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

Hearing brief for extension of project registration u/s 6			
S.N.	**Particulars**	**Details**	
1.	**Name of the project**	Orchid Ivy	
2.	**Name of the promoter**	M/s Orchid Infrastructure Developers Pvt. Ltd.	
3.	**About the promoter**	M/s Orchid Infrastructure Developers Pvt. Ltd. company incorporated in the year 1993. The company is engaged in real estate development activities in residential and commercial projects across Gurugram and NCR. The registered office of the company is located in New Delhi. The company has an authorized capital of Rs 27.50 crore and is currently managed by its Board of Directors, including Mr. Ajay Goel, Mr. Rajesh Tuteja, and Mr. Dhruv Gupta.	
4.	**Nature of the project**	Independent Residential Floors	
5.	**Location of the project**	Sector 51, Gurugram	
6.	**Legal capacity to act as a promoter**	Decree Holder	
7.	**Name of license holder**	N/A	
8.	**Status of project**	Ongoing	
9.	**RERA Registration No.**	72 of 2022	
10.	**Validity of Registration Certificate**	Valid From 01.08.2022	Valid up to 01.01.2026
11.	**Date of receipt of application for extension**	01.10.2025	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	01.01.2027	
14.	**Online extension ID**	RERA-GRG-2090-2025	
15.	**Registration Temp ID**	RERA-GRG-996-2021	
16.	**QPR status**	Submitted	
17.	**4(2)(l)(D) reports status**	Submitted	
18.	**4(2)(l)(C) compliance**	Applied for extension on 01.10.2025.	
19.	**Compliance of RC conditions**	N/A	
20.	**Status of change of bank account**	N/A	
21.	**Details of proceedings pending against the project**	N/A	
22.	**Present stage of completion (%)**	41.15 % (as per latest QPR)	
23.	**Total Project cost**	Rs. 94.77 Crores	

24.	Project expenditure so far	Rs. 60.83 Crores			
25.	Estimated expenditure for completion so far	Rs. 33.94 Crores			
26.	Total units	76			
27.	Sold Units	33			
28.	Unsold Units	43			
29.	Total Sale Consideration from sold units	Rs. 92.85 crores			
30.	Total amount received from sale proceeds	Rs. 38.12 Crores			
31.	Total Amount to be received from sold units	Rs. 54.73 Crores			
32.	As per QPR closing balance in RERA A/c as on 30.06.2025	Rs 343.73 Lakhs			
33.	License no.	N/A			
34.	Total licensed area	327.73 Acres	Area for extension of registration	1.0260 Acres	

35.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A	
	ii)	Court decree approval	CIS No. CS/1176/2022 dated 12.04.2022	
	iii)	Building plan approval	Under self-certification dated 13.03.2022	12.03.2026
	iv)	Zoning Plan Approval	Memo no. 1822 dated 24.02.2009	
	v)	Environmental Clearance	N/A	
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval	N/A	
	viii)	Electrical load approval	12246 dated 22.03.2023	
36.	Reasons for delay		GRAP, supply chain disruption, labour shortage post GRAP.	
37.	Fee details			
	Registration fee		(4152.75 x 2.64 x 2.64 x 10) =Rs. 2,89,430/-	
	Processing fee for registration		10963.26 x 10 =Rs. 1,09,633/-	
	Extension Fee (Half of Registration fee)		Rs. 1,44,715 /-	
	Processing fee for extension		10963.26 x 10 =Rs. 1,09,633/-	
	Late fee		N/A	

	Total fee	Rs. 6,53,411/-
38.	**Amount submitted at the time of registration**	Rs. 4,00,000/-
	DD/ RTGS no. and date for registration	019449 dated 28.02.2022
	Name of the bank issuing	HDFC Bank
	Amount submitted for extension	Rs. 1,50,000/- Rs. 1,03,411/-
	RTGS no. and date for extension	Ref ID 2117808147 dated 30.09.2025 Ref ID 2166398914 dated 10.11.2025
	Name of issuing bank	ICICI Bank
	Total fee paid	Rs. 6,53,411/-
	Deficient amount	**Nil**
39.	**File Status**	**Date**
	File received on	01.10.2025
	Notice Sent on	30.10.2025
	First hearing on	17.11.2025 (Adjourned)
	Second hearing on	01.12.2025

30. Case History: -

The Promoter M/s Orchid Infrastructure Developers Pvt. Ltd. has applied on dated 01.10.2025 for extension of their independent residential floors namely "Orchid Ivy" in sector-51, Gurugram.

The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/597/329/2022/72 dated 01.08.2022 and valid up to 01.01.2026 for an area measuring 1.0260 acres.

The promoter has now applied for the extension of the project u/s 6 of Act of 2016.

The application for extension of registration the above project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/171 dated 30.10.2025 was issued to the promoter with an opportunity of hearing on 17.11.2025.

On 17.11.2025, the matter was adjourned to 01.12.2025.

Further, a public notice dated 13.10.2025 in India Express, Dainik Jagran and dated 16.10.2025 in The Tribune regarding the application for extension was published and no objection has been received in the Authority.

The replies dated 13.11.2025 and 26.11.2025 have been examined and the status of deficiencies is mentioned below:

31.	**Present compliance status as on 01.12.2025 of deficient documents as conveyed through notice dated 30.10.2025.**	1. Correction in online DPI needs to be done. **Status: Corrected copy needs to be submitted.** 2. Corrections in the form REP V need to be done. **Status: Needs to be corrected** 3. Deficit fee of Rs. 1,03,411/- needs to be paid. **Status: Paid vide Ref ID 2166398914 dated 10.11.2025** 4. Original registration certificate of the project needs to be returned. **Status: Not submitted**

5. Supporting documents with respect to the reason of delay submitted by the promoter need to be provided.
Status: Submitted
6. Revalidated building plan for the plot M 735 needs to be submitted.
Status: The promoter states that the compounding of building plan will be done as per TCP policy dated 28.10.2022
7. PERT chart of the project along with current photographs of the project showing the development on site need to be submitted.
Status: Submitted
8. Details of sold/ unsold inventory showing name of customer, date of booking, plot no., plot area, total sale value of unit, amount received and amount to be received from customer up to date of application need to be submitted.
Status: Submitted
9. Copies of 4 sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted.
Status: Submitted
10. Cost of the land i.e. Rs 1376.52 lakhs needs to be clarified according to the area applied for the extension of registration is 1.026 acres along with supporting documents.
Status: Submitted but cost of the land i.e. Rs 1376.52 lakhs needs to be clarified along with supporting documents.
11. Clarification needs to be submitted as License fees, EDC, IDC, and IDW not mentioned in DPI. Details of any other cost amounts to Rs 1240 lakhs and details of financial resources from equity amounts to Rs 1500 lakhs needs to be submitted.
Status: Promoter states that promoter is legal and rightful owner in possession of the 19 plots through Court Decree in Civil Suit No. 1176/2022 dated 12.04.2022 i.e. Suit for declaration with consequential relief of permanent injunction.
12. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted.
Status: Submitted but Deed of Hypothecation by Aditya Birla needs to be submitted along with repayment schedule and NOC from lender. Further, Promoter states that promoter is legal and rightful owner in possession of

		the 19 plots through Court Decree in Civil Suit No. 1176/2022 dated 12.04.2022 i.e. Suit for declaration with consequential relief of permanent injunction 13. Independent Auditors Report along with audited financial statement for the financial year 2024-25 needs to be submitted. **Status: Submitted** 14. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, (ii) CA Certificate of net worth of promoter on latest date, (iii) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but DPI needs to be revised as incurred costing do not match with CA Certificate.** 15. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revise as project cost is missing. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules along with KYC of authorized signatories. **Status: Submitted** 16. Bank Undertaking needs to be submitted. **Status: Submitted but bank undertaking dated 01.10.2025 needs to be revised as bank is not taking any risk or responsibility towards the bank undertaking.** 17. Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 18. Schedule and Challan of EDC 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 **Status: Promoter states that promoter is legal and rightful owner in possession of the 19 plots through Court Decree in Civil Suit No. 1176/2022 dated 12.04.2022 i.e. Suit for declaration with consequential relief of permanent injunction.** 19. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. **Status: Submitted**

	Remarks	1. Correction in online DPI needs to be done. **Status: Corrected copy needs to be submitted.** 2. Corrections in the form REP V need to be done. **Status: Needs to be corrected** 3. Original registration certificate of the project needs to be returned. **Status: Not submitted** 4. Revalidated building plan for the plot M 735 needs to be submitted. **Status: The promoter states that the compounding of building plan will be done as per TCP policy dated 28.10.2022** 5. Cost of the land i.e. Rs 1376.52 lakhs needs to be clarified according to the area applied for the extension of registration is 1.026 acres along with supporting documents. **Status: Submitted but cost of the land i.e. Rs 1376.52 lakhs needs to be clarified along with supporting documents.** 6. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but Deed of Hypothecation by Aditya Birla needs to be submitted along with repayment schedule and NOC from lender. Further, Promoter states that promoter is legal and rightful owner in possession of the 19 plots through Court Decree in Civil Suit No. 1176/2022 dated 12.04.2022 i.e. Suit for declaration with consequential relief of permanent injunction** 7. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, (ii) CA Certificate of net worth of promoter on latest date, (iii) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but DPI needs to be revised as incurred costing do not match with CA Certificate.** 8. Bank Undertaking needs to be submitted. **Status: Submitted but bank undertaking dated 01.10.2025 needs to be revised as bank is not taking any risk or responsibility towards the bank undertaking.**
32.	**Recommendations:** The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 31. It is recommended that the Authority may consider for grant	

	of extension u/s 6 of the Act of 2016 up to 31.12.2026 subject to the rectification of above deficiencies before the issuance of the extension certificate.

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 01.12.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 01.12.2025.

Sh. Ashish Dubey, Chartered Accountant and Ms. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.

Sh. Arun Nijhawan (AR) and Sh. Sunil Dhall (Advocate) are present on behalf of the promoter and request for grant of extension under section 6 of the Act of 2016. The AR assures that the remaining deficiencies as pointed by the Authority will be rectified before the issuance of the extension certificate.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the submission of remaining documents.

The extension of the registration of the project is approved as proposed subject to the rectification of deficiencies mentioned above.

The Extension Certificate shall be issued after submission of remaining deficiencies mentioned above.

(Arun Kumar)
Chairman, HARERA