0NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	GGM/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	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 connection within two months from date of grant of registration	03.09.2023	06.05.2025	Delay of 611 days
The promoter shall submit service plans and estimates within 3 months from the issuance of registration certificate	03.09.2023	25.10.2023	Delay of 52 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 plans and estimates

12.	File status	Date

	First show cause notice sent on	02.07.2024
	First hearing on	22.08.2024
	Second hearing on	26.09.2024 (adjourned)
	Third hearing on	10.10.2024 (adjourned)
	Fourth hearing on	06.03.2025
	Fifth hearing on	07.04.2025
	Sixth hearing on	12.05.2025

13. Case history

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 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.

2. 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.

3. Proceedings dated 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 of 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.

4. Accordingly, a detailed order with respect to the decision of the Authority dated 22.08.2024 was issued on 23.08.2024.

5. On 26.09.2024, the matter was adjourned to 10.10.2024. On 10.10.2024, the matter was further adjourned to 06.03.2025.

6. Proceedings dated 06.03.2025:

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

Sh. Rishabh Jain (Advocate) appeared on behalf of the promoter states that they have entered into an irrevocable agreement with M/s Silverglades Infrastructure Pvt. Ltd. on 06.02.2025 for arrangement of electricity in the said project.

It is observed that the said arrangement has not been ratified/ approved by DHBVN. The AR of the promoter states that the matter is pending before DHBVN for their approval.

The AR of the promoter is directed to submit the above collaboration agreement executed with M/s Silverglades Infrastructure Pvt. Ltd., duly approved by DHBVN.

Matter to come up on 07.04.2025.

7. Proceedings dated 07.04.2025

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

Sh. Rishabh Jain (Advocate) is present on behalf of the promoter and seeks more time to submit the collaboration agreement regarding arrangement for providing electricity with M/s Silverglades Infrastructure Pvt. Ltd. duly acknowledged by DHBVN.

HARERA
GURUGRAM

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

The matter to come up on 12.05.2025.

8. The promoter has obtained the approval of electrification plan from DHBVN vide memo no. Ch.11/PC-GC-1024/MNSR dated 06.05.2025 and the same is submitted in the Authority vide dak receipt ID 91198 dated 08.05.2025.

(Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Monday, 12.05.2025
Proceeding recorded by	Ram Niwas

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

Sh. Rishabh Jain (Advocate) is present on behalf of the promoter.

The approval of service plans and estimates dated 25.10.2023 was already submitted by the promoter with a delay of 52 days. The security amount of Rs. 25 lakhs deposited by the promoter on account of the timely submission of approved service plans & estimates already stands forfeited vide order dated 22.08.2024. The promoter has now submitted the approval of electrification plan dated 06.05.2025 with a delay of 611 days and no security amount was required to be submitted on account of timely submission of the same.

Since the compliance has now been made by the promoter, although with a delay, the case is filed.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA