

Hearing brief for registration of Project u/s 4


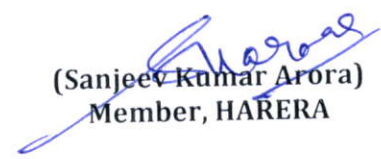
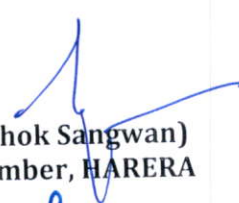
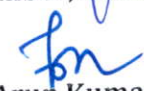

S.No	Particulars	Details	
1.	Name of the project	Alban	
2.	Name of the promoter	M/s Pyramid Infratech Pvt. Ltd.	
3.	Nature of the project	Group Housing Colony	
4.	Location of the project	Sector- 71, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s Pyramid Infratech Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1503-2023	
10.	License no.	155 of 2023 dated 03.08.2023.	Valid up to 02.08.2028.
11.	Total licensed area	4.525 acres	Area to be registered 4.525 acres
12.	Projected completion date	30.06.2030	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	155 of 2023 dated 03.08.2023.
			Validity upto 02.08.2028

	ii)	Zoning Approval Plan	DRG. NO. DG,TCP 9467 dated 03.08.2023	
	iii)	Building Approval plan	Not Submitted	
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport clearance height	PALM/NORTH/B/052323/759158 dated 05.06.2023	04.06.2031
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
20.	Fee Details			
	Registration Fee		Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee		Fee cannot be calculated as the building plans are not submitted.	
	Late Fee		N/A	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
21.	DD amount		Rs. 6,31,088/- Rs. 21,84,222/-	
	DD no. and date		346143 dated 15.12.2023. 346144 dated 15.12.2023.	
	Name of the bank issuing		Kotak Mahindra Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
22.	File Status		Date	
	File received on		22.12.2023	
	First notice Sent on		04.01.2024	
	First hearing on		08.01.2024	
23.	<p>Case History:</p> <p>The Promoter M/s Pyramid Infratech Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Alban" located at Sector- 71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63691 dated 22.12.2023 and RPIN- 688. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1503-2023. The project area for registration is 4.525 acres as that of the licensed area i.e., 4.525 acres granted under License no - 155 of 2023 dated 03.08.2023 which is valid upto 02.08.2028.</p> <p>The application for registration of mixed land use colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/688 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.</p> <p>The status of the documents is mentioned below:</p>			



24.	Present compliance status as on 08.01.2024 of deficiencies conveyed through notice dated 04.01.2024.	<ol style="list-style-type: none">1. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected.4. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.5. Environment Clearance needs to be submitted.6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.8. Approval NOC's from various agencies for connecting external services like road needs to be submitted.9. Layout plan superimposed on the demarcation plan needs to be submitted.10. Mutation duly certified by revenue officer six months prior to date of application needs to be submitted.11. Latest Non-encumbrance certificate not below the rank of tehsildar needs to be submitted.12. Pert chart needs to be revised.13. Affidavit/ NOC for Powerline Shifting needs to be submitted.14. Allottee related documents like Draft application form, Draft Allotment letter and Draft BBA needs to be revised.15. Allottee related documents like Draft Conveyance Deed needs to be submitted.16. Draft brochure and advertisement document needs to be submitted.17. REP-II needs to be revised.18. Mining Permission needs to be submitted.19. CA certificate for Expenditure incurred and to be incurred needs to be submitted.20. Land cost needs to be clarified according to area apply for registration.21. Independent auditors report for the financial year 2022-23 needs to be submitted.22. CA certificate for REP 1 need to be submitted.23. Cash flow statement needs to be revised.24. Quarterly schedule of estimated expenditure needs to be submitted.25. Financial resources needs to be met with project cost.26. Bank Undertaking needs to be submitted.27. Affidavit of 10% auto deduct or EDC from separate bank account needs to be submitted.
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25.	Remarks	The promoter has not submitted any reply.
	Asha Chartered Accountant	 08/01/24 Ashish Kush Planning Executive
	Day and Date of hearing	Monday and 08.01.2024
	Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY		
<p>Proceedings dated: 08.01.2024.</p> <p>Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p>		
	 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
	 (Arun Kumar) Chairman, HARERA	 (Vijay Kumar Goyal) Member, HARERA