



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

<b>Registration No.</b>	<b>GGM/697/429/2023/41</b> dated <b>20.02.2023</b>
<b>Name of promoter</b>	<b>M/s Czarr Villas Pvt. Ltd.</b>
<b>Name of project</b>	<b>Czarr Villas 59</b>
<b>Area of project</b>	<b>5.006 Acres</b>
<b>Location of project</b>	<b>Sector 59, Gurugram</b>

**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 Czarr Villas 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:

<b>S. No.</b>	<b>Particulars</b>	<b>Details</b>
1.	Registration No.	GGM/697/429/2023/41
2.	Date of Registration	20.02.2023
3.	Date of expiry of validity of registration	18.03.2027
4.	Name of promoter	M/s Pegasus Developers Pvt. Ltd.
5.	Name of project	Czarr Villas 59
6.	Area of project	5.006 Acres
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY
8.	Location of project	Sector 59, Gurugram

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

<b>S. No.</b>	<b>Condition</b>	<b>Timeframe within which the conditions are to be complied</b>
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Project	Czarr Villas 59
Promoter	M/s Czarr Villas Pvt. Ltd.

1.	The promoter shall submit the approved electrical load availability connection within one month	20.03.2023
2.	The promoter shall submit the forest NOC within one month	20.03.2023
3.	The promoter shall submit the powerline shifting NOC within one month	20.03.2023
4.	The promoter shall submit the HSVP construction water assurance within one month	20.03.2023
5.	The promoter shall submit the approved service plans and estimates within three months	20.05.2023

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

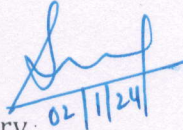
Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit the approved electrical load availability connection within one month	20.03.2023	-	Not submitted
The promoter shall submit the forest NOC within one month	20.03.2023	-	Not submitted
The promoter shall submit the powerline shifting NOC within one month	20.03.2023	-	Not submitted
The promoter shall submit the HSVP construction water	20.03.2023	-	Not submitted



Project	Czarr Villas 59
Promoter	M/s Czarr Villas Pvt. Ltd.

assurance within one month			
The promoter shall submit the approved service plans and estimates within three months	20.05.2023	-	Not submitted

4. Whereas the promoter has failed to comply with the conditions mentioned in the registration certificate 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.

  
Secretary; 02/11/24

For and on behalf of: Haryana Real Estate  
Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram

**Dated: 02.01.2024**