Promoter Name: M/s Pyramid Infratech Pvt. Ltd.
Project Name: Pyramid Fusion Homes

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Pyramid Fusion Homes		
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- 70A, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	Finian Estates Developers 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-1320-2023		
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.**	84 of 2018 dated 10.12.2018		Valid up to 09.12.2023
15.	**Total licensed area**	5.1188 Acres	**Area to be registered**	5.1188 Acres
16.	**RERA Registration Number**	10 of 2019 dated 21.02.2019		20.02.2023 + 6 months Covid = (20.08.2023)
17.	**Fee Details**			
	Registration Fee	44743.997*10*2.25 ₹ 10,06,740/- 1450.037*1. 75*20 =₹50,751/- =₹10,57,491/-		
	Processing Fee	46194.034*10 =₹4,61,940/-		
	Extension Fee	₹10,57,491/2= ₹5,28,745/-		

	Processing Fee for extension	46194.034*10 =₹4,61,940/-
	Late Fee	N/A
	Total Fee	₹25,10,116/-
	Fees paid at the time of registration	1. ₹10,57,530/- 2. ₹4,61,957/-
	DD no. and date for registration	1. 821556 dated 29.01.2019 2. 821555 dated 29.01.2019
	Name of the bank issuing	Kotak Bank
	Fees paid at the time of Extension	1. ₹5,28,765/- 2. ₹4,61,957/- Total = ₹9,90,722/-
	DD no. and date for extension	290003 and 290004 dated 24.01.2023
	Name of the bank issuing	Kotak Bank
	Total Amount paid	₹25,10,209/-
	Deficit fees	NIL (For Extension only)

18. Statutory approvals either applied for or obtained prior to registration

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	84 of 2018 dated 10.12.2018	09.12.2023
ii)	Zoning Plan Approval	6713 dated 11.12.2018	
iii)	Building plan Approval	ZP-1270/AD(RA)/2019/2206 dated 23.01.2019	22.01.2024
	Revision of Building plan approval (For Tower- 2 and commercial)	ZP-1270/AD(RA)/2022/26439 dated 30.08.2022	29.08.2027
iv)	Environmental Clearance	SEIAA/HR/2019/250 dated 30.08.2019	29.08.2026
v)	Airport height clearance	PALM/NORTH/B//012419/366320 dated 13.02.2019	12.02.2027
vi)	Fire scheme approval	FS/2019/150 dated 13.09.2019	
vii)	Service plan and estimate approval	LC-3784-JE (VA_-2020/9759 dated 11.06.2020	
viii)	Electricity load availability connection	CH-27/DRG-PLC dated 11.04.2019	

19.

File Status	Date
Project received on	01.03.2023
First notice sent on	20.03.2023

	First hearing on	20.03.2023
	Second hearing on	10.04.2023
	Documents Submitted on	10.04.2023
	Documents submitted on	20.04.2023
	Third hearing on	24.04.2023
	Documents submitted on	24.04.2023
	Documents submitted on	26.04.2023
	Fourth hearing on	08.05.2023
	Fourth hearing on	08.05.2023

20. Case History:

An application regarding extension of registration of affordable group housing colony namely "Pyramid Elite" situated at Sector-70A, 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. 84 of 2018 dated 10.12.2018 (5.1185 Acres) being issued in favour of Finian Estates Developers Pvt. Ltd. in C/O with M/S Pyramid Infratech Pvt. Ltd which got registered by the authority vide RC no. 10 of 2019 dated 21.02.2019 valid up to 20.02.2023 + 6 months Covid = (20.08.2023).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/44 dated 20.03.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 20.03.2023.

Note - After the scrutiny of the application, it is found that at the time of registration, the building plans were approved vide memo no ZP-1270/AD(RA)/2019/2206 dated 23.01.2019 on FAR @ 1.75 for commercial and FAR @ 2.25 for residential. However, now the promoter at the time of extension of registration has submitted the approval of revised building plans also vide memo no ZP-1270/AD(RA)/2022/26439 dated 30.08.2022 in which there is revision in Tower no – 2 and commercial building. Earlier in tower no 2, the approval was up to 3rd floor only (Total – 30 units), now after revision of building plans, the approval for construction is up to 9th floor (Total 30+42 = 72 units). Here the project got the additional 12% FAR in lieu of "Gold Star Rating" under LEED for both residential and commercial which have not been registered separately/amended in the registration done earlier vide registration no. 10 of 2019 dated 21.02.2019.

If approved by Authority for the registration of additional area which got revised vide memo no ZP-1270/AD(RA)/2022/26439 dated 30.08.2022, fees will be charged accordingly.

	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. **No reply has been submitted by the promoter in the Authority till 07.04.2023.** **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. **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 two-week time. The matter to come up on 08.05.2023.	
21.	**Present compliance status as on 08.05.2023 of deficient documents as observed on last hearing i.e., 24.04.2023**	1. The project is registered vide RC no. 10 of 2019 dated 21.02.2019 which was valid up to 20.02.2023 + 6 months COVID =20.08.2023 and now applied for extension of registration wherein it is found that at the time of registration, the building plans were approved vide memo no ZP-1270/AD(RA)/2019/2206 dated 23.01.2019 on FAR @ 1.75 for commercial and FAR @ 2.25 for residential and subsequently approval of revised building plans vide memo no ZP-1270/AD(RA)/2022/26439 dated 30.08.2022 for additional 12% FAR in lieu of "Gold Star Rating" under LEED for both residential and commercial has been obtained which is still not been got registered/ incorporated in the registration certificate. You are advised to apply for fresh registration of un-registered area u/s 4 of the Real Est (Regulation and Development) Act, 2016, which got revised vide memo no ZP-1270/AD(RA)/2022/26439 dated 30.08.2022, then the fees for fresh registration will be charged accordingly. **Status- Promoter is advised to apply for fresh registration for the additional FAR achieved.** 2. Consent of 2/3rd allottees for revision in the layout plan needs to be obtained prior to revision. **Status- Required when the promoter will apply for fresh registration.** 3. Correction in REP-V form needs to be done. **Status - Submitted** 4. Correction in online DPI needs to be done. **Status – Done.**

		5. Akshajra, mutation needs to be certified on latest dates. **Status – Submitted.** 6. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status - Submitted** 7. Site photographs for the physical status of construction needs to be submitted. **Status - Submitted** 8. REP-II needs to be revised and to be uploaded in online DPI. **Status - Submitted** 9. Copy of executed BBA needs to be submitted alongwith payment plan. **Status - Submitted** 10. 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** 11. Details of unsold flats need to be provided. **Status - Submitted** 12. PERT chart specifying date of completion needs to be submitted. **Status – Submitted.** 13. Project Reports needs to be revised. **Status – Submitted.** 14. KYC of Maqsud Nazar needs to be provided in clear copy. **Status - Submitted** 15. Same address proof provided for all the project consultants, needs to be clarified. **Status - Submitted** 16. Annual Report of last 3 financial year needs to be provided. **Status - Submitted** 17. CA certificate for non-default needs to be submitted. **Status - Submitted** 18. CA certificate for expenses incurred and to be incurred needs to be revised. **Status - Submitted** 19. Cash flow statement needs to be provided. **Status - Submitted** 20. Affidavit for under section 4(2)(l)(D) needs to be provided. **Status - Submitted** 21. Bank undertaking needs to be provided. **Status – Submitted.** 22. Quarterly Expenditure and funds need to be provided.

		Status – Submitted. 23. Financial Resources needs to be filled in the DPI. **Status – Done in DPI.** 24. Loan document along with repayment schedule and disbursement needs to be provided. **Status - Submitted** 25. Land cost needs to be clarified. **Status – Submitted.** 26. CA certificate for Financial & inventory details needs to be provided. **Status -Submitted.** 27. ROC statement showing details of charge on the project needs to be provided. **Status –Submitted.** 28. CA certificate for REP 1 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 for grant of one year extension u/s 6 for area already registered only subject to the submission of 4(2)(l)(d) report for the financial year 2019-20 and the promoter shall apply separately for registration of additional 12% FAR available under IGBC alongwith 2/3rd consents of the existing allottees.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA