

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम हरियाणा

Project Orchid Ivy- 2  
Promoter M/s Orchid Infrastructure Developers Pvt. Ltd.

**HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details			
1.	Name of the project	Orchid Ivy- 2			
2.	Name of the promoter	M/s Orchid Infrastructure Developers Pvt. Ltd.			
3.	Nature of the project	Independent residential Floors			
4.	Location of the project	M-Block, Mayfield Gardens, Sector-51, Gurugram			
5.	Legal capacity to act as a promoter	Court decree holder			
6.	Name of the license holder	M/s Sheetal international Pvt. Ltd. and others			
7.	Whether registration applied for whole	Whole			
8.	Status of project	New			
9.	Temp. ID	RERA- GRG- PROJ- 1141- 2022			
10.	Date of completion declared u/s 4(2)(I)(c)	31.12.2026			
11.	QPR complaince	N/A			
12.	4(2)(I)(D) compiance	N/A			
13.	Fee calculation	<p><u>Registration fee</u> (6940.344 * 2.64 * 10) + (4233.456 x 2.4 x 10) = Rs. 2,84,828/-</p> <p><u>Processing fee</u> 11173.8 * 10 =Rs. 1,11,738/-</p> <p><b>Total = Rs. 3,96,566/-</b></p> <p><u>Paid by the promoter</u> = Rs. 4,01,000/-</p> <table border="1" style="width: 100%;"> <tr> <td><b>Deficit fee</b></td> <td><b>Nil</b></td> </tr> </table>		<b>Deficit fee</b>	<b>Nil</b>
<b>Deficit fee</b>	<b>Nil</b>				
14.	License no.	103 Of 2022	Valid up to 27.07.2027		
15.	Total licensed area	327.73 Acres	<b>Area to be registered</b> 1.0854 Acres		
16.	Statutory approvals either applied for or obtained prior to registration				

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा(विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	Not provided	
ii)	Zoning Plan Approval	24.09.2009	
iii)	Layout plan Approval	24.10.2017	
iv)	Environmental Clearance	N/A	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan and estimate approval	Not submitted	
17.	<b>File Status</b>	<b>Date</b>	
	Project received on	08.09.2022	
	First notice sent on	3.09.2022	
	First reply submitted on	28.09.2022	
	First hearing on	03.10.2022	
18.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold unit:- 72	
19.	Status of documents	1. CA certificate for non-default in payment needs to be revised. <b>Status: Submitted</b>	
20.	Deficit documents	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrections done. Hard copy of the same needs to be submitted.</b> 2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrections done. Hard copy of the same needs to be submitted.</b> 3. Cost of the land needs to be clarified according to the area applied for the registration. 4. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. 5. KYC of director (Dhruv Gupta and Rajesh Tuteja) needs to be provided.	
	<b>Case history-</b>	The promoter, i.e., M/s Orchid Infrastructure Developers Pvt. Ltd. has applied on dated 08.09.2022 for registration of independent registration floors namely "Orchid Ivy- 2" located at Sector 51, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.	

This application is for project land admeasuring an area of 1.085 acres for which the legal capacity of the applicant is by the virtue of suit for declaration with consequential relief of permanent injunction through court decree dated 12.04.2022. The current project comprises of 72 independent residential floors on 18 plots.


On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.


**Proceedings dated 03.10.2022:**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case. Sh. Dhruv Gupta, Sh. Ajay Goel (Director), Sh. Arun Nijhawan (Director) and Sh. Keshav Gupta are present on behalf of the promoter. The legal capacity papers as have been submitted earlier needs to be perused by the Members. The matter to come up on 10.10.2022. On 10.10.2022, the matter was adjourned to 12.10.2022.

**Proceedings dated 12.10.2022**

Ms. Prachi Singh, Planning Executive, and Ms. Asha, Chartered Accountant briefed the facts of the case. Sh. Rajesh Jain, Sh. Praveen Kumar (Associate GM-Legal) and Sh. Vijay Singh are present on behalf of the promoter. The matter was considered, and it was decided to adjourn the same for 14.11.2022. Matter to come up on 14.11.2022.

  
(Asha)  
Chartered Accountant

  
(Prachi Singh)  
Planning Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Sh. Ram Niwas

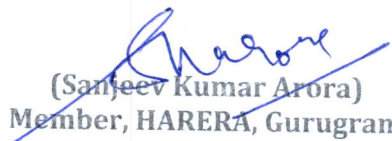
**PROCEEDINGS OF THE DAY**

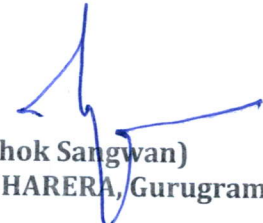
Proceedings dated 14.11.2022


Ms. Prachi Singh, Planning Executive briefed about the facts of the project.


Sh. Dhruv Gupta (Managing Director) and Ajay Goel(Director) are present on behalf of the promoter.

The matter is partly heard and deferred to 15.11.2022.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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

