

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

SNo.	Particulars	Details		
1.	Name of the project	Silver County		
2.	Name of the promotor	M/s Ivory Buildtech Pvt. Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 95A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Ivory Buildtech Pvt. Ltd. M/s Plus One Infratech Pvt. Ltd. Sh. Gajender Singh S/o Mahipal Singh Sh. Harender Singh S/o Mahipal Singh		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1286-2023		
10.	License no.	03 of 2023 dated 06.01.2023	Valid up to 05.01.2028	
11.	Total licensed area	5.025 Acres	Area to be registered	5.025 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	05.01.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	06.01.2023	05.01.2028



	ii)	Zoning Plan Approval	05.05.2023
	iii)	Layout plan Approval	09.01.2023
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	Not approved
17.	Fee details		
		Registration fee	(19545.511 x 10) + (789.91 x 20) =Rs. 2,11,253/-
		Processing Fee	20335.421 x 10 = Rs. 2,03,355/-
		Late fee	Nil
		Total fee	Rs. 4,14,608/-
18.	DD amount		
		DD no. and date	Rs. 2,45,000/- Rs. 1,70,000/- 641301 dated 24.04.2023 641319 dated 15.05.2023
		Name of the bank issuing	IDFC First
		Deficient amount	Nil
19.	File Status		
		Project received on	Date 26.04.2023
		Notice sent on	04.05.2023
		First hearing on	15.05.2023
		First reply submitted on	26.05.2023
		Second hearing on	29.05.2023
		Third hearing on	12.06.2023
20.	Case history-		



The promoter i.e., M/s Ivory Buildtech Pvt. Ltd. has applied on dated 26.04.2023 for registration of their affordable plotted colony under DDJAY namely "Silver County" located at Sector 95A, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.

This application relates to the license no. 03 of 2023 issued by the DTCP in favour of M/s Ivory Buildtech Pvt. Ltd., M/s Plus One Infratech Pvt. Ltd. Sh. Gajender Singh & Harender Singh Ss/o Mahipal Singh in collaboration with M/s Ivory Buildtech Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 5.025 acres in sector- 95A, Gurugram.

The current project comprises of 89 residential plots and a commercial block being developed by M/s Ivory Buildtech Pvt. Ltd.

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 on 15.05.2023.

Proceedings dated 15.05.2023.

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rishabh Jain is present on the behalf of the promoter.

The AR of the promoter states that they are in the process of submitting the reply in the Authority and requests for a short adjournment of two weeks.

The matter to come up on 29.05.2023.

Proceedings dated 29.05.2023.

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Rishabh Jain, Advocate is present on the behalf of the promoter. The promoter has submitted the reply in the authority on 26.05.2023 which is yet to be scrutinized. The matter to come up on 12.06.2023 for further proceedings.

Proceedings dated 12.06.2023.

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Sachin Jain (AR) and Sh. Rishabh Jain (Advocate) are present on the behalf of the promoter. The AR of the promoter states that they have submitted the reply to remaining deficiencies on Friday, 09.06.2023. The concerned executive to examine the same. The matter to come up on 26.06.2023.

The promoter has submitted two reply dated 09.06.2023 and 21.06.2023 which is scrutinized and the status of the documents is mentioned below.

<p>21. Present compliance status as on 26.06.2023 as conveyed in last hearing dated 12.06.2023.</p>	<ol style="list-style-type: none">1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done.
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		<p>Status: Not done</p> <p>3. A list of plots allocated to landowners after mutual agreement needs to be submitted. Status: Submitted. However, original copy needed for verification.</p> <p>4. Project report needs to be submitted. Status: Not submitted</p> <p>5. Jamabandi, mutation and aks shijra duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. Status: Not submitted</p> <p>6. Copy of information to revenue department regarding the entry of license and collaboration agreement in revenue record needs to be submitted. Status: Submitted</p> <p>7. Non encumbrance certificate issued by the officer not below the rank of Tehsildar needs to be submitted. Status: Not submitted</p> <p>8. Land title search report needs to be submitted. Status: Not submitted</p> <p>9. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>10. Electrical load availability connection needs to be submitted. Status: Not submitted</p> <p>11. Forest NOC, natural conservation zone NOC, tree cutting permission, powerline shifting NOC, if applicable, need to be submitted. Status: Not submitted</p> <p>12. Approved zoning plan needs to be submitted. Status: Approval letter of zoning plan submitted. However, approved zoning plan also needs to be submitted.</p> <p>13. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted</p> <p>14. PERT chart of the project proposed needs to be submitted. Status: Not submitted</p>
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		<p>15. Allotment letter and builder buyer agreement in prescribed format need to be submitted. Status: Not submitted</p> <p>16. Payment receipt needs to be submitted. Status: Submitted. Needs to be revised.</p> <p>17. Financial resources of the project need to be filled in the DPI. Status: Not submitted</p> <p>18. Cost of land needs to be clarified according to area apply for registration. Status: Not submitted</p> <p>19. Quarterly statement of expenditure (IDW) needs to be provided. Status: Submitted but needs to be corrected.</p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. Needs to be revised as total project cost doesnot match with that submitted in the DPI</p> <p>21. Cash flow statement needs to be submitted. Status: Not submitted</p> <p>22. CA certificate for REP 1 needs to be provided. Status: Submitted</p> <p>23. CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Submitted but needs to be corrected.</p> <p>24. KYC of Neetu Saini and Lalit Sharma needs to be provided. Status: KYC of Rajesh Kumar has been provided instead of Lalit Sharma. Promoter stated that Lalit Sharma was not the CFO.</p> <p>25. In DPI, IDW needs to be corrected as per approved service estimated plan. Status: Not submitted</p> <p>26. Annual audit statement for the last 3 financial year along with director report needs to be provided. Status: Submitted but no UDIN no. mentioned in audit statement for the financial year 2021-22.</p> <p>27. Bank undertaking needs to be provided. Status: Submitted</p>
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22.	Remarks
	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Corrections marked on the hard copy of online DPI need to be done. 3. A list of plots allocated to landowners after mutual agreement needs to be submitted. Status: Submitted. However, original copy needed for verification. 4. Project report needs to be submitted. 5. Jamabandi, mutation and aks shijra duly certified by the revenue officer not more than six months prior to the date of application needs to be submitted. 6. Non encumbrance certificate issued by the officer not below the rank of Tehsildar needs to be submitted. 7. Land title search report needs to be submitted. 8. Approved service plans and estimates need to be submitted. 9. Electrical load availability connection needs to be submitted. 10. Forest NOC, natural conservation zone NOC, tree cutting permission, powerline shifting NOC, if applicable, need to be submitted. 11. Approved zoning plan needs to be submitted. Status: Approval letter of zoning plan submitted. However, approved zoning plan also needs to be submitted. 12. Superimposed demarcation plan on approved layout plan needs to be submitted. 13. PERT chart of the project proposed needs to be submitted. 14. Allotment letter and builder buyer agreement in prescribed format need to be submitted. 15. Payment receipt needs to be revised. 16. Financial resources of the project need to be filled in the DPI. 17. Cost of land needs to be clarified according to area apply for registration. 18. Quarterly statement of expenditure (IDW) needs to be corrected.

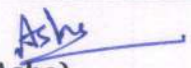
Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in


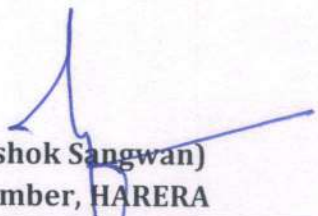
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

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



Project Silver County
Promoter M/s Ivory Buildtech Pvt. Ltd.

		<p>19. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised as total project cost does not match with that submitted in the DPI.</p> <p>20. Cash flow statement needs to be submitted.</p> <p>21. CA certificate for expenditure incurred and to be incurred needs to be corrected.</p> <p>22. In DPI, IDW needs to be corrected as per approved service estimated plan.</p> <p>23. Annual audit statement for the 2021-22 financial year along with UDIN no. needs to be provided.</p>
<p> (Asha) Chartered Accountant</p>		

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 26.06.2023.</p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Sachin Jain (AR) and Sh. Rishabh Jain (Advocate) are present on the behalf of the promoter.</p> <p>The AR of the promoter is advised to complete the deficiencies in two days.</p> <p>The matter to come up on 03.07.2023.</p>	
<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

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