promoter and requested condonation of delay. However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of cheque in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that these cheques shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.
- In view of the fact that the promoter has failed to submit the approval of service plans and estimates, and fire scheme within the specified timeline of three months as per conditions of the registration certificate no. 667/399/2023/11 dated 16.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approvals is hereby forfeited.



Secretary,

For and on behalf of: Haryana Real estate  
Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 06.06.2024