Promoter Name: M/S Pyramid Infratech Pvt. Ltd.
Project Name: Pyramid Elite

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Pyramid Elite		
2.	**Name of the promotor**	M/s Pyramid Infratech Pvt Ltd.		
3.	**Nature of the project**	Affordable Group Housing colony		
4.	**Location of the project**	Sector- 86, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	1. Abjayoni Estate Developers Pvt. Ltd. 2. Haddock Propbuild Pvt. Ltd. 3. Nettle Propbuild Pvt. Ltd. 4. Ladle Propbuild Pvt. Ltd.		
7.	**Name of the Collaborator**	M/S Pyramid Infratech Pvt. Ltd		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1319-2023		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	Needs to be revised		
12.	**QPR Compliance (If applicable)**	Submitted – June 19 to Dec 22		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – 2018-19, 2020-21, 2021-22 Pending – 2019-20		
14.	**License no.**	77 of 2018 dated 17.11.2018		Valid up to 16.11.2023
15.	**Total licensed area**	5.6125 Acres	**Area to be registered**	5.6125 Acres
16.	**RERA Registration Number**	03 of 2019 dated 16.01.2019		31.01.2023 + 6 months Covid = (30.07.2023)
17.	**Fee Details**			
	Registration Fee	49059.963*10*2.25 ₹ 11,03,849/- 1589.906*1. 75*20 =₹55647/- =₹11,59,496/-		
	Processing Fee	50,649.869*10 =₹5,06,499/-		

	Extension Fee		₹5,79,748/-	
	Processing Fee for extension		50,649.869*10 =₹5,06,499/-	
	Late Fee		NA	
	Total Fee		₹27,52,242/-	
	Fees paid at the time of registration		1. ₹9,14,197/- 2. ₹5,04,609/- 3. ₹2,47,500/- Total = ₹16,66,306/-	
	DD no. and date for registration		1. 821506 dated 02.01.2019 2. 821507 dated 02.01.2019 3. 821523 dated 10.01.2019	
	Name of the bank issuing		Kotak Bank	
	Fees paid at the time of Extension		1. ₹4,57,100/- 2. ₹5,04,609/- Total = ₹9,61,709/-	
	DD no. and date for extension		290005 and 290006 dated 24.01.2023	
	Name of the bank issuing		Kotak Bank	
	Total Amount paid		Total = ₹26,28,015/-	
	Deficit fees		₹1,24,227/-	
18.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	77 of 2018 dated 17.11.2018	16.11.2023
	ii)	**Zoning Plan Approval**	6697 dated 22.11.2018	
	iii)	**Building plan Approval**	ZP-1269/AD(RA)/2018/35487 dated 31.12.2018	30.12.2023
	iv)	**Environmental Clearance**	SEIAA/HR/2019/254 dated 30.08.2019	29.08.2026
	v)	**Airport height clearance**	PALM/NORTH/B//012419/366317 dated 29.01.2019	
	vi)	**Fire scheme approval**	FS/2019/149 dated 13.09.2019	
	vii)	**Service plan and estimate approval**	LC-3755/ASSTT(AK)/2020/6345 dated 10.10.2019	
	viii)	**Electricity load availability connection**	CH-31/DRG-PLC dated 11.04.2019	
19.	**File Status**		**Date**	
	Project received on		01.03.2023	
	First notice sent on		16.03.2023	
	First hearing on		20.03.2023	

20.	**Case History:** An application regarding extension of registration of affordable group housing colony namely "Pyramid Elite" situated at Sector-86, Gurugram, Haryana being developed by M/s Pyramid Infratech Pvt. Ltd. was submitted on 01.03.2023 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no. 77 of 2018 dated 17.11.2018 (5.6125 Acres) being issued in favour of Abjayoni Estate Developers Pvt. Ltd., Haddock Propbuild Pvt. Ltd., Nettle Propbuild Pvt. Ltd., Ladle Propbuild Pvt. Ltd. in C/O with M/S Pyramid Infratech Pvt. Ltd which got registered by the authority vide RC no. 03 of 2019 dated 16.01.2019 valid up to 31.01.2023 + 6 months Covid = (30.07.2023). On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/43 dated 16.03.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.03.2023.	
21.	**Present compliance status as on 23.01.2023 of deficient documents as observed in the scrutiny.**	1. Deficit fees of Rs 1,24,227/- needs to be submitted. 2. Correction in REP-V form needs to be done. 3. Correction in online DPI needs to be done. 4. Akshajra, mutation needs to be certified on latest dates. 5. Reasons for delay of the project needs to be mentioned along with supporting documents. 6. Site photographs for the physical status of construction needs to be submitted. 7. REP-II needs to be revised and to be uploaded in online DPI. 8. Copy of executed BBA needs to be submitted alongwith payment plan. 9. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 10. Details of unsold flats need to be provided. 11. PERT chart specifying date of completion needs to be submitted. 12. Project Reports needs to be revised. 13. KYC of Maqsud Nazar needs to be provided in clear copy. 14. Same address proof provided for all the project consultants, needs to be clarified. 15. Annual Report of last 3 financial year needs to be provided. 16. CA certificate for non-default needs to be submitted. 17. CA certificate for expenses incurred and to be incurred needs to be revised. 18. Cash flow statement needs to be provided. 19. Affidavit for under section 4(2)(l)(D) needs to be provided. 20. Bank undertaking needs to be provided. 21. Quarterly Expenditure and funds need to be provided.

		22. Financial Resources needs to be filled in the DPI. 23. Loan document along with repayment schedule and disbursement needs to be provided. 24. Land cost needs to be clarified. 25. CA certificate for Financial & inventory details needs to be provided. 26. ROC statement showing details of charge on the project needs to be provided. 27. CA certificate for REP 1 needs to be provided.
22.	**Remarks**	No reply is submitted in the Authority.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Tuesday and 20.03.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 20.03.2023.
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
None is present on behalf of the promoter.
The matter to come up on 10.04.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA