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/- 3. ₹1,24,227/- Total = ₹10,85,936/-
	DD no. and date for extension	290005 and 290006 dated 24.01.2023
	Name of the bank issuing	Kotak Bank
	Total Amount paid	Total = ₹27,52,242/-
	Deficit fees	NIL

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

	First documents submitted on	31.03.2023
	Second hearing on	10.04.2023
	Second documents submitted on	18.04.2023
	Third documents submitted on	20.04.2023
	Third hearing on	24.04.2023
	Fourth documents submitted on	26.04.2023
	Fifth documents submitted on	27.04.2023
	Fourth Hearing on	01.05.2023

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.

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.

Documents submitted on 31.03.2023.

1. Submitted via DD no 290087 dated 30.03.2023 of Kotak Mahindra Bank.
2. REP-V Submitted but needs to be revised.
3. Akshajra, mutation needs to be certified on latest dates is submitted.
4. Site photographs for the physical status of construction is submitted.
5. Reasons for delay of the project needs to be mentioned along with supporting documents– The promoter states that delay is due to NGT and COVID restriction.
6. Copy of executed BBA alongwith payment plan is submitted.
7. 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 is provided.
8. Details of unsold flats is provided.
9. KYC of Maqsud Nazar is provided in clear copy.
10. Annual Reports of last 3 financial year are provided.
11. Land cost is clarified.

	12. CHG form is provided. **Proceedings dated 10.04.2023.** Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Shrikant Kumar (Legal) and Sh. Praveen Kumar Singh (Accounts Finance) are present on behalf of the promoter. The AR submits that the reply has been submitted today and CA certificate shall be submitted within one week. The matter to come up on 24.04.2023. **Documents submitted on 18.04.2023.** 1. REP-II form submitted. 2. Revised PERT Chart submitted. 3. Project report submitted. 4. CA certificate for non-default submitted. 5. CA certificate for REP I is provided. 6. Affidavit for under section 4(2)(l)(D) is provided. 7. Bank undertaking submitted. **Documents submitted on 20.04.2023.** 1. Certificate of no active loan against the land is submitted. 2.REP-V submitted. **Proceedings dated 24.04.2023** Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Parveen Kumar Singh (AR), Sh. Sunil Kumar (AR) and Sh. Shrikant Kumar(AR) are present on behalf of the promoter. The AR of the promoter requests for one week time. The matter to come up on 01.05.2023. **Documents submitted on 26.04.2023.** 1. Cash flow statement provided. 2. Financial resources filled in DPI. **Documents submitted on 27.04.2023.** 1. Corrected DPI submitted. 2. Quarterly Expenditure and funds provided. 3. CA certificate for expenses incurred and to be incurred provided. **Proceedings dated 24.04.2023** Due to administrative work, the matter is adjourned to 08.05.2023.	
21.	**Present compliance status as on 08.05.2023 of deficient documents as observed on last hearing i.e., 01.05.2023**	1. Deficit fees of Rs 1,24,227/- needs to be submitted. **Status – Submitted via DD no 290087 dated 30.03.2023 of Kotak Mahindra Bank.** 2. Correction in REP-V form needs to be done. Status – Submitted. 3. Correction in online DPI needs to be done. Status – Submitted. 4. Akshajra, mutation needs to be certified on latest dates. Status – Submitted. 5. Reasons for delay of the project needs to be mentioned along with supporting documents.

		Status – The promoter states that delay is due to NGT and COVID restriction. 6. Site photographs for the physical status of construction needs to be submitted. Status - Submitted 7. REP-II needs to be revised and to be uploaded in online DPI. Status –Submitted. 8. Copy of executed BBA needs to be submitted alongwith payment plan. Status – Submitted. 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. Status – Submitted. 10. Details of unsold flats need to be provided. Status – Submitted. 11. PERT chart specifying date of completion needs to be submitted. Status – Submitted. 12. Project Reports needs to be revised. Status - Submitted. 13. KYC of Maqsud Nazar needs to be provided in clear copy. Status – Submitted. 14. Same address proof provided for all the project consultants, needs to be clarified. Status – Clarified. 15. Annual Report of last 3 financial year needs to be provided. Status – Submitted. 16. CA certificate for non-default needs to be submitted. Status - Submitted. 17. CA certificate for expenses incurred and to be incurred needs to be revised. Status – Submitted. 18. Cash flow statement needs to be provided. Status – Submitted. 19. Affidavit for under section 4(2)(l)(D) needs to be provided. Status - Submitted. 20. Bank undertaking needs to be provided. Status - Submitted. 21. Quarterly Expenditure and funds need to be provided. Status - Submitted.

		22. Financial Resources needs to be filled in the DPI. Status – Done in DPI. 23. Loan document along with repayment schedule and disbursement needs to be provided. Status –Certificate of no active loan against the land is submitted. 24. Land cost needs to be clarified. Status – Submitted. 25. CA certificate for Financial & inventory details needs to be provided. Status - Submitted. 26. ROC statement showing details of charge on the project needs to be provided. Status – Submitted. 27. CA certificate for REP I needs to be provided. Status - Submitted.
22.	**Remarks**	No Deficiencies

Recommendations:
The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the 4(2)(l)(d) report for the financial year 2019-20 only.
It is recommended that the Authority may consider the grant of registration subject to the submission of above

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 08.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 08.05.2023
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Sunil (AR) is present on behalf of promoter.
Approved as proposed subject to the submission of 4(2)(l)(d) report for the financial year 2019-20.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA