



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.

**PROJECT HEARING BRIEF**

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.	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"><tr><td>Deficit fee</td><td>Nil</td></tr></table>	Deficit fee	Nil
Deficit fee	Nil			
12.	License no.	NA		
13.	Total licensed area	327.73 Acres	Area to be registered	1.0854 Acres
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to




Project  
Promoter

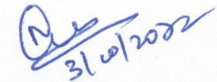
Orchid Ivy- 2  
M/s Orchid Infrastructure Developers Pvt. Ltd.

	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
15.	File Status		Date
	Project received on		08.09.2022
	First notice sent on		13.09.2022
16.	No. of Units i.e. (sold units - in case of ongoing and unsold units)		Unsold unit:- 72
	<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.		
1.	<b>Deficit documents</b>	<ol style="list-style-type: none"><li>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></li><li>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></li><li>3. Cost of the land needs to be clarified according to the area applied for the registration.</li><li>4. CA certificate for non-default in payment needs to be</li></ol>	



		revised. 5. No loan affidavit and due diligence regarding non encumbrance on the plots on which floors to be constructed have been provided. 6. KYC of director (Dhruv Gupta and Rajesh Tuteja) submitted.
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(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

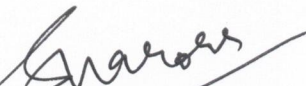
Proceedings dated 03.10.2022

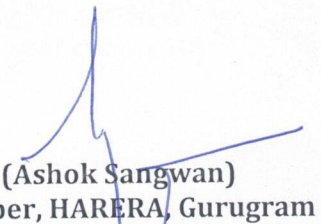
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case.


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.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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