

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

No. HARERA/GGM/RPIN/231 **Date: 19.06.2020**

From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Silver glades Infrastructure Pvt Ltd C8/1A, Vasant Vihar, New Delhi-110057

Sub: Registration of the real estate project "Hightown" at sector 28, Gurugram being developed by M/s Silver glades Infrastructure Pvt Ltd. - final show cause notice.

1. This is in reference to your application dated 16.01.2020 submitted in this Authority for registration of the real estate project mentioned in the subject.
2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/231 dated 28.01.2020 with directions to remove the deficiencies latest by 14.02.2020 failing which your application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of personal hearing was offered to you on 24.02.2020 at 03:00 pm in the office of HARERA, Gurugram.
3. In reference to the notice dated 28.01.2020, you had submitted a reply on 06.02.2020 which was scrutinized and found that still major deficiencies have not been removed rather you had requested for extension of 2-week time to submit the deficit documents. Your request was considered by the authority and 2-week time was allowed. Again, another notice conveying the deficiencies was sent to you on 29.02.2020, with the directions to remove the deficiencies within 10 days. Accordingly, you had again submitted the reply on 12.03.2020 which was scrutinized and found that still major deficiencies are not fulfilled by you. Hence, 3rd deficiency notice was sent to you on 06.06.2020 with directions to remove the same and an opportunity of online hearing was given to you on 08.06.2020. But neither you had removed the deficiencies nor availed the opportunity of online hearing rather requested through mail dated 08.06.2020 for adjournment of 2-week time period for removal of deficiencies. The deficiencies which have not been removed by you are as under: -

Mandatory documents required for registration:

1. Renewal of license number 110 of 2013 not submitted.
2. Copy of approved service estimates and plans not submitted.
3. Copy of fire-fighting scheme approval not submitted
4. Copy of approved building plan not submitted.
5. Copy of aks-shijra certified on the recent date not provided.
6. Approvals of storm water drainage and sewerage not provided.
7. Deficit fee not submitted.
 $49735.3818*3.62*10=1800420/-$
 $21315.1636*20*3.62=1543217/-$
 $=3343637/-$
Processing fee= $71050.5455*10=710505/-$
Late fee= $5015455/-$
Total= $9069597/-$
8. Copy of super imposed demarcation plan on the approved layout plan showing khasra numbers not submitted.
9. Allotment letter, payment plan and payment receipt in the prescribed format needs to be submitted.
10. Revised builder buyer agreement as per prescribed format not submitted.

Observations:

11. Mining permission not submitted.
12. Brochure of Phase III needs to be submitted.

Part-E-Project Cost/sale Proceeds

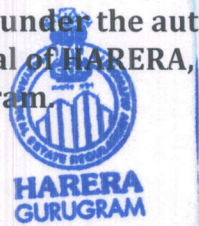
13. Land cost as per collaboration agreement amounting Rs. 55 Crore, however as per DPI, 56.92 Crore is mentioned which need to be clarified.
14. License fee provided as Rs 751 Lacs, but proof of license fees paid needs to be provided.
15. External development charges as per LOI is Rs. 1767.56 Lakh, However, as per DPI it is mention 3841 Lakh which needs to be clarified.
16. Supporting documents for Internal Development charges as mentioned in 1.3 of Part-E needs to be provided.
17. Internal Development charges as mentioned in 1.4 is Rs 503 Lakh but as per LOI and TOD approval total amount paid is Rs. 483.12 Lakh. Difference needs to be reconciled.
18. Cost of construction need to be clarified. Supporting document need to be provided

19. Other cost mentioned in point no. 7 of Part-E is provided, however interest paid to financial institution need to be clarified.
20. Supporting document for equity shares issued by the promoter needs to be provided.
21. Loan of Rs 17.51 crore has been mention in DPI however details of the loan needs to clarify. Promoter has taken a loan of Rs 1000 crore for high town in sector-28, Merchant plaza sector-88 and The Melia sector-35 against which all the project receivable and Land and building of project Merchant Plaza and The Melia has been mortgage.
22. Fund from other sources is Rs 52.46 crore promoter needs to provide the details of fund to be raised and agreement if any for arranging the fund

Part-I-Quarterly Schedule of Physical & financial Progress

23. Statement of Quarterly Expenses & Sources of funds is not tallying with the figures provided in Part-E which needs to be revisited.
4. As per record of this Authority, you have been given three opportunities for remove the deficiencies (notice dated. 28.01.2020, 29.02.2020 and 06.06.2020) and along with the opportunity of personal hearings but the deficiencies have still not been removed by you.
5. Therefore , the Authority has decided to issue a show cause notice to you as why your application for registration of real estate project "Hightown" should not be rejected on the ground for non-removal of deficiencies in spite of repeated reminders and opportunity of personal hearings as per the provisions under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules,2017. If you have anything to say in this regard, you are given final opportunity of hearing on **20.07.2020 at 3.00 p.m.** in the office of HARERA, Gurugram in the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to remove the deficiencies and appear before the Authority for personal hearing on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per provisions of the Act and rules referred as above.

Date: 19.06.2020
Issued under the authority
and seal of HARERA,
Gurugram.



Gurugram 19/6/2020
Architectural Officer
For: Chairman,
Haryana Real Estate Regulatory
Authority, Gurugram