Promoter Name M/s Pyramid Dream Homes LLP
Project Name Infinity

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6					
S. N.	Particulars	Details			
1.	Name of the project	Infinity			
2.	Name of the promoter	M/s Pyramid Dream Homes LLP			
3.	Nature of the project	Affordable Group Housing Colony			
4.	Location of the project	Sector 70, Gurugram			
5.	Legal capacity to act as a promoter	Licensee			
6.	Name of license holder	M/s Pyramid Dream Homes LLP			
7.	Status of project	Ongoing			
8.	RERA Registration No.	04 of 2021 dated 18.01.2021			
9.	Validity of Registration Certificate	Valid From 18.01.2021		Valid Up to 24.09.2025	
10.	Date of receipt of application for extension	10.06.2025			
11.	Whether extension of registration applied for whole/phase	Whole Project			
12.	Extension applied till	23.09.2026			
13.	Online extension ID	RERA-GRG-1981-2025			
14.	Registration Temp ID	RERA-GRG-798-2021			
15.	QPR status	Submitted			
16.	4(2)(l)(D) reports status	Submitted			
17.	Other conditions of RC	Submitted			
18.	4(2)(l)(C) compliance	Valid and applied for extension u/s 6			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	RERA-GRG-4104-2022: (4)(2)(l)(D) Compliance RERA-GRG-4411-2022: RC Compliance RERA-GRG-3633-2022: QPR Compliance			
21.	License no.	26 of 2020 dated 25.09.2020		Valid up to 24.09.2025	
22.	Total licensed area	4.3375 Acres	Area for extension of registration	4.3375 Acres	
23.	Statutory approvals either applied for or obtained prior to registration				

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	26 of 2020 dated 25.09.2020	24.09.2025
ii)	Building plan approval	ZP-1436/AD(RA)/2020/179 dated 07.01.2021	06.01.2026

	iii)	Zoning plan approval	DTCP-7552 dated 25.09.2020	
	iv)	Environmental Clearance	SEIAA(127)/HR/2021/466 dated 11.05.2021	10.05.2031
	v)	Airport height clearance	PALM/NORTH/B/062520/467755 dated 30.06.2020	26.10.2029
	vi)	Fire scheme approval	FS/2021/39 dated 19.07.2021	
	vii)	Service plan estimates approval	LC-3979/JE(VA)-2021/20976 dated 24.08.2021	
	viii)	Electrical load availability connection	Ch.-29/DGR-26B dated 13.01.2021	
24.	Total cost of the project		Rs. 144.39 crores	
25.	Expenditure incurred on the project		Rs. 107.59 crores	
26.	Expenditure to be incurred		Rs. 36.80 crores	
27.	Total amount received from sale proceeds:		Rs. 158.03 crores	
28.	Amount as per RERA A/c as on 30.06.2025		Not submitted	
29.	Number of towers		6 residential towers and 1 commercial	
30.	Total units		684 Residential Units 62 Commercial Units	
31.	Units sold/ unsold		Residential: Sold: 679 Unsold: 5	Commercial: Sold: 43 Unsold: 19
32.	Reasons for delay		The promoter states that due to COVID pandemic and NGT restrictions over construction, the promoter was unable to meet the originally specified completion date.	
33.	Fee details			
	Registration fee		Commercial: (1312.98 x 1.87 x 20) = Rs. 49,105/- Residential: (39937.07 x 2.37 x 10) = Rs. 9,46,509/- Total: =Rs. 9,95,614/-	

	Late Fee	N/A
	Processing fee at the time of registration	41250.05 x 10 =Rs. 4,12,501/-
	Extension Fee (Half of Registration fee)	Rs. 4,97,807/-
	Processing fee at the time of extension	41250.05 x 10 =Rs. 4,12,501/-
	Late fee at the time of extension	Nil
	Total fee	Rs. 23,18,423/-
34.	DD amount submitted at the time of registration	Rs. 3,91,451/- Rs. 8,96,125/- Rs. 99,526/- Rs. 21,065/-
	DD no. and date	289345 dated 14.12.2020 289346 dated 14.12.2020 289368 dated 15.01.2021 289367 dated 15.01.2021
	Name of the bank issuing	Kotak Mahindra Bank
	DD amount submitted at the time of extension	Rs. 4,48,062/- Rs. 3,91,451/-
	DD no. and date for extension	000323 dated 06.06.2025 000324 dated 06.06.2025
	Name of the bank issuing	HDFC Bank
	Total fee paid	Rs. 22,47,680/-
	Deficient amount	Rs. 70,743/-
35.	File Status	Date
	File received on	10.06.2025
	Deficiency notice sent on	09.07.2025
	First hearing on	07.07.2025 (Adjourned)
	Second hearing on	21.07.2025 (Adjourned)
	Third hearing on	18.08.2025
	Fourth hearing on	01.09.2025
31.	Case History:- 1. The Promoter. M/s Pyramid Homes LLP applied (online and manual) on dated 10.06.2025 for extension of the affordable group housing project namely "INFINITY" in sector-70, Gurugram unde Section 6 of the Act of 2016. 2. The project pertains to license no. 26 of 2020 dated 25.09.2020 granted by Department of Town & Country Planning, Haryana to M/s Pyramid Dream Homes LLP for setting up of an Affordable Group Housing Colony over an area measuring 4.3375 acres in the revenue estate of village Palra, Sector 70, Gurugram.	

	3. The above licensed project is registered in the Authority vide RC no. 04 of 2021 dated 18.01.2021 valid up to 24.09.2025. 4. The application dated 10.06.2025 for extension of the project under Section 6 of Act, 2016 was scrutinized and the deficiencies in the application were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/154 dated 09.07.2025 with an opportunity of hearing on 21.07.2025. 5. On 21.07.2025, the matter was adjourned to 18.08.2025. 6. Further, a public notice dated 27.06.2025 inviting objections with respect to consideration of present application was published in The Tribune (English), The Times of India (English) and Dainik Bhaskar (Hindi). No objection with respect to the same has been received in the Authority. No objection with respect to the same is received in the Authority. 7. The site of the project has been visited to check the status of progress of development and connectivity with the road. 8. Proceeding dated 18.08.2025 *Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.* *Sh. Naresh Bisht (AR) is present on behalf of the promoter and requested for three weeks' time to submit the remaining deficiencies in the Authority.* *It is noted that the promoter has collected a total of Rs. 158.03 Crores from the allottees of the project and has spent Rs. 107.59 Crores so far against the total project cost of Rs. 144.39 Crores as per the details provided by the promoter under quarterly progress report of the project. The amount collected from the allottees so far does not seem commensurate with the development on the site. In view of the fact that the project is an Affordable Group Housing, the Authority decides that a forensic auditor be appointed to conduct the forensic audit of the project and promoter shall submit the data to forensic auditor with a copy to the Authority within a period of one week after the appointment of the same and cost of the forensic audit is to be borne by the promoter.* *The AR of the promoter is directed to submit the remaining deficiencies including the deficit fee in the Authority before the next date of hearing.* *The matter to come up on 08.09.2025* 9. Accordingly, M/s Adroit & Co. is appointed to carry out the forensic audit of the project vide letter dated 27.08.2025. The forensic auditor's report is to be submitted by 25.09.2025. 10. The reply dated 18.07.2025 and 07.08.2025 submitted by the promoter with respect to the above deficiency notice has been examined and the status of remaining deficiencies is as below:	
32.	**Present compliance status as on 08.09.2025 of deficit documents as conveyed in**	1. Correction in online DPI needs to be done. **Status: Not submitted** 2. Deficit fee of Rs. 70,743/- needs to be paid.

	the notice dated 09.07.2025	**Status: Not submitted** 3. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 4. Reasons for delay in the completion of the project along with supporting documents need to be provided. **Status: Submitted** 5. Current photographs of the project showing the development on site need to be submitted. **Status: Submitted** 6. Copies of mutation, jamabandi and aks shijra certified by the revenue officer not prior to 3 months of date of application need to be submitted. **Status: Submitted** 7. PERT chart needs to be submitted. **Status: Not submitted** 8. Copies of **five** sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: Submitted** 9. Cost of the land i.e. Rs 1320.95 lakhs needs to be clarified according to the area applied for the registration is 4.3375 acres. **Status: Submitted** 10. Details of any other cost and financial resources mentioned in DPI i.e. loan from financial institution amounts to Rs 3000 lakhs needs to be submitted along with supporting documents. **Status: Submitted** 11. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but affidavit for no loan on project needs to be submitted.** 12. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project (including Tower no., Unit no. Name of the allotee, Date of booking, Total consideration, Amount realized and Amount to be realized). **Status: Submitted**

		(ii) CA Certificate of net worth of promoter on latest date. **Status: Submitted** (iii) CA Certificate of non-default in payment of debt & statutory liabilities dated 27.02.2025. **Status: Submitted** (iv) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but original needs to be submitted** 13. Project Report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost do not match with DPI. **Status: Submitted but Project Report needs to be submitted.** 14. Bank Undertaking needs to be submitted. **Status: Not submitted** 15. REP II, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Not submitted** 16. Challan and Schedule of payment of EDC for the project needs to be submitted. **Status: Submitted** 17. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted in original. **Status: Submitted**
	Remarks	1. Correction in online DPI needs to be done. **Status: Not submitted** 2. Deficit fee of Rs. 70,743/- needs to be paid. **Status: Not submitted** 3. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 4. PERT chart needs to be submitted. **Status: Not submitted** 5. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but affidavit for no loan on project needs to be submitted.**

		6. Following Original CA Certificate needs to be submitted: (i) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but original needs to be submitted** 7. Project Report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as project cost do not match with DPI. **Status: Submitted but Project Report needs to be submitted.** 8. Bank Undertaking needs to be submitted. **Status: Not submitted** 9. REP II, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Not submitted**

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 08.09.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

None appeared on behalf of the promoter. M/s Adroit & Co. is appointed to carry out the forensic audit of the project vide letter dated 27.08.2025. The forensic auditor's report is to be submitted by 25.09.2025. Meanwhile, the promoter is directed to rectify the remaining deficiencies conveyed vide notice dated 09.07.2025. Further, the promoter is again directed to submit the data to forensic auditor with a copy to the Authority.

The matter to come up on 29.09.2025.

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA