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HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.उब्ल्यू.डी

11.a नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Temp ID- RERA-GRG-1055-2022 Grand Vista

S.No.	Parti	culars	Project hearin Details	ig brief				
1.		e of the project	Grand Vista					
2.		e of the promoter	M/s Pyramid Infratech Pvt. Ltd.					
3.		re of the project	Commercial Plot					
4.		ion of the project	Sector- 73, Gurug					
5.	Legal		License Holder	gram				
51	prom		License Holder					
6.	Statu	s of project	New					
7.	Whet appli	her registration ed for whole	Whole Project					
8.		e application ID	RERA-GRG-PROJ-	1055-2022				
9.		se no.	107 of 2021 date		Valid up to 16.12.2026			
10.	Total	licensed area	2.16875 acres	Area to be registered	2.16875 acres			
11.	Statu	tory approvals either a	pplied for or obta		stration			
	S.No	Particulars	Date o	f approval	Validity up to			
	i)	License Approval	107 of 2021	dated 17.12.2021	16.12.2026			
	ii)	Zoning Plan Approval		N/A	N/A			
	iii) Layout Approval		Drg. No DTCP 8072 20.12.2021					
	iv)	EnvironmentalN/AN/AClearance						
	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 S	tatus	Date					
	File r	eceived on	18.04.2022					
	First	notice Sent on	27.04.2022					
	First	hearing on	09.05.2022					
	Second hearing on		16.05.2022					
14.	Statu	s of Documents	well as th application Status: No 2. Online DP Status: No 3. Approved	e correction needs n. t submitted. I needs to be correc t submitted.	application are not uploaded as to be done in the online (A-H ted. stimates needs to be submitted.			

	Temp ID- RERA-GRG-1055-2022 Grand Vista
	 Latest Jamabandi duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.
	5. Approvals / NOC's from various agencies for connecting external services like roads needs to be submitted. Status: Submitted the LOI for the road connectivity.
	 Escrow agreement with the bank submitted, but needs to be signed and stamp by the banker. Status: Submitted.
	 7. Bank undertaking needs to be submitted. Status: Submitted.
	 Annual report for the financial year 2020-21 needs to be submitted. Status: 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. Status: Submitted.
Deficit Documents	 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Approved Service Plan and Estimates needs to be submitted.
Day and Date of hearing	3. Approved Service Plan and Estimates needs to be submitted. Monday and 16.05.2022
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 deficiencies were conveyed to the promoter.

On 09.05.2022, 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 deficit documents.

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.

The promoter submitted a reply today i.e., 16.05.2022 which was scrutinized and found

The promoter submitted a reply today itself which has been scrutinized and the remaining deficiencies are mentioned below:

भारत की संसद हारा पारित 2016का अधिनियम संख्यांक 16



- 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.

All the deficiencies are fulfilled by the promoter except the deficiencies mentioned above.

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Planning Executive

		KEI KESEN	IED INKUUGN		
Sr. no.	Name	Designation	Mobile No.	E-mail	
1,	Sh. Sunil Kumar	AR	9811000240	sunil@pyramidinfratech.com	
2.	Sh. Puneet Satija	Chartered Accountant	9811000483	accounts@pyramidinfratech.com	
		PROCEEDIN	GS OF THE DAY		

REPRESENTED THROUGH

Proceedings dated: 16.05.2022

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

Sh. Sunil Kumar (AR) and Sh. Puneet Satija (CA) are present on behalf of the promoter.

The promoter stated that the service plans and estimates are got approved today only vide no. LC-4446/JE(VA)/2022/13147 dated 16.05.2022 which will be submitted tomorrow alongwith the plans.

The authority decided to grant the registration certificate on the condition that the promoter shall submit the service plan and estimates, corrected online (A-H) form and corrected Online DPI alongwith three sets of binder within a week.

V.1_ Vijay Kumar Goval

Member, HARERA, Gurugram

MAR

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू—संपदा विनियामक प्राधिकरण, गुरुग्राम Temp ID- RERA-GRG -1055-2022

Grand Vista

AGENDA OF THE MEETING

GURUGRAM

DATED: 16.05.2022

ITEM NO.					RPIN	453						
SUBJECT	Application for registration of commercial plotted project "Grand Vista" in Sector-73, Gurugram being developed by M/s Pyramid Infratech Pvt. Ltd.											
	APPLICATION DETAILS											
	1.		lication for registration whole project/ phase)	Project								
	2.	Nam	e of the project	Grand Vista								
	3. (a)		Total licensed area of the project	2.16875 acres								
		(b)	Area applied for registration	2.16875 acres								
	4.	(loca as pl	ation of the project ation of the project is to give mase is part of the project if phase is to be registered)	Sector- 73, Gurugram								
	5.	(stat giver phas Ongo Defin	us of the project cus of the project is to be n not of the phase even if se is to be registered) (New/ bing) nition of ongoing project as rided in rule 2(0) ¹	NEW								
	6.	Plan	ning area	Gurgaon – Manesar Urban Complex – 2031 A.D.								
			C	ASE HISTORY								
	Sr. No.		File status		Date							

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1= May, 2017 and where development works were yet to be completed on the said data

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्वगत गठित प्राधिकरण . भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	1.	Applio receiv		for registration	18.	04.2022			
	2.	First 1	aotice Sent on 27.04.2022			04.2022			
	3.	First l	nearin	g on	09.	05.2022			
	4.	Secon	d hea	ring on	16.	05.2022			
DETAILS				DETAILS OF T	HE PRO	JECT PRO	MOTER		
	been	receiv	ed in t				on & Development) Act, 2016, has ate project/phase (whichever is		
	1.	Nam	e of th	e applicant-promoto	er	M/s Pyra	mid Infratech Pvt. Ltd.		
	2.	-	l capa noter	city to act as applica	nt	License H	older		
	3.	Statı	ıs of tl	ie promoter		Company			
	4.	Regi	stered	address			38, G.F., M2K White House, Sector-57, rugram, Haryana- 122001		
				PROJEC	Г AND F	EE DETAIL	S		
	1.	Deta	ils of t	he project (as a who	le)				
		Sr. No.		Particula	rs		Details		
		1.	Nam	e of the project			Grand Vista		
		2.	Loca	tion of the project	_		Sector-73, Gurugram		
	7	3.	(a)	Whether project is t in one go or in phas	1	olemented	One go		
			(b)	No. of Phases			N/A		
		4.	Licer	ice no. and date of val	idity		107 of 2021 dated 17.12.2021 valid upto 16.12.2026		
		5.	Total licensed area of the project			2.16875 acres			
		6.	Area	for registration		51	2.16875 acres		
		7.	Natu	re of the project			Commercial Plotted Colony (SCO)		
		8.	Nam	e of the license holder			M/s Pyramid Infratech Pvt. Ltd		



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	9.	Nam	e of the collaborator (if any)	N/A		
2.	Fee	details	5			
	1.	Feed	details			
		(a)	Registration fee	13,164.928*1.5 3,94,947.84/-	5*20 = Rs	
		(b)	Late fee	N/A		
		(c)	Processing fee	13,164.928*10 1,31,649.28/-	= Rs	
	0	(d)	Total	Rs 5,26,597.12	/-	
	2.	DDE	Details			
		(a)	DD amount	 Rs 3,07,193 Rs 87,769/- Rs 1,31,635 		
		(b)	DD no. and date	 289651 dated 12.04.2022 289640 dated 12.04.2022 289809 dated 06.05.2022 		
		(c)	Name of the bank issuing	Kotak Mahindr	a Bank	
		(d)	Deficient amount	NIL		
			ONLINE APPLICATION SCR	UTINY		
1.	regis	tratio	he applicant has applied for the n on official website of the Haryana	YES	NO	
	Real	Estate	e Regulatory Authority, Gurugram.	\checkmark		
2.	Uniq	ue no.	generated online	RERA-GRG-PROJ-1055-2022		
3.			the hard copy of the online REP-I authenticated by promoter?	YES	NO	
				\checkmark		
4.	The sunde		of mandatory plans to be uploaded o	online before re	egistration is a	
	Sr. No.	List	of plans	Tick if provided	Date of upload document	
	1.	Layo	ut plan	\checkmark	14.04.2022	
	2.	Dem	arcation plan	\checkmark	14.04.2022	
	3.	Zonii	ng plan	N/A		



	4.	Buildi	ng plans includes following		
		4.1	Site plan	\checkmark	14.04.2022
		4.2	Floor plan	N/A	
		4.3	Apartment plans	N/A	
		4.4	Elevation section	N/A	
		4.5	X-section plan	N/A	
		4.6	Structural plan	N/A	
		4.7	Parking plan	N/A	
	5.	Servio	ce plans and estimates		18
		5.1	Roads and pavement plan	Х	
		5.2	Electricity supply plan	Х	
		5.3	Water supply plan	Х	
		5.4	Sewerage plan	Х	
		5.5	Solid waste management plan	Х	
		5.6	Storm water drainage plan	Х	
		5.7	Street light plan	Х	
		5.8	Landscape plan	Х	
		5.9	10% land transferred to the govt. for community facility	N/A	
		5.10	Copy of super imposed demarcation plan on the approved layout plan	Х	
	proi proi com	noter to noter sh petent a	5.1 to 5.10 are part of the service plans the competent authority for approval. ould upload above plans as prepared b uthority for approval. As and when app an be uploaded online.	Till approval is r y him and subm	received the itted to
5.		status o under:	of mandatory documents to be uploa	ded online bef	ore registratio
	Sr. No.	List o	of documents	Tick if provided	Date of upload document
	1.	Сору	of license along with schedule of land	\checkmark	14.04.202



	2.	and	cuments relatin l collaboration enue record			se	1	/	14.04.2022
	3.		n-default certifi ountant	cate fror	n a chartered		١	/	14.04.2022
	4.		h flow stateme ject	nt of the	proposed		Σ	K	
	5.	cert the per	tificate from a c tifying that the applicant in for the books of a applicant	informat rm REP-1	;	1	/	14.04.2022	
6.			ments upload and same are f					YES	
7.	(Par	t A-H	copy of online) is in the proj details have b	per form	nat and all)-I		YES	
8.	Follo	wing	are the defici	iencies i	n the online	applicat	ion f	orm:	
	Sr. No.	Sta	tus of deficien	cies in o	nline applic	ation			
	1.	The	corrections ne	eds to b	e done.				
			DETAILED	PROJE	CT INFORMA	TION: SO	RUT	INY	
9.	nece	ssary	of DPI in the p details have s is placed bef	been pr	ovided and i	ound to	be ir	n order. DPi	
10.	Detai	ls of s	statutory appr	ovals.					
	10.1	Stat	utory approva	als requi	ired prior to	registra	tion		
		Sr.	Particulars		Approval no.	Date		Valid upt	o Rema ks
		No.						1 (12 202	
		No. 1.	License appro	oval	107 of 2021	17.12.2	021	16.12.202	6
			License appro	oval plan		17.12.2	021	16.12.202	6



		Sr. No.	Description		,	Scrutiny	
11.	(a)	5. Add	Power Line shifting NOC litional scrutiny and		by Planning E	xecutive	Affidavi t Given
		4.	Forest land diversion	N/A			Affidavi t Given
		3.	Tree cutting permission NOC from DFO	N/A			Affidavi t Given
		2.	Natural conservation zone NOC	N/A			Affidavi t Given
		1.	Forest NOC	KM4-VFC- FNLV	07.12.2021		
	10.3	start appli	datory approvals if ap red. (These may be ei ed permissions be ob ficate.)	ther applied	or obtained p	rior to registr	ation. The
		4.	Electrical load availability connection	Ch.04/Drg PLC	03.01.2022		
		3.	Service plan estimates approval	LC- 4446/JE{ VA)/2022 /13147	16.05.2022		
		2.	Fire scheme approval	N/A			
		1.	Airport height clearance	N/A			
	10.2	appro	ovals either applied ovals if applied be obt ficate. After approval tion be done.)	ained within	three months	s of issue of re	egistration
		5.	Environment Clearance approval	N/A			
		4.	Architectural Control Sheet	ZP1544/A D(RA)/20 22/11408	26.04.2022		

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियम, 2016की खारा 20के वर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	-			Description	Scrutiny
12.	Scruti	ny by	Charte	red Accountant	
					Planning Executive
	1.			ciencies have been fulfilled by the promo) and online DPIP.	
5	Sr. No.	Defie	ciencie	s/Observations	
2	(b)			of Planning Executive	
	722-2	7.		her the land title search report is in order	YES
		6.	form	se of encumbrance whether prescribed filed with registrar of companies for ion of charge	YES
		5.		her non-encumbrance certificate issued hsildar/ revenue officer is submitted.	N/A
		4.		her beneficiary interest permission in of promoter – approved by DTCP is hed.	N/A
			3.4	Verify and report – any other restricting clause in such agreement	N/A
			3.3	Whether it provides marketing right to developer	N/A
			3.2	Whether it is irrevocable	N/A
			3.1	Collaboration agreement – registered or not	N/A
		3.		se promoter is other than licensee – confirn lopment agreement as below: -	n collaboration/
		2.	appli	ise validity – if expired, whether renewal cation submitted to DTCP along with nent of requisite fee	Valid
		1.	muta certil	title of the project – whether title deeds, ation, jamabandi and aks-shajra duly fied by revenue officer six months prior to of application are attached.	YES



1.	Check company incorporation and object clause in memorandum & articles of association	Provided
2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached	N/A
3.	Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached?	Provided
Part	– C – Project details	
4.	In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender)	Yes. Provided
5.	Whether supporting documents for land cost are attached?	Provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	YES
7.	Whether financial resources to meet the project cost are properly mentioned?	YES
8.	Whether all particulars in section are properly filled in and provided?	YES
Part	– E – Project cost/ sale proceeds details	
9.	Whether all supporting documents for project cost are submitted?	YES
10.	Whether project report and supporting costing documents for internal development work are provided?	Provided
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
PAR	T – H – Separate bank account of project	
12.	Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules.	Provided
13.	Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same	Provided



		Part	- J - Q	uarterly schedule of physical and financial p	orogress			
		14.		ether the financials details in summary sheet properly filled in and duly authenticated?	YES			
		15.	proj	ify quarterly expenditure statement till end of ect and ensure that all cost elements are tured therein	YES			
		16.	and	ify quarterly source of funds till end of project ensure that there is no inconsistency in same n summary details provided in section	YES			
		17.		fy that sale numbers are matching with mary details in prescribed form	N/A			
		18.	Veri rem	fy net cash flow statement to ensure that it ains positive till end of project	YES			
		19.		ether CA certificate for non-default in payment ebt obligations is provided	YES			
		20.	pror oblig fina	fy financial statements for last three years of noter and check for repayment of financial gations, statutory dues. Any other adverse ncial position as observed from financial ements is to be highlighted.	Disputed demand of Rs. 823 lakhs with National Anti- Profiteering Agency as per auditor report for the financial year 2019-20. the case is pending with Hon'ble High Court.			
		21.	Net	worth of promoter (as per latest balance sheet)	₹ 6.07 crore as per financial year 2019-20.			
		Part	- K - A	Additional details in case of ongoing project				
0		22.	veri	ether financial and inventory details are fied by CA and CA certificate is issued in scribed format?	N/A			
		23.	Comments of Chartered Accountant					
			Sr. No.	Deficiencies/Observations				
			1.	All the financial deficiencies are removed.				
					Kanta Chartered Accountant			
	13.	Scrut	iny by	Planning Executive				
		Sr. No.		Description	Scrutiny			

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विभाग) अधिनियम, 2016की घारा 20के वर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



	1.	Wheth	er the collaboration agreement is registered?	N/A		
	2.	Whether the collaboration agreement is N/A irrevocable?				
	3.	Whether the land mentioned in the collaboration N/A agreement is same as mentioned in the license?				
	4.	bonde	her the fact that project land licensed and d for setting up of a colony has been informed revenue department for entry in the record of rship?	YES		
	5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?				
	6.	Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)?				
		S.no	Comments			
		1.	All the deficiencies are removed.			
		Alusti ETTO2				
				Planning Executive		
14.	Conditions to be incorporated in the registration certificate:					
	1.	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;				
	2.	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;				
	3.	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.				
	4.	The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 2 of section 4;				
		sub-c	lause(D) of clause (I) of sub-section 2 of section 4;			



		Development) Rules, 2017 and regulations made thereunder and applicable in the State;
	6.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
	7.	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
	8.	Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
	9.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
	10	No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
	11	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party.
	12	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
	13	In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
	14	The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
	15	There shall not be any subvention scheme for the registered project without prior approval of the authority.
	16	The promoter shall make available all the approved plans of the project on the project site.



	17 As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA.
	18 The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.
	19 As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force.

DECISION OF THE AUTHORITY

APPROVED

V.1 -0

Sh. Vijay Kumar Goyal Member, HARERA, Gurugram

Dr. Krishana Kumar Khandelwal Chairman, HARERA, Gurugram