

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details	
1.	Name of the project	Rajvik Greens	
2.	Name of the promotor	M/s Silver X Projects Pvt Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Revenue estates of Village Naurangpur, Sector-79B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. Sh. Bheem Singh & Inder Singh s/o Sultan Singh. 2. Forsythia Propbuild Pvt Ltd.	
7.	Name of the Collaborator	M/s Silver X Projects Pvt Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1195-2022	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	02.10.2027	
12.	QPR Compliance (If applicable)	NA	
13.	4(2)(I)(d) Compliance (If applicable)	NA	
14.	License no.	159 of 2022 dated 03.10.2022	Valid up to 02.10.2027
15.	Total licensed area	4.150 Acres	Area to be registered 4.150 Acres.
16.	Fee Details		
	Registration Fee	Residential- 38210.6814 x 2.37 x 10 =Rs. 9,05,594/- Commercial- 1256.2232 x 1.87 x 20 =Rs. 46,983/- Total = Rs. 9,52,577/-	
	Processing Fee	39466.9046 x 10 =Rs. 3,94,669/-	
	Late Fee	NA	
	Total Fee	Rs. 13,47,246/-	
	Fees paid	1. Rs. 13,12,000/- 2. Rs. 36000/- Total - Rs. 13,48,000/-	


	DD no. and date	1. 001433 dated 07.01.2023 2. 001439 dated 12.01.2023	
	Name of the bank issuing	Axis Bank	
	Deficit fees	NIL	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval
	i)	License Approval	03.10.2022
	ii)	Zoning Plan Approval	04.10.2022
	iii)	Building plan Approval	06.01.2023
	iv)	Environmental Clearance	Applied on 05.01.2023
	v)	Airport height clearance	14.11.2022
	vi)	Fire scheme approval	Applied on 07.01.2023
	vii)	Service plan and estimate approval	Applied on 09.01.2023
	viii)	Electricity load availability connection	04.11.2022
18.	File Status	Date	
	Project received on	09.01.2023	
	First notice sent on	13.01.2023	
	First reply submitted on	13.01.2023	
	First hearing on	16.01.2023	
19.	Case History:		
	<p>An application regarding registration of affordable group housing colony namely "Rajvik Greens" situated at Sector-79B, Gurugram, Haryana being developed by M/s Silver X Projects Pvt. Ltd. was submitted on 09.01.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 159 of 2022 for area admeasuring 4.150 acres dated 03.10.2022 valid up to 02.10.2027 being issued in favour of Sh. Bheem Singh & Inder Singh s/o Sultan Singh, Forsythia Propbuild Pvt Ltd. in collaboration with M/s Silver X Projects Pvt. Ltd. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/560 dated 13.01.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 16.01.2023. The promoter has submitted a reply on 13.01.2023 which was scrutinized and the remaining deficiencies are mentioned below.</p>		
20.	Present compliance status as on 16.01.2023 of deficient documents as conveyed in the deficiency notice dated 13.01.2023.	<p>1. Deficit fees of Rs. 35,246/- needs to be paid. Status: Submitted Rs 36000/- via DD no 001439 dated 12.01.2023 of Axis bank.</p> <p>2. Online corrections in REP-I (Part A-H) needs to be done. Status: Submitted but needs to be revised.</p>	


		<ol style="list-style-type: none"> 3. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted but needs to be revised. 4. Environmental clearance needs to be submitted. Status: Not Submitted. 5. Copy of approved fire scheme needs to be submitted. Status: Not Submitted. 6. Approved service plans and estimates need to be submitted. Status: Not Submitted. 7. Aks-shijra certified on the latest date needs to be submitted. Status: Submitted. 8. REP-II needs to be revised. Status: Submitted. 9. PERT chart needs to be submitted. Status: Submitted. 10. Allotment letter needs to be revised. Status: Submitted. 11. Payment plan needs to be revised. Status: Submitted. 12. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted. 13. Any other cost in miscellaneous cost needs to submit alongwith annexure. Status: Submitted. 14. Loan documents along with sanction letter, repayment and disbursement schedule needs to be provided. Status: Submitted. 15. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(l)(D) needs to be submitted. Status: Submitted.
21.	Remarks	<ol style="list-style-type: none"> 1 Environmental clearance needs to be submitted - The promoter has submitted an undertaking to submit the EC within 1 year from the grant of License. 2 Copy of approved fire scheme needs to be submitted - The promoter has submitted a cheque amounting RS 25Lakh via cheque no 336678 dated 16.01.2023 of Axis Bank and undertaking to submit the fire scheme approval within 3 months from the grant of registration certificate.

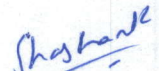
		<p>3 Approved service plans and estimates need to be submitted - The promoter has submitted a cheque amounting RS 25 Lakh via cheque no 336679 dated 16.01.2023 of Axis Bank and undertaking to submit the approved service plan and estimates within 3 months from the grant of registration certificate.</p> <p>4 Online corrections in REP-I (Part A-H) needs to be done.</p> <p>5 Corrections marked on the hard copy of online DPI need to be done.</p>
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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 the approved service plan & estimate, approved electrical load availability connection and revised CA certificate for non- default.

The promoter has submitted a cheque amounting RS 25 Lakh via cheque no 336678 dated 16.01.2023 and a cheque amounting RS 25 Lakh via cheque no 336679 dated 16.01.2023 of Axis Bank and an undertaking to submit the approved service plan and estimates and approved fire scheme within 3 months from the grant of registration certificate. The cheque has been received and entered in the register of Planning Coordinator. It is recommended that the Authority may consider for grant of registration.


Asha
 Chartered Accountant


Sumeet
 Planning Coordinator

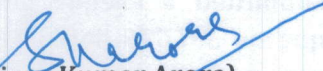

Shashank Sharma
 Associate Engineer Executive

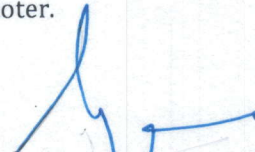
Day and Date of hearing	Monday and 16.01.2023
Proceeding recorded by	Sh. Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated 16.01.2023
 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
 Sh. Vikas Yadav (AR) and Sh. Ramniwas Gaur (AR) are present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


(Ashok Sangwan)
 Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
 Chairman, HARERA, Gurugram