



**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	Atulyam 83	
2.	Name of the promotor	M/s Pegasus Developers Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 83, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Rose Township Pvt. Ltd. M/s Cranes Developers Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1272-2023	
10.	License no.	01 of 2023	Valid up to 02.01.2028
11.	Total licensed area	5.68125 Acres	Area to be registered 5.68125 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.03.2026	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	03.01.2023 02.01.2028
	ii)	Zoning Plan Approval	Not submitted. Demarcation approved vide memo no. DTP(G)/2023/619 dated 24.01.2023.
	iii)	Layout plan Approval	03.01.2023
	iv)	Environmental Clearance	N/A

	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electricity load availability connection	27.01.2023
16.	<b>Fee details</b>		
		Registration fee	(22071.52 x 10) + (919.65 x 20) =Rs. 2,39,108/-
		Processing Fee	Nil
		Late fee	22991.17 x 10 = Rs. 2,29,912/-
		Total fee	Rs. 4,69,020/-
17.	<b>DD amount</b>		
		DD amount	Rs. 4,60,000/- Rs. 10,000/-
		DD no. and date	511081 dated 09.01.2023 511098 dated 23.01.2023
		Name of the bank issuing	ICICI Bank
		Deficient amount	Nil
18.	<b>File Status</b>		
		Project received on	12.01.2023
		First notice sent on	19.01.2023
		First reply submitted on	20.01.2023
		Second reply submitted on	23.01.2023
		Second reply submitted on	27.01.2023
		Third reply submitted on	30.01.2023
19.	<b>Case history-</b>		
	<p>The promoter i.e., M/s Pegasus Developers Pvt. Ltd. has applied on dated 12.01.2023 for registration of their affordable plotted colony under DDJAY namely "Atulyam 83" located in Sector-83, Village Kherki Daula, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p>		

	<p>This application is for the project land measuring 5.68125 acres falling in revenue estate of Village Kherki Daula, Sector- 83, Gurugram for which license no. 01 of 2023 dated 03.01.2023 and valid up to 02.01.2028 has been issued by DTCP in favour of M/s Rose Township Pvt. Ltd., M/s Cranes developers Pvt. Ltd. in collaboration with M/s Pegasus Developers Pvt. Ltd. for setting up of affordable plotted colony under DDJAY.</p> <p>The project comprises of 89 residential plots and a commercial block proposed to be developed by M/s Pegasus Developers Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through notice no. HARERA/GGM/RPIN/563 dated 19.01.2023 and an opportunity of hearing was provided on 23.01.2023. On 23.01.2023, the matter was adjourned to 30.01.2023.</p>	
<b>20.</b>	<p><b>Present compliance status as on 30.01.2023 of deficient documents as observed on 23.01.2023. (on 23.01.2023 the matter was adjourned to 30.01.2023)</b></p>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. <b>Status: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></li> <li>3. Deficient Fees Rs. 9,020/- needs to be submitted. <b>Status: Paid Rs. 10,000/- through DD No. 511098 dated 23.01.2023 of ICICI Bank</b></li> <li>4. Project report needs to be revised and re-submitted. <b>Status: Submitted</b></li> <li>5. Electrical load availability connection needs to be submitted. <b>Status: Submitted. Approved vide no. Ch-15/Drg.-PLC dated 27.01.2023</b></li> <li>6. NOCs of Natural conservation zone, Tree cutting and Power line shifting (if applicable) need to be submitted. <b>Status: Undertaking for non- applicability submitted.</b></li> <li>7. Layout plan showing the details of approval need to be submitted. <b>Status: Not submitted</b></li> <li>8. Approved Demarcation plan needs to be submitted. <b>Status: Submitted. Approved vide memo no. DTP(G)/2023/619 dated 24.01.2023</b></li> <li>9. Approved Zoning plan needs to be submitted. <b>Status: Not submitted</b></li> </ol>

**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

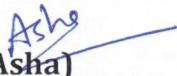
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

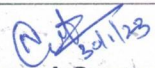
		<ol style="list-style-type: none"> <li>10. Revised PERT chart needs to be submitted. <b>Status: Submitted</b></li> <li>11. Revised payment plan needs to be submitted. <b>Status: Submitted</b></li> <li>12. CA certificate for Expenditure incurred and to be incurred needs to be provided. <b>Status: Submitted</b></li> <li>13. Quarterly schedule of estimated expenditure needs to be provided. <b>Status: Submitted</b></li> <li>14. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted</b></li> <li>15. Approved service estimate and plan needs to be submitted. <b>Status: Not submitted</b></li> <li>16. Board resolution for operation of bank account needs to be provided. <b>Status: Submitted</b></li> <li>17. Cash flow statement need to be provided <b>Status: Submitted</b></li> <li>18. Bank Undertaking needs to be provided. <b>Status: Submitted</b></li> <li>19. GST registration certificate needs to be provided. <b>Status: Submitted</b></li> <li>20. Copy of challan EDC payment needs to be provided. <b>Status: Submitted</b></li> </ol>
21.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. Corrected copies of DPI and REP-I (A-H) format need to be submitted. - the promoter may be directed to submit the har bound copy of online DPI and REP-I (A-H) within a week.</li> <li>2. Layout plan showing the details of approval need to be submitted.</li> <li>3. Approved Zoning plan needs to be submitted.- The promoter has submitted cheque no. 000055 dated 28.01.2023 of ICICI Bank amounting to 25 lacs as a guarantee to submit the same within three months.</li> <li>4. Approved service estimate and plan needs to be submitted.- The promoter has submitted cheque no. 000054 dated 28.01.2023 of ICICI Bank amounting to 25 lacs as a guarantee to submit the same within three months.</li> </ol>

**22. Recommendations:** The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved zoning plan and the approved service plan & estimates.

The promoter has submitted cheque no. 000055 dated 28.01.2023 and cheque no. 000054 dated 28.01.2023 of ICICI Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved zoning plan and approved service plans and estimates within three months. The cheques have been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration.

  
 (Asha)  
 Chartered Accountant

  
 (Ar. Neeraj Gautam)  
 Associate Architectural Executive

  
 (Sumeet)  
 Planning Coordinator

<b>Day and Date of hearing</b>	Monday and 30.01.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

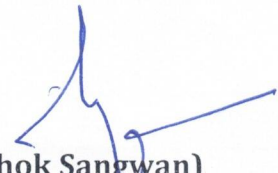
Proceedings dated 30.01.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.


Sh. Rasendra Pathak is present on the behalf of the promoter.

Approved as proposed.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA, Gurugram

  
 (Ashok Sangwan)  
 Member, HARERA, Gurugram

  
 (Vijay Kumar Goyal)  
 Member, HARERA, Gurugram

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