

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

**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	Rs. 2,45,000/- Rs. 1,70,000/-	
	DD no. and date	641301 dated 24.04.2023 641319 dated 15.05.2023	
	Name of the bank issuing	IDFC First	
	Deficient amount	Nil	
19.	File Status	Date	
	Project received on	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	
	Second reply submitted on	09.06.2023	
	Third hearing on	12.06.2023	
	Third reply submitted on	21.06.2023	

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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



	<b>Fourth hearing on</b>	26.06.2023
	<b>Fourth reply submitted on</b>	26.06.2023
20.	<p>Case history-</p> <p>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.</p> <p>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 &amp; 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.</p> <p>The current project comprises of 89 residential plots and a commercial block being developed by M/s Ivory Buildtech Pvt. Ltd.</p> <p>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.</p> <p><u>Proceedings dated 15.05.2023.</u></p> <p>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.</p> <p><u>Proceedings dated 29.05.2023.</u></p> <p>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.</p> <p><u>Proceedings dated 12.06.2023.</u></p> <p>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.</p> <p><u>Proceedings dated 26.06.2023.</u></p> <p>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 is advised to complete the deficiencies in two days.</p>	

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	The matter to come up on 03.07.2023.	
21.	<p><b>Present compliance status as on 03.07.2023 as observed on 26.06.2023.</b></p>	<ol style="list-style-type: none"> <li>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. <b>Status: Hard copy needs to be submitted</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Hard copy needs to be submitted</b></li> <li>3. A list of plots allocated to landowners after mutual agreement needs to be submitted. <b>Status: Submitted.</b></li> <li>4. Project report needs to be submitted. <b>Status: Submitted.</b></li> <li>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. <b>Status: Submitted. Not certified on recent dates.</b></li> <li>6. Non encumbrance certificate issued by the officer not below the rank of Tehsildar needs to be submitted. <b>Status: Submitted. Issued by Naib Tehsildar.</b></li> <li>7. Land title search report needs to be submitted. <b>Status: Submitted</b></li> <li>8. Approved service plans and estimates need to be submitted. <b>Status: Not Submitted</b></li> <li>9. Electrical load availability connection needs to be submitted. <b>Status: Applied. The promoter has submitted a BG of 25 lacs as a security to submit the approval within 90 days from the date of grant of registration.</b></li> <li>10. Forest NOC, natural conservation zone NOC, tree cutting permission, powerline shifting NOC, if applicable, need to be submitted. <b>Status: Submitted</b></li> <li>11. Approved zoning plan needs to be submitted. <b>Status: Submitted</b></li> <li>12. Superimposed demarcation plan on approved layout plan needs to be submitted. <b>Status: Soft copy submitted</b></li> <li>13. PERT chart of the project proposed needs to be submitted.</li> </ol>

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		<p><b>Status: Submitted</b></p> <p>14. Allotment letter and builder buyer agreement in prescribed format need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>15. Payment receipt needs to be revised.</p> <p><b>Status: Submitted</b></p> <p>16. Financial resources of the project need to be filled in the DPI.</p> <p><b>Status: Done</b></p> <p>17. Cost of land needs to be clarified according to area apply for registration.</p> <p><b>Status: Clarified</b></p> <p>18. Quarterly statement of expenditure (IDW) needs to be corrected.</p> <p><b>Status: Corrected</b></p> <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><b>Status: Submitted</b></p> <p>20. Cash flow statement needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>21. CA certificate for expenditure incurred and to be incurred needs to be corrected.</p> <p><b>Status: Submitted</b></p> <p>22. In DPI, IDW needs to be corrected as per approved service estimated plan.</p> <p><b>Status: Corrected</b></p> <p>23. Annual audit statement for the 2021-22 financial year along with UDIN no. needs to be provided.</p> <p><b>Status: Submitted</b></p>
22.	<b>Remarks</b>	<p>1. Hard copy of corrected online DPI and REP-I needs to be submitted.</p> <p>2. Approved service plans and estimates need to be submitted.</p> <p>3. Electrical load availability connection needs to be submitted.</p> <p><b>Status: Applied.</b></p>

Recommendation: 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 hard



copies of corrected REP-I and online DPI, approved service plans and estimates and electrical load availability connection. The promoter has submitted an amended bank guarantee no. AMPIPBG231700001 dated 19.06.2023 amounting to Rs. 25 lacs as a security to submit the approval of service plans and estimates in the Authority within 90 days from the grant of registration.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved electrical load availability connection within two months and approval of service plans and estimates within 90 days from the date of registration. In case the promoter fails to submit the approval of service plans and estimates in the Authority within the stipulated time, the Authority may forfeit the Bank Guarantee.

Further, it is proposed that the earlier incorrect bank guarantee submitted by the promoter may also be returned.

  
(Asha)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**


Proceedings dated 03.07.2023.

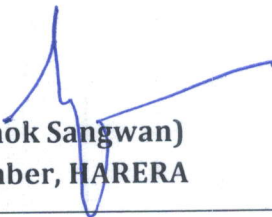
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Sachin Jain (AR) and Sh. Rishabh Jain (Advocate) are present on the behalf of the promoter.

The AR is submitting the copy of land title search report, corrected allotment letter and BBA format along with corrected BG for submission of approved service plans and estimates (mistakenly mentioned as BG for submission of electric load availability) within 90 days from the date of registration. The concerned official has checked and confirmed.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA