Pyramid Heights
M/s Pyramid Infratech Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Pyramid Heights		
2.	Name of the promoter	M/s Pyramid Infratech Pvt. Ltd.		
3.	Nature of the project	Affordable Group Housing		
4.	Location of the project	Sector- 85, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	Smt. Rajbala, Sh. Yashveer, M/s Prosperus Buildcon Pvt Ltd, M/s Gallium Propbuild Pvt Ltd		
7.	Status of project	New		
8.	RERA Registration No.	25 of 2019 dated 13.05.2019		
9.	Validity of Registration Certificate	Valid From 13.05.2019	Valid Up to 09.12.2023 + 6 months COVID-19 = 09.06.2024	
10.	Date of receipt of application for extension	07.06.2024		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	09.06.2025		
13.	Online extension ID	RERA-GRG-PROJ-1670-2024		
14.	Registration Temp ID	RERA-GRG-PROJ-235-2019		
15.	QPR status	All QPR Submitted		
16.	4(2)(l)(D) reports status	All reports submitted		
17.	Other conditions of RC	N/A		
18.	4(2)(l)(C) compliance	Applied for extension under section 6 of RERA, 2016		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG- 3190-2022 – Non submission of QPR RERA-GRG- 3813-2022 - Non compliances of 4(2)(l)(D) RERA-GRG- 2186-2020 - Non compliances of 4(2)(l)(D)		
21.	License no.	85 of 2018 dated 10.12.2018	Valid up to 16.05.2025	
22.	Total licensed area	5.025 acres	**Area for extension of registration**	5.025 acres

23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	License Approval	85 of 2018 dated 10.12.2018	16.05.2025
	ii)	Zoning plan approval	DGTCP 6714 dated 11.12.2018	
	iii)	Building plan Approval	ZP-1291/AD(RA)/2019/8650 dated 29.03.2019	28.03.2024 (Expired)
	iv)	Environmental Clearance	SEIAA/HR/2019/389 dated 10.10.2019	09.10.2026

	v)	Airport height clearance	N/A as per NOC id PALM/NORTH/B/012419/366323 dated 29.01.2019.
	vi)	Fire scheme approval	FS/2019/132 dated 20.08.2019
	vii)	Service plans and estimates approval	LC-3757/Asstt(AK)/2020/19306 dated 03.11.2020
24.	Reasons for delay		NGT Ban and Covid-19 Pandemic
25.	Fee details		
	Registration fee		Resi. – 43924.510 * 2.25 * 10 = Rs. 9,88,301/- Comm. – 1423.479 * 1.75 * 20 = Rs. 49,822/- Total = Rs. 10,38,123/-
	Late Fee		N/A
	Processing fee		45347.989 * 10 = Rs 4,53,480/-
	Extension Fee (Half of Registration fee)		Rs. 5,19,062/-
	Processing fee		45347.989 * 10 = Rs 4,53,480/-
	Late fee		150% of extension fee = Rs. 7,78,593/-
	Total fee		Rs 32,42,738/-
26.	DD amount submitted at the time of registration		Rs 10,38,162/- Rs 4,53,497/-
	DD no. and date for registration		821647 dated 15.04.2019 821646 dated 15.04.2019
	Name of the bank issuing		Kotak Bank
	RTGS/Online transfer Amount submitted for extension		Rs 4,53,497/- Rs 5,19,081/-
	Ref no. and date for extension		346281 dated 29.05.2024 346280 dated 29.05.2024
	Name of the bank issuing		Kotak Bank
	Deficient amount		Rs 7,78,501/- (Subject to decision of HREAT in late fee)
27.	File Status		**Date**
	File received on		07.06.2024
	First notice Sent on		27.06.2024
	First hearing on		01.07.2024
	Second hearing on		15.07.2024
	Third hearing on		29.07.2024

28. Case History:-

The Promoter M/s Pyramid Infratech Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate project namely "Pyramid Heights" located at Sector-85, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 73027 dated 07.06.2024 and EPIN-104. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-235-2019 and online generated for project extension temp id RERA-GRG-PROJ-1670-2024. The total licensed area and project area for the extension of registration is 5.025 acres vide license no – 85 of 2018 dated 10.12.2018 valid upto 09.12.2023.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/104 dated 27.06.2024 was issued to the promoter with an opportunity of being heard on 01.07.2024.

On 01.07.2024, The matter is adjourned to 15.07.2024.

	The promoter has submitted a reply on 11.07.2024 which has been scrutinized and the deficiencies conveyed to the promoter. **On 15.07.2024**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. Sh. Praveen Kumar Singh (AR) is present on behalf of the promoter. The AR of the promoter states that all the units have been completed and application for grant of OC has been made to DTCP and is expected within a week. The AR has also submitted a reply on 12.07.2024 along with other documents which be examined. The concerned EO to also visit the site and submit the status of construction/development works on the site. The matter to come up on 29.07.2024. The promoter has submitted the reply on 12.07.2024, 19.07.2024 & 24.07.2024 which have been scrutinized and the status of documents is mentioned below: **The promoter has also submitted the occupation certificate granted by DTCP, Haryana for the complete project vide memo no. ZP-1291/PA(DK)/2024/22304 dated 19.07.2024.**		
29.	**Present compliance status as on 29.07.2024 of deficit documents as conveyed in notice dated 27.06.2024.**	1	Regarding deposit of late fees, the matter is presently under adjudication of the Hon'ble Appellate Tribunal and the same shall be payable as per the decision taken in this regard. Deficit fee (Late fee) amounting Rs 7,78,501/- needs to be submitted. Status: Pending
		2	REP-V form needs to be submitted. Status: Correction needs to be done
		3	Corrections in online DPI needs to be done. Status: Correction needs to be done
		4	Original registration certificate needs to be submitted. Status: Not submitted. Photocopy submitted.
		5	Copy of renewed license needs to be submitted. **Status: Submitted renewed upto 16.05.2025.**
		6	Copy of revalidated building plans needs to be submitted. Status: Not submitted. However, promoter states that they have obtained Occupation Certificate.
		7	Fire scheme approval needs to be submitted. **Status: Submitted. Memo no. FS/2019/132 dated 20.08.2019.**
		8	Title of the licensed land needs to be clarified as there is difference as per Jamabandi and license. Status: Not clarified
		9	Mutation certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted of transferred land only.**
		10	Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. Status: Not submitted the latest date certified report.
		11	Valid electrical load availability connection needs to be submitted. **Status: Occupation certificate granted. Further the promoter submitted the updated status of electrical infrastructure with DTCP vide memo no. Ch 186/Drg. OCCB dated 28.05.2024**
		12	PERT chart needs to be revised.

		Status: Needs to be revised for physical progress. 13 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate, amount received and total consideration needs to be provided. **Status: Submitted** 14 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 15 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. Status: Not submitted 16 Draft conveyance deed needs to be submitted. Status: Needs to be revised 17 Reasons for delay in completion of project needs to be submitted. **Status: Submitted. NGT Ban and Covid-19 Pandemic.** 18 Approval/NOC from various agencies regarding the external services like water supply, sewerage supply and storm water needs to be submitted. Status: **Water supply, sewerage supply submitted** and storm water not submitted 19 Brochure/advertisement document needs to be submitted. Status: Needs to be revised. RERA no. & website address needs to be prominently mentioned. 20 Cost of the land i.e. Rs 4520 lakhs needs to be clarified according to the area applied for the registration i.e. 5.0250 acre. **Status: Submitted** 21 REP II needs to be revised as occupancy certificate & completion certificate date shall not be same. **Status: Submitted** 22 Bank undertaking and affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revise as all 3 bank account shall be in same bank as well as in same branch. Status: Submitted but needs to be revised 23 DPI needs to be revise for the following: Details of expenditure incurred in part D1 in DPI is not filled. Total project cost mentioned in DPI does not match with CA certificate for expenditure incurred & to be incurred. Financial resources mentioned in DPI is less than the total project cost Status: Not submitted 24 Details of loan from Financial Institution or banks amounting Rs 2000 lakhs & from equity by promoter amounting Rs 1950 lakhs needs to be submitted as mentioned in the DPI. **Status: DPI revised**

		25 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted as previously dated at 07.01.2019. **Status: Submitted** 26 CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 27 CA Certificate for financial and inventory details of the project needs to be revised as it doesn't include details of sold units. Status: Submitted but needs to be revise as details of total consideration, amount received, balance receivable and name of buyer and it should be attached as annexure annexed with certify by CA. 28 Statement of quarterly source of funds needs to be submitted. Status: Not submitted 29 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Submitted** 30 Independent auditors report along with financial statement needs to be submitted for the financial year 2020-2021, 2021-22 and 2022-23. **Status: Submitted** 31 Annual return u/s 4(2)(l)(d) for the FY 2019-2020 needs to be submitted. **Status: Submitted**
	Remarks	1 Regarding deposit of late fees, the matter is presently under adjudication of the Hon'ble Appellate Tribunal and the same shall be payable as per the decision taken in this regard. Deficit Fee (Late fee) amounting Rs 7,78,501/- needs to be submitted. 2 REP-V form needs to be submitted. 3 Corrections in online DPI needs to be done. 4 Original registration certificate needs to be submitted. 5 Copy of revalidated building plans needs to be submitted. **Status: Not submitted. However, promoter states that they have obtained Occupation Certificate.** 6 Title of the licensed land needs to be clarified as there is difference as per Jamabandi and license. 7 Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. 8 PERT chart needs to be revised for physical progress. 9 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. 10 Draft conveyance deed needs to be revised. 11 Storm water drainage assurance needs to be submitted. 12 Brochure/advertisement document needs to be revised.

		13 Bank undertaking and affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revise as all 3 bank account shall be in same bank as well as in same branch. 14 DPI needs to be revise for the following: Details of expenditure incurred in part D1 in DPI is not filled. Total project cost mentioned in DPI does not match with CA certificate for expenditure incurred & to be incurred. Financial resources mentioned in DPI is less than the total project cost 15 CA Certificate for financial and inventory details of the project needs to be revised as it doesn't include details of sold units. 16 Statement of quarterly source of funds needs to be submitted.

(Ashish Dubey)
Chartered Accountant

On leave
(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 29.07.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.07.2024

Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Praveen Kumar Singh (AR) and Sh. Sunil Kumar (AR) are present on behalf of the promoter.

The AR of the promoter states that the OC for the whole project has been received on 19.07.2024.

Approved as proposed subject to rectification of minor deficiencies as already pointed out and deposit of deficit fee. The certificate shall be issued after rectification of the above deficiencies.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA