0NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	**Registration certificate no.**	729/461/2023/73
2.	**Date of Registration**	03.07.2023
3.	**Date of expiry of validity of registration**	05.01.2028
4.	**Name of promoter**	M/s Ivory Buildtech Pvt. Ltd.
5.	**Name of project**	Silver County
6.	**Area of project**	5.025 Acres
7.	**Nature of project**	Affordable Residential Plotted Colony under DDJAY
8.	**Location of project**	Sector 95A, Gurugram
9.	**Suo-motu complaint no.**	RERA-GRG-3153-2024

10. Status of compliance done by the promoter

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit the electrical load availability within two months from the date of grant of registration	03.09.2023	-	Not submitted
The promoter shall submit the approved service plans and estimates within three months from the date of grant of registration	03.10.2023	25.10.2023	Delay of 22 days

11. Details of refundable security submitted by the promoter

Name of the bank	No. And date of refundable security	Amount	Submitted for
Au Small Finance Bank	AMPIPBG231700001 dated 19.06.2023	25 lacs	Approved service plan & estimates

12.	File status	Date
	First show cause notice sent on	02.07.2024
	First hearing on	22.08.2024

HARERA
GURUGRAM

Suo- motu complain no.	RERA-GRG-3153-2024

13.	**Case history** 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 Ivory Buildtech Pvt. Ltd.** and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter failed to comply with the conditions mentioned in the registration certificate within the prescribed time, the Authority issued a show- cause notice dated 02.07.2024 for revocation of registration to the promoter with an opportunity of hearing on 22.08.2024 The promoter submitted a reply dated 07.08.2024 in the Authority with respect to the above show cause notice stating that the promoter will require 45 more days to obtain the approval from the competent authority and request more time to submit the compliance. **(Ar. Neeraj Gautam)** **Associate Architectural Executive**

Day and date of hearing	Thursday and 22.08.2024

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Rishabh Jain (Advocate) appeared on behalf of the promoter and requested for delay condonation and 45 days' time to submit the electrical load availability connection.

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 bank guarantee 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 this bank guarantee shall be forfeited by the Authority in case the promoter fails to submit the above approvals within the stipulated time.

Further, the Authority, in its meeting dated 01.01.2024 decided that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.

Keeping in view the fact that the approval is service plans and estimates is obtained with a delay of 22 days, the bank guarantee submitted by the promoter in lieu of timely submission of service plans and estimates is hereby forfeited. The promoter is directed to submit the approved electrical load availability connection within a period of one month failing which legal consequences may follow.

The matter to come up for review on 26.09.2024. Detailed order shall follow.

(Ashok Sangwan)
Member, HARERA, Gurugram