

PROJECT HEARING BRIEF			
SNo.	Particulars	Details	
1.	Name of the project	Rof Ambliss	
2.	Name of the promotor	M/s Pegasus Land & Housing Pvt. Ltd.	
3.	Nature of the project	Affordable Group Housing colony	
4.	Location of the project	Revenue Estates of Village Shikohpur, Sector-78, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. Smt Akshay Nath W/O Sh. Jitendar Nath. 2. Sh. Jitendar Nath S/O Sh. S.M Bhatnagar. 3. Sparsh Farms Pvt. Ltd.	
7.	Whether registration applied for whole	Applied for extension of registration for the whole project.	
8.	Status	Ongoing	
9.	Online Application ID	RERA-GRG-1094-2022	
10.	Date of completion of project as per REP-II	12.05.2027	
11.	License no.	58 of 2022 dated 13.05.2022	Valid up to 12.05.2027.
12.	Total licensed area	5.375 Acres	Area to be registered 5.375 Acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	12.05.2027.
	ii)	Zoning Plan Approval	
	iii)	Building plan approval	18.07.2022
	iv)	Environmental Clearance	
	v)	Airport height clearance	24.07.2030
	vi)	Fire scheme approval	



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	vii)	Service plan and estimate approval	Applied on 22.07.2022
	viii)	Electricity load availability connection	06.07.2022
14.	File Status		Date
	Project received on		21.07.2022
	First notice sent on		29.07.2022
	First hearing on		01.08.2022
	First reply submitted on		01.08.2022
15.	Case History - An application regarding registration of affordable group housing colony namely "Rof Ambliss" situated at Sector-78, Gurugram, Haryana being developed by M/s Pegasus Land & Housing Pvt. Ltd. was submitted on 21.07.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no.58 of 2022 for area admeasuring 5.375 acres dated 13.05.2022 valid up to 12.05.2027 being issued in Smt Akshay Nath W/O Sh. Jitendar Nath, Sh. Jitendar Nath S/O Sh. S.M Bhatnagar & Sparsh Farms Pvt. Ltd. in collaboration with M/s Pegasus Land & Housing Pvt. Ltd. by DTCP, Haryana. The current application pertains to 798 dwelling units and 31 commercial units being developed by M/s Pegasus Land & Housing Pvt Ltd. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/482 dated 29.07.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 01.08.2022. The promoter has submitted the reply dated 01.08.2022 which was scrutinized, the following documents are still pending which are mentioned below: -		
16.	Status of the documents		Uploaded documents - <ol style="list-style-type: none">1. Demarcation plans need to be uploaded.2. Site plan along with stamp need to be uploaded.3. Floor plans need to be uploaded.4. Apartment plans need to be uploaded.5. Elevation sections need to be uploaded.6. X-section plan need to be uploaded7. Structural plan needs to be uploaded.8. Parking plan needs to be uploaded.9. Roads and pavement plan needs to be uploaded.10. Electricity supply plan needs to be uploaded.

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
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, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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11. Water supply plan needs to be uploaded.
12. Sewerage plan needs to be uploaded.
13. Solid waste management plan needs to be uploaded.
14. Storm water drainage plan needs to be uploaded.
15. Streetlight plan needs to be uploaded.
16. Landscape plan needs to be uploaded
17. Copy of superimposed demarcation plan on approved site plan needs to be uploaded.
18. Cash flow statement of the proposed project needs to be uploaded.
19. Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant needs to be uploaded.

Status - Provided.

Detailed Project Information

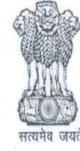
The deficiencies/observations found after the scrutiny of DPI are as under:

1. Online corrections in REP-I (Part A-H) needs to be done.
Status - Submitted.
2. Corrections in online detailed project information needs to be done.
Status - Submitted.

Folder A

Statutory approvals

3. Environmental clearance needs to be submitted.
Status - Applied on 07.07.2022.
4. Copy of approved fire scheme needs to be submitted.
Status - Applied on 20.07.2022.
5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
Status - Applied on 22.07.2022. (BG of Rs 10 lakhs submitted drawn by Punjab National bank ltd. Vide BG no 51671ILG000522 dated 02.08.2022.)



	<p>6. Tree cutting permission needs to be submitted. Status - Applied on 07.07.2022. Folder C Various plans to be annexed</p> <p>7. PERT chart needs to be submitted. Status - Submitted. Folder D Allottee related draft documents</p> <p>8. Revised BBA and conveyance deed in prescribed format needs to be submitted. Status - Submitted.</p> <p>9. Construction linked payment plan needs to be submitted. Status - Submitted. Finance related documents</p> <p>10. Cost of land needs to be clarified for the area under registration i.e., 5.3750 acre. Status - Submitted.</p> <p>11. Approved service estimate plan needs to be provided to check the calculation of internal development works. Status - Submitted</p> <p>12. CA Certificate for expenditure incurred needs to be revised. Status - Submitted.</p> <p>13. Saleable area needs to be clarified. Status - Submitted.</p> <p>14. Loan sanction letter for the loan of Rs. 2.14 crore, Rs.13 crore and Rs. 20 Crore needs to be submitted. Status - Submitted.</p> <p>15. CHG-1 creation of Charge or CHG-9 Modification of charges filed registrar of the company needs to be submitted. Status - Submitted.</p>
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		<p>16. Form REP-II needs to be submitted. Status - Submitted.</p> <p>17. Non default certificate needs to be replaced in form REP-I. Status - Done</p> <p>18. Estimated quarterly expenditure till end of project and ensure that all cost elements are captured therein needs to be corrected. Status - Done.</p>
17.	Deficit Documents	<p>1. Environmental clearance needs to be submitted. Status - Applied on 07.07.2022.</p> <p>2. Copy of approved fire scheme needs to be submitted. Status - Applied on 20.07.2022.</p> <p>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Applied on 22.07.2022.</p> <p>4. Tree cutting permission needs to be submitted. Status - Applied on 07.07.2022.</p>
<p>All the deficiencies have been removed by promoter except above mentioned for which a BG of RS 10lakhs each for submission of Fire scheme and approved service estimates and plans within 3 months is ^{to be} submitted by promoter.</p>		
<p><i>Asha</i> 1/8/22 Chartered Accountant (Asha)</p>		<p><i>Shashank</i> 11/8/22 Associate Engineer Executive (Shashank Sharma)</p>

Day and Date of hearing	Monday and 01.08.2022			
Proceeding recorded by	Sh. Ram Niwas			
REPRESENTED THROUGH				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Mangal Sain Mittal	Chairman		

New PWD Rest House, Civil Lines, Gurugram, Haryana

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2.	Mayank	CS	8506996388	
3.	Vedant	CS	8881983122	

PROCEEDINGS OF THE DAY

Proceedings dated 01.08.2022.

Sh. Mangal Sain Mittal (Chairman), Sh Mayank (CS), Sh. Vedant (CS) are present on the behalf of promoter.

Keeping in view the above recommendation the Authority decides to grant registration *subject to submission of BC's as on page.*

V.K.

Vijay Kumar Goyal
Member, HARERA, Gurugram

[Signature]

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

New PWD Rest House, Civil Lines, Gurugram, Haryana

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