

**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY,  
GURUGRAM**

Registration No.	GGM/679/411/2023/23 dated <b>30.01.2023</b>
Name of promoter	M/s Pegasus Developers Pvt. Ltd.
Name of project	Atulyam 83
Area of project	5.68125 acres
Location of project	Sector 83, Gurugram

**ORDER**

1. Whereas an application for registration of the above real estate project under section 4 of the **Real Estate (Regulation and Development) Act, 2016** was submitted to the Authority by M/s Pegasus Developers Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/679/411/2023/23
2.	Date of Registration	<b>30.01.2023</b>
3.	Date of expiry of validity of registration	31.03.2026
4.	Name of promoter	M/s Pegasus Developers Pvt. Ltd.
5.	Name of project	Atulyam 83
6.	Area of project	5.68125 acres
7.	Nature of project	DDJAY Plotted Colony
8.	Location of project	Sector 83, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Timeframe within which the conditions are to be complied
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Project	Atulyam 83
Promoter	M/s Pegasus developers Pvt. Ltd.



1.	The promoter shall submit the approved zoning plan within 3 months	30.04.2023
2.	The promoter shall submit the approved service plans & estimates within 3 months	30.04.2023

3. At the time of registration, the promoter had requested for the issuance of conditional registration certificate and assured to comply with the conditions imposed and submitted cheque no. 000055 dated 28.01.2023 and cheque no. 000054 dated 28.01.2023 of ICICI bank amounting to RS. 25 lacs each as refundable security for timely compliance of the conditions in token of his assurance. The cheques were sent for encashment by the account branch of the Authority but were returned unrealised from the bank on account of insufficient amount.

4. The status of compliance of compliances done by the promoter is as under:

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
Approved zoning plan	30.04.2023	13.04.2023	Within time
Approved service plans and estimates	30.04.2023	Not obtained	-

5. Whereas the promoter has failed to comply with the conditions mentioned in the registration certificate and/or submit the requisite security amount in the Authority. Therefore, the Authority hereby restrains the promoter from further creating any third- party rights on the project till further order and decides to suspend the registration of the project.

  
Administrative Officer (Admn.),  
For and on behalf of: Haryana Real Estate  
Regulatory Authority, Gurugram 

Haryana Real Estate Regulatory Authority, Gurugram

**Dated: 04.10.2023**