Hightown
RERA-GRG-2072-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Hightown	
2.	**Name of the promoter**	M/s Silverglades Infrastructure Pvt. Ltd.	
3.	**Nature of the project**	Group Housing Colony	
4.	**Location of the project**	Sector 28, Gurugram	
5.	**Legal capacity to act as a promoter**	Collaborator	
6.	**Name of license holder**	Om Prakash, Ved Parkash, Braham Parkash, Jai Parkash, Bharat, Satparkash	
7.	**Status of project**	Ongoing	
8.	**RERA Registration No.**	22 of 2020	
9.	**Validity of Registration Certificate**	Valid From 01.09.2020	Valid up to 11.10.2025
10.	**Date of receipt of application for extension**	07.08.2025	
11.	**Whether extension of registration applied for whole/phase**	Whole Project	
12.	**Extension applied till**	11.10.2026	
13.	**Online extension ID**	RERA-GRG-2072-2025	
14.	**Registration Temp ID**	RERA-GRG-337-2019	
15.	**QPR status**	Submitted	
16.	**4(2)(l)(D) reports status**	Submitted	
17.	**4(2)(l)(C) compliance**	Applied for extension on 07.08.2025.	
18.	**Compliance of RC conditions**	Approved Building Plans within 3 months i.e., 31.12.2020 - **Submitted.** Approved Fire Scheme approval within 3 months i.e., 31.12.2020 - **Submitted.** Approved Service plan and Estimates within 3 months i.e., 31.12.2020 - **Submitted.** Approved Mining Permission within 3 months i.e., 31.12.2020 - **Submitted.**	
19.	**Status of change of bank account**	N/A	
20.	**Details of proceedings pending against the project**	RERA-GRG-4070-2022- SCN for 4(2)(l)(D) compliance RERA-GRG-4340-2022- SCN for RC compliance RERA-GRG-4094-2022- SCN for QPR compliance	
21.	**Present stage of completion (%)**	51.88 %	
22.	**Total Project cost**	Rs. 688.23 Crores	

23.	**Project expenditure so far**	Rs. 364.82 Crores		
24.	**Estimated expenditure for completion so far**	Rs. 323.41 Crores		
25.	**Total units**	454 units		
26.	**Sold Units**	191 units		
27.	**Unsold Units**	263 units		
28.	**Total Sale Consideration**	Rs 654.47 crs		
29.	**Total amount received from sale proceeds**	Rs 304.26 Crores		
30.	**Total Amount to be Received**	Rs 347.23 crs		
31.	**As per QPR closing balance in RERA A/c as on 30.06.2025**	Rs 0/-		
32.	**License no.**	110 of 2013 dated 27.12.2013	26.12.2027	
33.	**Total licensed area**	4.85 Acres	**Area for extension of registration**	4.85 Acres

34. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	110 of 2013 dated 27.12.2013	26.12.2027
ii)	**Revised Building Plan Approval**	ZP-1085/SD(DK)/2020/17983 dated 12.10.2020	11.10.2025
iii)	**Environmental Clearance**	SEIAA/(126)/HR/2021/118 dated 01.02.2021	31.01.2031
iv)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2015/313/3598-3601 dated 19.10.2015	18.07.2024 (Renewed dated 14.09.2020)
	Airport height clearance (NOC)	AAI/RHQ/NR/ATM/NOC/2024/679-2341-44 dated 06.08.2024	05.08.2032
v)	**Fire scheme approval**	FS/2021/139 dated 22.12.2021	
vi)	**Service plans and estimates approval**	LC-2923/JE(S)/2021/25731 dated 11.10.2021	

35.	**Reasons for delay**	Submitted
36.	**Fee details**	
	Registration fee	Resi- 49,735.3818 * 3.62 * 10 = Rs 18,00,421/- Comm- 21,315.1636 * 3.62 * 20 = Rs 15,43,218/- Total – 33,43,639/-
	Processing fee	71,050.5454 * 10 = Rs 7,10,505/-
	Late Fee	150% of the registration fee

		Rs 50,15,459/-
	Extension Fee (Half of Registration fee)	Rs 16,71,819.5/-
	Processing fee	71,050.5454 * 10 = Rs 7,10,505/-
	Late fee	50% of Extension fee* no. of days late apply 8,35,910 * (27/31) = Rs 7,28,050/-
	Total fee	**Rs 1,21,79,978/-**
37.	**DD amount submitted at the time of registration**	Rs 9,21,000/- Rs 9,05,000/- Rs 24,23,000/- Rs 7,11,000/-
	DD no. and date for registration	053769 dated 14.01.2020 455681 dated 01.09.2020. 455682 dated 01.09.2020 053770 dated 14.01.2020
	Name of the bank issuing	
	DD/RTGS Amount submitted for extension	Rs 7,11,000/- Rs 50,15,465/-
	DD/RTGS no. and date for extension	142115 dated 07.08.2025 142116 dated 07.08.2025
	Name of the bank issuing	
	Total amount	**Rs 1,21,79,978/-**
	Total Amount Paid	**Rs. 1,06,86,465/-**
	Deficient amount	**Rs 14,93,513/-**
38.	**File Status**	**Date**
	File received on	07.08.2025
	Notice Sent on	27.08.2025
	First hearing on	01.09.2025
	Second hearing on	15.09.2025
	Third hearing on	06.10.2025
30.	**Case History: -** An application regarding Continuation of registration of Group Housing colony namely "Hightown" situated at Sector- 28, Gurugram Haryana being developed by M/s Silverglades Infrastructure Pvt. Ltd. was submitted on 07.08.2025 under section 7(3) of Real Estate (Regulation and Development), Act 2016.	

	The application for continuation of registration of project was scrutinized and accordingly, the deficiency notice was issued vide no. RC/HARERA/GGM/EPIN/7(3)/149 dated 27.08.2025 to rectify the deficiencies and a show cause notice for violation of section 4(2)(l)(C) vide no. RC/HARERA/GGM/EPIN/7(3)/149(Show Cause) dated 27.08.2025 with an opportunity of hearing on 01.09.2025. The promoter has submitted a reply on 18.08.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., The Pioneer (English), The Tribune (English) and Dainik Bhaskar (Hindi) dated 14.08.2025 for objection till 29.08.2025 has been submitted. **On 01.09.2025**, the matter is adjourned and fixed for 15.09.2025. Further, the promoter has submitted a reply on 25.08.2025 which was scrutinized and the remaining deficiencies were conveyed to the promoter. The site of the project has been visited to check the status of development and connectivity with road. It is confirmed that the project has access through the existing 24m wide road. The promoter has directly applied u/s 7(3) of the Act of 2016 instead of applying for section 6 of the Act of 2016. **On 15.09.2025**, Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Shri Vishamber Shokeen is present on behalf of the promoter. The Authorized Representative (AR) of the promoter stated that they have submitted a revised application under Section 6 dated 12.09.2025 for extension of registration in place of the application earlier filed under Section 7(3) dated 07.08.2025 for continuation of the registration certificate, as the registration certificate of the project is valid till 11.10.2025. The promoter requested to consider their application u/s 6 instead of earlier application submitted u/s 7(3) of the Act. In view of the above, the promoter is directed to submit the requisite documents and remove the deficiencies as per the revised application filed under Section 6 for extension of registration. The matter to come up on 06.10.2025. As per the directions of the Authority dated 15.09.2025, the temp id for extension of registration is created which is RERA-GRG-2072-2025 and temp id created at the time of continuation i.e., RERA-GRG-2036-2025 shown as withdrawn. Now, the promoter has submitted a reply on 24.09.2025 which has been scrutinized as per the application u/s 6 and fee is recalculated which is mentioned above. Now, deficit fee comes out of Rs 14,93,513/- instead of Rs 48,37,152/- and the status of the documents is mentioned below.	
31.	**Present compliance status as on 06.10.2025 of deficient documents as conveyed in hearing dated 15.09.2025.**	1. Original RC needs to be submitted. **Status: Submitted.** 2. Corrections in online DPI needs to be done. Status: Submitted but needs to be revised. 3. Deficit fee of Rs 14,93,513/- needs to be submitted. Status: Not Submitted. 4. List of units allocated to the land owners signed by all the parties needs to be submitted. **Status: Submitted.** 5. Approvals / NOC's from various agencies for connecting external services like roads access and storm water drainage needs to be submitted. **Status: Storm water submitted and road access pending.**

		6. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Jamabandi and Aks-shajra Submitted.** 7. Latest land title search report needs to be resubmitted including the bar enrolment number of the Advocate. **Status: Submitted.** 8. Latest Non-encumbrance certificate needs to be submitted. **Status: Submitted.** 9. Copy of superimposed demarcation plan on the approved layout plan needs to be submitted. **Status: Submitted.** 10. List of unsold units/plots needs to be submitted. Status: Submitted but needs to be revised as the area of unit is missing. 11. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 12. PERT Chart needs to be submitted. Status: Submitted but needs to be revised as the details of services are not submitted. 13. Allottee related documents like Draft Application form needs to be submitted. Status: Submitted but needs to be revised. 14. Allottee related documents like Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised. 15. Allottee related documents like Draft BBA needs to be submitted. Status: Submitted but needs to be revised. 16. Allottee related documents like Conveyance Deed needs to be submitted. Status: Not Submitted. 17. Three copies of executed application form need to be submitted. **Status: Submitted.** 18. Three copies of executed allotment letter need to be submitted. **Status: Submitted.** 19. Three copies of executed Builder buyer agreement need to be submitted. **Status: Submitted.** 20. Three copies of executed Conveyance deed needs to be submitted. Status: Not Submitted. 21. HUDA construction water NOC needs to be submitted. **Status: Submitted.** 22. The explanatory note setting out the reasons for delay in completion of the project needs to be submitted.

		Status: Submitted. 23. Brochure/advertisement document needs to be revised. Status: Submitted but needs to be revised. 24. Cost of the land i.e. Rs 5691.67 lakhs needs to be clarified according to the area applied for the continuation of registration is 4.850 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted.** 25. Clarification needs to be submitted for difference in project cost, as per CA Certificate of expenditure incurred & to be incurred it is Rs 68823.25 lakhs whereas per QPR of quarter ending June 2025 it is Rs 65534.26 lakhs. **Status: Submitted.** 26. Details of financial resources amounts to Rs 4679 lakhs from equity mentioned in DPI needs to be submitted. REP II dated 07.08.2025 needs to be revised as signature and stamp of notary is missing. **Status: Submitted.** 27. Schedule and Challan of EDC & IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. PAN, KYC of Architect, Engineer, CA and consultant needs to be submitted. **Status: Submitted.** 28. Original CA Certificate of financial and inventory details dated 05.07.2025 needs to be revised. **Status: Original CA Certificate of financial and inventory details dated 22.09.2025 needs to be revised as details of unsold units and total units of the project are missing,** 29. Original CA Certificate of net worth needs to be submitted. **Status: Submitted but Original CA Certificate of net worth needs to be submitted** 30. Bank Undertaking dated 07.08.2025 needs to be revised as employee id is missing. **Status: Submitted.** 31. Original non-encumbrance or encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. **Status: Submitted.** 32. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status: Not Submitted. 33. NOC from lender needs to be submitted. Status: Not Submitted.

		34. Bank statement of RERA A/c for the month of June 2026 needs to be submitted. Status: Not Submitted.
	Remarks	1. Corrections in online DPI needs to be done. 2. Deficit fee of Rs 14,93,513/- needs to be submitted. 3. Approvals / NOC's from various agencies for connecting external services like roads access needs to be submitted. 4. List of unsold units/plots needs to be submitted. Status: Submitted but needs to be revised as the area of unit is missing. 5. PERT Chart needs to be submitted. Status: Submitted but needs to be revised as the details of services are not submitted. 6. Allottee related documents like Draft Application form needs to be revised. 7. Allottee related documents like Draft Allotment letter needs to be revised. 8. Allottee related documents like Draft BBA needs to be revised. 9. Allottee related documents like Conveyance Deed needs to be submitted. 10. Three copies of executed Conveyance deed needs to be submitted. 11. Brochure/advertisement document needs to be revised. 12. Original CA Certificate of financial and inventory details dated 05.07.2025 needs to be revised. Status: Original CA Certificate of financial and inventory details dated 22.09.2025 needs to be revised as details of unsold units and total units of the project are missing, 13. Original CA Certificate of net worth needs to be submitted. 14. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. 15. NOC from lender needs to be submitted. 16. Bank statement of RERA A/c for the month of June 2026 needs to be submitted.

Recommendation:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except Deficit fee of Rs 14,93,513/- and the deficiencies mentioned in remarks.

The Authority may consider for grant of extension of registration subject to submission of the deficit fee of Rs 14,93,513/- along with the above mentioned deficiencies.

06/10/25
Ashish Dubey
Chartered Accountant

06/10/2025
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 06.10.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 06.10.2025.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vishamber Shokeen (AR) is present on behalf of the promoter.

The AR of the promoter states that they are submitting the deficit fees as conveyed alongwith the above-mentioned deficiencies.

Approved as proposed, subject to submission of the deficit fee alongwith the above mentioned documents.

The Extension of Registration Certificate shall be issued after submission of corrections in the DPI and compliance with the above-mentioned conditions.

(Arun Kumar)
Chairman, HARERA