

Project hearing brief

| S.No. | Particulars | Details | |
|-------|---|---|---|
| 1. | Name of the project | Grand Vista | |
| 2. | Name of the promoter | M/s Pyramid Infratech Pvt. Ltd. | |
| 3. | Nature of the project | Commercial Plotted Colony (SCO) | |
| 4. | Location of the project | Sector- 73, Gurugram | |
| 5. | Legal capacity to act as a promoter | License Holder | |
| 6. | Status of project | New | |
| 7. | Whether registration applied for whole | Whole Project | |
| 8. | Online application ID | RERA-GRG-PROJ-1055-2022 | |
| 9. | License no. | 107 of 2021 dated 17.12.2021 | Valid up to 16.12.2026 |
| 10. | Total licensed area | 2.16875 acres | Area to be registered 2.16875 acres |
| 11. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Date of approval |
| | i) | License Approval | 107 of 2021 dated 17.12.2021 |
| | ii) | Zoning Plan Approval | N/A |
| | iii) | Layout plan Approval | Drg. No DTCP 8072 |
| | iv) | Environmental Clearance | N/A |
| | v) | Architectural Control Sheet | ZP-1544/AD(RA)/2022/11408 dated 26.04.2022. |
| | vi) | Service plan and estimate approval | Applied on 03.01.2022 |
| 12. | File Status | Date | |
| | File received on | 18.04.2022 | |
| | First notice Sent on | 27.04.2022 | |
| | First hearing on | 09.05.2022 | |
| 14. | Status of Documents | 1. Deficit Fee- Rs. 1,31,635.12/- Status: Submitted vide DD no. 289809 dated 06.05.2022. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted. 3. Online DPI needs to be corrected. Status: Not Submitted. 4. Approved Service Plan and Estimates needs to be submitted. Status: Not Submitted. | |



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| | | <ol style="list-style-type: none"> 5. Approved architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted. Status: Submitted the approval. 6. Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not Submitted. 7. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted. Status: Not Submitted. 8. Pert Chart needs to be revised. Status: Submitted. 9. Draft Allotment letter needs to be revised. Status: Submitted. 10. Draft Builder Buyer Agreement needs to be revised. Status: Submitted. 11. Draft Brochure of the project needs to be submitted. Status: Submitted. 12. Repayment schedule of loan needs to be provided. Status: Submitted. 13. CA/CS search report/certificate confirming that whether there is charge against the project land and receivable arising from the sold and unsold inventory of the project. Status: Submitted. 14. Escrow agreement executed with the bank needs to be submitted. Status: Submitted, but needs to be signed and stamp of the banker. 15. Bank undertaking needs to be submitted. Status: Not Submitted. 16. Annual report for the financial year 2020-21 needs to be submitted. Status: Not Submitted. 17. Promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised. Status: Submitted but needs to be revised as all three account numbers are not mentioned. |
| | <p>Deficit Documents</p> | <ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 3. Approved Service Plan and Estimates needs to be submitted. 4. Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. 5. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted. 6. Escrow agreement with the bank submitted, but needs to be signed and stamp by the banker. 7. Bank undertaking needs to be submitted. 8. Annual report for the financial year 2020-21 needs to be submitted. 9. Promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised as all three account numbers are not mentioned. |


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| Day and Date of hearing | Monday and 09.05.2022 |
| Proceeding recorded by | Ram Niwas |

Case History:-

The promoter M/s Pyramid Infratech Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Grand Vista" located at Sector-73, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 31236 dated 18.04.2022 and RPIN-453. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1055-2022. The project area for registration is same as that of the licensed area i.e., 2.16875 acres. License no - 107 of 2021 dated 16.12.2021. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/453 dated 27.04.2022 was issued to the promoter with an opportunity of being heard on 09.05.2022.

The promoter submitted a reply dated 06.05.2022, after scrutiny of the reply the remaining deficiencies were mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
2. Online DPI needs to be corrected.
3. Approved Service Plan and Estimates needs to be submitted.
4. Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted.
5. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted.
6. Escrow agreement with the bank submitted, but needs to be signed and stamp by the banker.
7. Bank undertaking needs to be submitted.
8. Annual report for the financial year 2020-21 needs to be submitted.
9. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised as all three account numbers are not mentioned.


 ASHISH KUSH
 Planning Executive

REPRESENTED THROUGH

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|--------------------|----------------------|------------|--|
| 1. | Sh. Sunil Kumar | AR | 9811000240 | sunil@pyramidinfratech.com |
| 2. | Sh. Shrikant Kumar | Legal- Head | 9811000952 | legal@pyramidinfratech.com |
| 3. | Sh. Puneet Satija | Chartered Accountant | 9811000483 | accounts@pyramidinfratech.com |

PROCEEDINGS OF THE DAY

Proceedings dated: 09.05.2022

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Sh. Sunil Kumar (AR), Sh. Shrikant Kumar (Legal- Head) and Sh.Puneet Satija (Chartered Accountant) are present on behalf of the promoter.

The authority directed the promoter to submit the Bank guarantee of Rs 25 lakhs within a week for the submission of service plan and estimates within 3 months from the issuance of registration certificate.



The authority decided to grant the in-principle registration and at the same, the authority directed the promoter to submit three binded DPI along with the documents mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
2. Online DPI needs to be corrected.
3. Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted - It is submitted by the promoter that latest jamabandi is of year 2003-04 for which certificate from the revenue officer will be submitted.
4. Approvals / NOC's from concerned agency for connecting roads needs to be submitted.
5. Escrow agreement with the bank submitted but needs to be signed and stamp by the banker.
6. Bank undertaking needs to be submitted.
7. Annual report for the financial year 2020-21 needs to be submitted.
8. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised as all three account numbers are not mentioned.

In case of failure to submit the approved service plans and estimates within three months from the date of issuance of registration certificate, then the amount collected from the allottees is liable to be refunded with interest at the prescribed rate and the registration certificate shall be treated as deemed cancelled.

The matter to come up for compliance on 16.05.2022.

Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram