HARERA
GURUGRAM

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

(i) The promoter shall submit approved copy of environment clearance within one year of the issuance of the registration certificate.

(ii) The promoter shall submit the Approved service plan and estimates and Fire Scheme approval within 3 months from the date of registration certificate,

(iii) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;

(iv) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;

(v) The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

(vi) The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 4;

(vii) The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification no. 79-2019/Ext. dated 10.05.2019.

(viii) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;

(ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(vii) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 18th Jan, 2021 and ending with 24th September, 2025 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

REGISTRATION NO. 04 of 2021	
RC/REP/HARERA/GGM/436/168/2021/04	Date: 18.01.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-798-2021

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

INFINITY

This registration is granted
under section 5 of
the Real Estate (Regulation & Development) Act, 2016
to the following project under project registration number
as mentioned above

PARTICULARS OF THE NEW PROJECT		
S. N.	**Particular**	**Detail**
1.	Name of the project	INFINITY
2.	Location	Village Palra, Sector -70, Gurugram, Haryana
3.	Total licensed area of the project	4.3375 Acres
4.	Area of project for registration	4.3375 Acres
5.	Nature of the project	Affordable Group Housing Colony
6.	Total FAR of the project registered	41075.911 Sqm
7.	Number of Towers	6 Tower + 62 commercial shops
8.	Number of Units	684

NAME OF THE PROMOTERS		
S.N.	**Particular**	**Detail**
1.	Promoter 1/License holder	M/s Pyramid Dream Homes LLP
PARTICULARS OF THE PROMOTER 1 / LICENSE HOLDER		
S.N.	**Particular**	**Detail**
1.	Name	M/s Pyramid Dream Homes LLP
2.	Registered Address	H-38, G.F., M2K White House, Sector-57, Gurugram, Haryana
3.	Corporate Office Address	217 A-B, Suncity Business Tower, Golf Course Road, Sector-54, Gurugram, Haryana
4.	Local Address	217 A-B, Suncity Business Tower, Golf Course Road, Sector-54, Gurugram, Haryana
5.	LLPIN	AAL-5039
6.	PAN	AAVFP4202E
7.	Status	Active
8.	Mobile No.	9811000245
9.	Landline No.	0124-4274045
10.	Email-Id	Dinesh.s@pyramidinfratech.com
11.	Authorized Signatory	DINESH KUMAR

DETAILS OF THE BANK ACCOUNT			
S. N.	**Type of bank account**	**Account No**	**Name and branch of the bank**
1.	Master Account of the Project (100%)	50200054628182	HDFC Bank, One Horizon center, Gurugram
2.	Separate RERA account of the project (70%)	50200054602960	HDFC Bank, One Horizon center, Gurugram
3.	Free account of the promoter of the project (30%)	50200054602973	HDFC Bank, One Horizon center, Gurugram

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 18.01.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

DR. KRISHAN KUMAR KHANDELWAL, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

1. Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
2. The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
3. No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.

   Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)

   Explanation:

   (i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);

   (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:

   Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.
4. The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:

   "common areas" mean—

   (i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;

   (ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;

   (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;

   (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;

   (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;

   (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

   (vii) all community and commercial facilities as provided in the real estate project;

   (viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;
5. The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
6. In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
7. There shall not be any subvention scheme for the registered project without prior approval of the authority.
8. The promoter shall make available all the approved plans of the project on the project site.
9. As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their plot/apartment/building and inform the authority about the AOA.
10. To safeguard the interests of buyers, 5% management quota apartments shall get earmarked in all categories of plots in the affordable housing projects. A list of 5% management quota allotment shall be submitted by the promoter to the authority along with affidavit of the concerned allottee that no premium has been paid by them.
11. The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.
12. The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.

Dated: 18.04.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority, Gurugram

DR. KRISHAN KUMAR KHANDELWAL, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM