



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Utopia		
2.	Name of the promoter	M/s Prime IT Solutions Pvt. Ltd.		
3.	Nature of the project	Group Housing Colony		
4.	Location of the project	Sector- 37C, Gurugram		
5.	Legal capacity to act as a promoter	Lead Developer as per order vide memo no LC-4574/Asstt (RK)/2023/36944 dated 31.10.2023		
6.	Name of the license holder	M/s Phonex Datatech Services Pvt. Ltd., Prime Infoways Pvt. Ltd. and Prime IT Solutions Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	No		
	Phase no.	Not specified		
9.	Online application ID	RERA-GRG-PROJ-1531-2024		
	License no.	64 of 2011 dated 16.07.2011	Valid up to 15.07.2029.	
10.	Total licensed area	17 acres	Area to be registered	6.07 acres
11.	Projected completion date	31.03.2029.		
12.	QPR Compliances (if applicable)	N/A		
13.	4(2)(I)(D) Compliances (if applicable)	N/A		
14.	4(2)(I)(C) Compliances (if applicable)	N/A		
15.	Status of change of bank account	N/A		
16.	Details of proceedings pending against the project	N/A		
17.	RC Conditions Compliances (if applicable)	N/A		
18.	Total cost of the project	Rs 284.24 Cr		
19.	Expenditure Incurred	Not provided. (As per DPI)		
20.	Expenditure to be incurred	Rs 284.24 Cr		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	64 of 2011 dated 16.07.2011	Valid up to 15.07.2029.
	ii)	Zoning Plan Approval	Not submitted	-

**HARERA****GURUGRAM**

Project - Utopia

RERA-GRG-1531-2024

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	iii)	Building plan Approval	Not Legible	
	iv)	Environmental Clearance	Not submitted	
	v)	Airport height clearance	PALM/NORTH/B/041621/539170 dated 16.04.2021	
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
22.	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		Fee cannot be calculated as the building plans are not submitted.	
	Total Fee		Fee cannot be calculated as the building plans are not submitted.	
23.	DD amount		Rs. 3,00,000/-	
	DD no. and date		480021 dated 07.03.2024	
	Name of the bank issuing		Union Bank	
	Deficient amount		Fee cannot be calculated as the building plans are not submitted.	
24.	File Status		Date	
	File received on		11.03.2024	
	First hearing on		08.04.2024	
	Second hearing on		20.05.2024	
	Third hearing on		22.07.2024	
	Documents Submitted on		22.07.2024	
	Fourth hearing on		30.09.2024	
	Fifth hearing on		11.11.2024	
	Sixth hearing on		09.12.2024	
	Seventh hearing on		20.01.2025	
	Eighth hearing on		24.03.2025	
	Ninth hearing on		12.05.2025	
	Tenth hearing on		16.06.2025	
	Eleventh hearing on		11.08.2025	
25.	Case History: The Promoter M/s Prime IT Solutions Pvt. Ltd. who has applied for the registration of real estate group housing colony namely "Utopia" located at Sector-37C, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64882 dated 11.03.2024 and RPIN- 731. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1531-2024. The project area for registration is 6.700 acres as that of the licensed area i.e., 17 acres granted under License no - 64 of 2011 dated 16.07.2011 which is valid upto 15.07.2016 is issued in favour of M/s Phonex Datatech Services Pvt. Ltd., Prime Infoways Pvt. Ltd. and Prime IT Solutions Pvt. Ltd. The application for registration was scrutinized and 1st deficiency notice has not been dispatched yet. On 08.04.2024, Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Om Prakash Singh, Advocate is present on behalf of the promoter. The office is yet to convey the deficiency notice which be conveyed within three days and the AR seeks four weeks' time for rectification of the deficiencies. The matter to come up on 20.05.2024			

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

पू-संपदा (नियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत नदित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/731 dated 10.04.2024 was issued to the promoter with an opportunity of being heard on 20.05.2024.

Proceedings dated 20.05.2024.

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project.

Shri Om Parkash Singh, AR on behalf of the promoter is present.

The AR states that DTCP vide orders dated 27.10.2023 has asked the applicant promoter to apply for phasing of the project before approval of building plans and an application to this effect stands made on 03.04.2024 and therefore the AR requests for eight weeks' time for submission of the requisite documents. Request is allowed.

The matter to come up on 22.07.2024.

The status of the documents is mentioned below.

Proceedings dated 22.07.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Om Prakash Singh (AR) is present on behalf of the promoter and is submitting the part reply today with a request for 8 weeks adjournment as approval of phasing plan as well as building plan are under consideration of DTCP.

The matter to come up on 30.09.2024.

Proceedings dated 30.09.2024.

Due to non-renewal of license and pending phasing, the matter is adjourned to 11.11.2024.

Proceedings dated 11.11.2024.

Due to non-renewal of license and pending phasing, the matter is adjourned to 09.12.2024.

Proceedings dated 09.12.2024.

Due to non-renewal of license and pending phasing, the matter is adjourned to 20.01.2025.

Proceedings dated 20.01.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Pardeep Sharma (Director) and Sh. Anil Kumar (AR) are present on behalf of the promoter and stated that they are in process of getting the revised phasing and revised building plans along with the renewal of license from DTCP and they need 2 months time to get the same from the competent authority.

Meanwhile, the promoter shall not advertise, market, book, sell or offer for sale in respect of the land which is applied for the registration.

The matter to come up on 24.03.2025.

Proceedings dated 24.03.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Sh. M.R. Ganesh (AR) is present on behalf of the promoter.

The Authority observes that the promoter has not submitted the renewal of license including revalidation of building plans along with other deficit documents after giving number of opportunities to the promoter. A show cause notice be issued to the promoter for rejection of the application for registration on account of not submitting the deficit documents and imposition of penalty under section 59 of the Act, 2016.

The matter to come up on 12.05.2025.

As per the directions of the Authority Show cause notice dated 26.03.2025 for rejection of the application and imposition of penalty under section 59 of the Act, 2016 has been issued to promoter against which no reply has been submitted by the promoter in the Authority.

Proceedings dated 12.05.2025

Sh. Shashank Sharma, Associate Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Pardeep Sharma (Director) and Sh. Om Singh (AR) are present on behalf of the promoter and states that phasing has been done by DTCP and license has also been renewed by DTCP. The reply to the deficiencies is being submitted today in the Authority Further, the director present states that no sale or 3rd party rights of any kind were created in the project.

Keeping in view of the above, Authority decided that a two-week public notice be issued in three prominent newspapers (two english and one hindi) of wide circulation for inviting objections, if any, regarding no sale or 3rd party rights of any kind created in project. The promoter is further directed to submit the remaining deficit documents.

The matter to come up on 16.06.2025.

As per the directionms of the Authority, promoter has published the public notice in 3 newspapers i.e., The Tribune, Times of India and dainik Tribune dated 05.06.2025 regarding no sale or 3rd party rights of any kind created in project against which no objections has been received in the Authority.

Proceedings dated 16.06.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Pardeep Sharma (Director) and Sh. Om Singh (AR) are present on behalf of the promoter and states that revised building plans has been applied to the competent authority and are in advance stage of approval. The AR further requested for 2 months time to submit the revised building plans.

Keeping in view of the above, Authority decides that last opportunity is being given to the promoter to submit the revised building plans along with other remaining deficit documents failing which the present application u/s 4 of the Act, 2016 submitted by the promoter shall be returned.

The matter to come up on 11.08.2025.

The promoter has not submitted the revised building plans along with other deficit documents.

26.	Present compliance status as on 11.08.2025 of deficient documents as observed during the last hearing dated 16.06.2025.	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status – Not Submitted. 2. Corrections in the online DPI need to be done. Status – Not Submitted. 3. Copy of renewed license need to be submitted. Status –Submitted. 4. Copy of LC-IV bilateral agreement need to be submitted. Status – Submitted. 5. Copy of letter of Intent (LOI) need to be submitted. Status – Submitted. 6. The legal capacity of M/ s Prime IT Solutions Private Limited need to be clarified.
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		Status – Submitted. (Lead developer as per order vide memo no LC-4574/Asstt (RK)/2023/36944 dated 31.10.2023) 7. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status – Not Submitted. 8. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status – Not Submitted. 9. Land title search report needs to be submitted. Status – Not Submitted. 10. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status – Not Submitted. 11. Copy of sale deed executed between landowner and promoter need to be submitted. Status – Not Submitted. 12. Copy of approved environment clearance need to be submitted. Status – Not Submitted. 13. Fire Scheme approval with approved plans needs to be submitted. Status – Not Submitted. 14. 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. Status – Not Submitted. 15. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. Status – Not Submitted. 16. Building plan approval (BR-III) along with the approved drawings need to be submitted. Status – Not Submitted. 17. Copy of Airport Height clearance needs to be submitted. Status –Submitted. 18. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status – Not Submitted as promoter has to submit the revised service plans and estimates. 19. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted. Status – Not Submitted. 20. Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted. Status – Not Submitted. 21. Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted. Status – Not Submitted. 22. Mining permission needs to be submitted. Status –Submitted.
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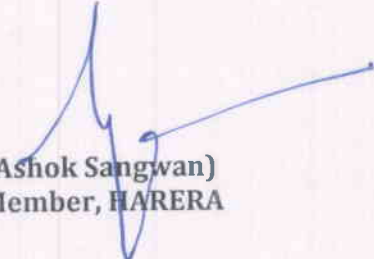
		23. Copy of approved layout plan and zoning plan need to be submitted. Status – Not Submitted. 24. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status – Not Submitted. 25. Pert Chart needs to be submitted. Status – Not Submitted. 26. Copy of project report along with brochure of current project and project photos need to be submitted. Status – Not Submitted. 27. REP-II needs to be revised. Status – Submitted but needs to be revised. 28. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be provided. Status – Not Submitted. 29. Copy of draft allotment letter, application form, agreement for sale, conveyance deed and payment receipt need already executed by the promoter need to be submitted. Status – Not Submitted. 30. Draft Brochure and advertisement documents needs to be submitted. Status – Not Submitted. 31. Details of sold and unsold inventory unit wise needs to be submitted. Status – Not Submitted. 32. Project proponents needs to be revise as company name is incorrect. Status – Not Submitted. 33. GST certificate needs to be submitted. Status – Not Submitted. 34. As per REP-1 land cost is Rs 554.66 lakhs whereas per DPI it is Rs 297 lakhs. Rep 1 needs to be revised. Status – Not Submitted. 35. Rate of EDC in DPI is not match with rate of EDC in LOI. Status – Not Submitted. 36. Loan sanction agreement & Charge creation form needs to be submitted. Status – Not Submitted. 37. Cost of plots needs to be clarified according to area apply for registration. Status – Not Submitted. 38. Independent audit report with financial statement for Financial Year 2022-23 needs to be submitted. Status – Not Submitted. 39. Board resolution in compliance of 70% collection in RERA A/c with specific project name account needs to be submitted. Status – Not Submitted. 40. Bank Undertaking needs to be submitted. Status – Not Submitted.
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		41. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status - Not Submitted. 42. Quarterly schedule of estimated sources needs to be submitted. Status - Not Submitted. 43. Quarterly schedule of estimated expenditure needs to be submitted. Status - Not Submitted. 44. EDC, IDC, License fee challan and schedule needs to be submitted. Status - Not Submitted. 45. CA certificate for Net worth of promoter needs to be submitted. Status - Not Submitted. 46. Net cash flow statement for the project needs to be submitted. Status - Not Submitted. 47. DPI needs to be revise as financial resources information is not provided. Status - Not Submitted.
27.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in the online DPI need to be done. 3. Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. 4. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. 5. Land title search report needs to be submitted. 6. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. 7. Copy of approved environment clearance need to be submitted. 8. Fire Scheme approval with approved plans needs to be submitted. 9. 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. 10. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. 11. Building plan approval (BR-III) along with the approved drawings need to be submitted. 12. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 13. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted. 14. Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted.



15. Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted.
16. Copy of approved layout plan and zoning plan need to be submitted.
17. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
18. Pert Chart needs to be submitted.
19. Copy of project report along with brochure of current project and project photos need to be submitted.
20. REP-II needs to be revised.
21. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be provided.
22. Copy of draft allotment letter, application form, agreement for sale, conveyance deed and payment receipt need already executed by the promoter need to be submitted.
23. Draft Brochure and advertisement documents needs to be submitted.
24. Details of sold and unsold inventory unit wise needs to be submitted.
25. Project proponents needs to be revise as company name is incorrect.
26. GST certificate needs to be submitted.
27. As per REP-1 land cost is Rs 554.66 lakhs whereas per DPI it is Rs 297 lakhs. Rep 1 needs to be revised.
28. Rate of EDC in DPI is not match with rate of EDC in LOI.
29. Loan sanction agreement & Charge creation form needs to be submitted.
30. Cost of plots needs to be clarified according to area apply for registration.
31. Independent audit report with financial statement for Financial Year 2022-23 needs to be submitted.
32. Board resolution in compliance of 70% collection in RERA A/c with specific project name account needs to be submitted.
33. Bank Undertaking needs to be submitted.
34. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.
35. Quarterly schedule of estimated sources needs to be submitted.
36. Quarterly schedule of estimated expenditure needs to be submitted.
37. EDC, IDC, License fee challan and schedule needs to be submitted.
38. CA certificate for Net worth of promoter needs to be submitted.
39. Net cash flow statement for the project needs to be submitted.

		40. DPI needs to be revise as financial resources information is not provided.
 Asha Chartered Accountant		 Shashank Sharma Associate Engineer Executive
Day and Date of hearing		Monday and 11.08.2025.
Proceeding recorded by		Ram Niwas.
PROCEEDINGS OF THE DAY		
Proceedings dated 11.08.2025. Sh. Shashank Sharma, Associate Engineer Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Mr. Arun (AR), Mr. Ganesh (Advocate) are present on behalf of the promoter and states that revised building plans are under process. The Authority had taken the Suo-Motu cognizance and initiated the Suo-motu proceedings for non-registration of the said project for an area admeasuring 6.07 acres and accordingly show cause notice for non-registration was issued on 17.10.2022 with an opportunity of hearing dated 16.11.2022. The Authority during the Suo-Motu hearing dated 15.02.2024 directed the promoter to apply for registration of the said project u/s 4 of the Act, 2016. As per the directions of the Authority, the promoter has applied for registration u/s 4 of the Act, 2016 on 11.03.2024. During the Suo-Motu proceedings dated 13.06.2024, Authority directs that penal proceedings for non-registration of the project to be heard with registration case. The Authority observes that the major approval i.e., revised building plans along with other deficit documents are still pending and promoter failed to rectify the above-mentioned deficiencies despite of eleven opportunities i.e., 08.04.2024, 20.05.2024, 22.07.2024, 30.09.2024, 11.11.2024, 09.12.2024, 20.01.2025, 24.03.2025, 12.05.2025, 16.05.2025 and 11.08.2025. In view of the above, the application for registration under section 4 is returned and processing fee be forfeited along with a liberty to file an application afresh when the requisite approvals have been obtained by the applicant promoter. The registration fee shall be adjusted as and when the promoter submits a fresh application in this regard. Further, office is directed to continue again the Suo-Motu proceedings of non-registration of the said project.		
 (Ashok Sangwan) Member, HARERA		 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

