



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

AGENDA OF THE MEETING

DATED: 16.03.2020

ITEM NO.	RERA-GRG-PROJ-654-2020.	RPIN	243
SUBJECT	Application for registration of project "Pyramid Altia" in Sector-70, Gurugram being developed by M/s Pyramid Dream Homes LLP		
APPLICATION DETAILS			
1.	Application for registration (for whole project/ phase)	Project	
2.	Name of the project/phase (if phase is to be registered)	Pyramid Altia	
3.	(a) Total licensed area of the project	5.5625 acres	
	(b) Area applied for registration	5.5625 acres	
4.	Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered)	Sector-70, Gurugram	
5.	Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) ¹	NEW	
6.	Planning area	Gurgaon – Manesar Urban Complex - 2031 A.D.	
CASE HISTORY			
Sr. No.	File status	Date	
1.	Application for registration received on	05.03.2020	
2.	Deficiencies Conveyed on	12.03.2020	

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 1st May, 2017 and where development works were yet to be completed on the said date



	3. First Hearing on	16.03.2020	
DETAILS	DETAILS OF THE PROJECT PROMOTER		
	The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:		
	1. Name of the applicant-promoter	M/s Pyramid Dream Homes LLP	
	2. Legal capacity to act as applicant promoter	License Holder	
	3. Status of the promoter	Partnership Firm	
	4. Registered address	H-38, G.F., M2K White House, Sector-57, Gurugram, Haryana	
	PROJECT AND FEE DETAILS		
	1. Details of the project (as a whole)		
	Sr. No.	Particulars	Details
	1.	Name of the project	Pyramid Altia
	2.	Location of the project	Sector- 70, Gurugram
	3.	(a) Whether project is to be implemented in one go or in phases	One go
		(b) No. of Phases	N/A
	4.	Licence no. and date of validity	109 of 2019 valid upto 10.09.2024
	5.	Total licensed area of the project	5.5625 acres
6.	Area for registration	5.5625 acres	
7.	Nature of the project	AGHP	
8.	Name of the license holder	M/s Pyramid Dream Homes LLP	
2. Fee details			
1.	Fee details		
	(a)	Registration fee	Rs 11,49,166/-
	(b)	Late fee	Nil



	(c)	Processing fee	Rs 5,01,986/-
	(d)	Total	Rs 16,51,152/-
	(e)	Deficient amount	Nil
2.	DD Details		
	(a)	DD amount	1. Rs 11,49,209/- 2. Rs 5,02,005/-
	(b)	DD no. and date	1. 672896 dated 26.02.2020 2. 672895 dated 26.02.2020
	(c)	Name of the bank issuing	Kotak Mahindra Bank Limited

ONLINE APPLICATION SCRUTINY

1.	Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram.		YES	NO
			√	
2.	Unique no. generated online		RERA-GRG-PROJ-654-2020.	
3.	Whether the hard copy of the online application REP-I authenticated by promoter?		YES	NO
			√	
4.	The status of mandatory plans to be uploaded online before registration is as under:			
	Sr. No.	List of plans	Tick if provided	Date of upload document
	1.	Layout plan	√	04.03.2020
	2.	Demarcation plan	√	04.03.2020
	3.	Zoning plan	√	26.02.2020
	4.	Building plans includes following		
	4.1	Site plan	√	04.03.2020
	4.2	Floor plan	√	04.03.2020
	4.3	Apartment plans	√	04.03.2020
	4.4	Elevation section	√	04.03.2020
	4.5	X-section plan	√	04.03.2020



	4.6	Structural plan	√	04.03.2020
	4.7	Parking plan	√	04.03.2020
5.	Service plans and estimates			
	5.1	Roads and pavement plan	√	04.03.2020
	5.2	Electricity supply plan	√	04.03.2020
	5.3	Water supply plan	√	04.03.2020
	5.4	Sewerage plan	√	04.03.2020
	5.5	Solid waste management plan	√	04.03.2020
	5.6	Storm water drainage plan	√	04.03.2020
	5.7	Streetlight plan	√	04.03.2020
	5.9	Landscape plan	√	04.03.2020
	5.9	10% land transferred to the govt. for community facility	NA	
	5.10	Copy of super imposed demarcation plan on the approved layout plan	√	04.03.2020
<p>Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online.</p>				
5.	The status of mandatory documents to be uploaded online before registration is as under:			
	Sr. No.	List of documents	Tick if provided	Date of upload document
	1.	Copy of license along with schedule of land	√	04.03.2020
	2.	Documents relating to the entry of license and collaboration agreement in the revenue record	√	04.03.2020
	3.	Non-default certificate from a chartered accountant	√	04.03.2020
	4.	Cash flow statement of the proposed project	√	04.03.2020
	5.	Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per	√	26.02.2020




		the books of accounts/balance sheet of the applicant					
6.	The documents uploaded online have been checked and same are found in order.		Checked and found in order				
7.	The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided.		YES				
8.	Following are the deficiencies in the online application form:						
	Sr. No.	Status of deficiencies in online application					
	1.	Deficiencies are removed on 13.03.2020.					
DETAILED PROJECT INFORMATION: SCRUTINY							
9.	One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration.						
10.	Details of statutory approvals.						
	10.1	Statutory approvals required prior to registration					
		Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
		1.	License approval	109 of 2019	11.09.2019	10.09.2024	
		2.	Zoning plan approval	7172	11.09.2019	10.09.2024	
		3.	Building plan / site plan approval	5074	25.02.2020	10.09.2024	
		4.	Environment Clearance approval	SIA/HR/MIS/125813/2019	Applied	Applied	20.12.2019
		Note: In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.					
	10.2	Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
		1.	Airport height clearance		01.10.2019		Communication



		2.	Fire scheme approval	Applied	02.03.2020		
		3.	Service plan estimates approval	Applied	02.03.2020		(Applied)
		4.	Electrical load availability connection	Ch-49	26.12.2019		
	10.3	Mandatory approvals if applicable and required before construction can be started. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)					
		1.	Forest NOC	Q6V-L50-FFF8	09.09.2019		
		2.	Natural conservation zone NOC	N/A			
		3.	Tree cutting permission from DFO				Affidavit enclosed
		4.	Forest land diversion	NA			
		5.	Power Line shifting NOC	NA			
11.	(a)	Additional scrutiny and verification by Planning Executive					
		Sr. No.	Description				Scrutiny
		1.	Land title of the project - whether title deeds, mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application are attached.				YES
		2.	License validity - if expired, whether renewal application submitted to DTCP along with payment of requisite fee				Valid
		3.	In case promoter is other than licensee - confirm collaboration/ development agreement as below: -				N/A
		3.1	Collaboration agreement - registered or not				N/A
		3.2	Whether it is irrevocable				N/A




		3.3	Whether it provides marketing right to developer	N/A
		3.4	Verify and report - any other restricting clause in such agreement	N/A
		4.	Whether beneficiary interest permission in favor of promoter - approved by DTCP is attached.	N/A
		5.	Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted.	YES (By Naib Tehsildar)
		6.	In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge	N/A
		7.	Whether the land title search report is in order	YES
	(b)	Comments of Planning Executive		
	Sr. No.	Deficiencies/Observations		
	1.	Environment Clearance applied but not finally approved.		
	2.	Service plan and estimates applied but not finally approved. Service estimates needs to be submitted.		
	3.	Fire Scheme applied but not finally approved.		
	4.	The promoter shall submit the Environment Clearance within one year and the		
	5.	The promoter shall submit the Approved service plan and estimates, Fire Scheme Approval within 3 months from the issuance of the registration certificate.		
		 ASHISH KUSH PLANNING EXECUTIVE Planning Executive		
12.	Scrutiny by Chartered Accountant			
		Description		Scrutiny
	Part - A - Project proponents			
	1.	Check company incorporation and object clause in memorandum & articles of association		N/A
	2.	In case of change in name of entity, whether previous incorporation certificate/ identity document is attached		NO




3.	Whether partner's information as required alongwith supporting documents like address proof, PAN card, passport, etc. are attached?	Partners details 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)	Provided
5.	Whether supporting documents for land cost are attached?	Provided
6.	Whether infrastructure cost as mentioned is in line with supporting documents?	Provided
7.	Whether financial resources to meet the project cost are properly mentioned?	Provided
8.	Whether all particulars in section are properly filled in and provided?	YES
Part - F - 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?	YES
11.	Whether construction cost & other details as mentioned are in line with details in other sections?	YES
PART - I - 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 - Quarterly schedule of physical and financial progress		
14.	Whether the financials details in summary sheet are properly filled in and duly authenticated?	Provided



15.	Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein	Provided	
16.	Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section	Provided	
17.	Verify that sale numbers are matching with summary details in prescribed form	N/A	
18.	Verify net cash flow statement to ensure that it remains positive till end of project	Provided	
19.	Whether CA certificate for non-default in payment of debt obligations is provided	Provided	
20.	Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted.	Balance sheet and profit and loss account is provided for two year. LLP having no asset as on as per latest balance sheet and having only 1,04,264 cash balance.	
21.	Net worth of promoter (as per latest balance sheet)	Rs. 92,564/- only	
Part - K - Additional details in case of ongoing project			
22.	Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format?	N/A	
23.	Comments of Chartered Accountant		
	Sr. No.	Deficiencies/Observations	
	1.	All the deficiencies are removed.	
 Chartered Accountant			
13.	Scrutiny by Legal Executive		
	Sr. No.	Description	Scrutiny
	1.	Whether the collaboration agreement is registered?	N/A
	2.	Whether the collaboration agreement is irrevocable?	N/A



3.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license?	N/A
4.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership?	YES
5.	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality?	N/A
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)?	N/A
	S.no	Comments
	1.	All the deficiencies are removed.
		 Legal Executive
14.	Conditions to be incorporated in the registration certificate:	
1.	The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.	
2.	The promoter shall strictly abide by the declaration made in the form REP-II	
3.	The promoter apart from the price of the apartments calculate for carpet area shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.	
4.	The promoter will not raise any loan against the project without prior approval of the authority.	
5.	The promoter shall create his own website within a period of one month containing information as mandated under regulation 14 of the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018 and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.	




6.	A copy of the brochure and each advertisement(s) shall be submitted to the authority immediately after publication.
7.	The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government. Application form, allotment letter and conveyance deed shall be in format as specified in regulations and the necessary details shall also be incorporated by the promoter. Builder Buyer Agreement shall also be as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017. The promoter shall also adopt and strictly abide by the model agreement for sale as provided in rule 8 of the RERA Rules dated 28.07.2017.
8.	The applied phase for registration has to be connected with all facilities/services and it should be stand-alone part of the project qualified to obtain occupation certificate independently.
9.	The promoter shall not mortgage or create a charge on any apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building.
10.	The promoter shall strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other regulations, orders, decisions and directions that may be issued by the authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
11.	The promoter shall submit the Environment Clearance within one year and the
12.	The promoter shall submit the Approved service plan and estimates, Fire Scheme Approval within 3 months from the issuance of the registration certificate.

DECISION OF THE AUTHORITY

RECOMMENDED FOR APPROVAL. RC BE ISSUED


Sh. Subhash Chander Kush
Member, HARERA, Gurugram


Dr. Krishana Kumar
Khandelwal
Chairman, HARERA,
Gurugram


Sh. Samir Kumar
Member, HARERA, Gurugram