

Project hearing brief

S.No	Particulars		Details	
1.	Name of the project		Ramprastha City- Sector 37C & 37D	
2.	Name of the promoter		M/s Ramprastha Estates Pvt . Ltd.	
3.	Nature of the project		Residential Plotted Colony	
4.	Location of the project		Sector 37C & 37D, Gurugram	
5.	Legal capacity to act as a promoter		Collaborator	
6.	Status of project		Ongoing	
7.	Whether registration applied for whole/Phase		Whole	
8.	Phase no. (If applicable)		N/A	
9.	Online application ID		RERA-GRG-1254-2022	
10.	License no.		128 of 2012 dated 28.12.2012	Valid upto 27.12.2025
11.	Total licensed area		105.4020 acres	Area to be registered 105.4020 acres
12.	Project completion date as declared u/s 4(2)(I)(C)		31.12.2030	
13.	QPR Compliance (If applicable)		N/A	
14.	4(2)(I)(D) Compliance (If applicable)		N/A	
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	28.12.2012	27.12.2025
	ii)	Zoning Plan Approval	Not Provided	Revised zoning plan Applied on 03.11.2022
	iii)	Layout plan Approval	Not Provided	Revised Layout plan Applied on 03.11.2022
	iv)	Environmental Clearance	N/A	N/A
	v)	Service plan and estimate approval	Not submitted	
16.	Fee Details			
	A) Registration fee for plotted area		Residential (103.377 x 4046.86 x 10)= Rs. 41,83,522/- Commercial (2.0250 x 4046.86 x 20)= Rs. 1,63,898/-	
	B) Processing Fee		105.4020 x 4046.86 x 10= Rs. 42,65,471 /-	
	C) Late fee from October 2018 to 02.01.2023 (9 half years- 50*9= 450%)		Rs. 1,95,63,390 /-	



	Total Fee (A+B+C)	Rs. 2,81,76,281/-
17.	RTGS Details	
	Receipt no.	1403
	RTGS/Refer No. and Date	Refer no. 595310106 dated 01.12.2022
	Fees Paid	Rs. 29,50,000/-
	Deficit fee	Rs. 2,52,26,281/-
18.	File Status	Date
	File received on	02.01.2023
	First notice Sent on	18.01.2023
	Reply Submitted	21.01.2023
	1 st hearing on	23.01.2023
	2 nd hearing on	30.01.2023
	3 rd hearing on	13.02.2023
	4 th hearing on	13.03.2023
19.	Case History: - The promoter M/s Ramprastha Estates Pvt . Ltd. who is a Collaborator applied for the registration of real estate project namely "Ramprastha City Sector 37C & 37D" Sector 37C & 37D, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016 vide 21677/46822 02.01.2023 and RPIN-559. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1254-2022. The project area for registration is same as that of the licensed area i.e., 105.4020 acres. License no – 128 of 2012 dated 28.12.2012. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/559 dated 18.01.2023 was issued to the promoter with an opportunity of being heard on 23.01.2023. On 23.01.2023, the matter is adjourned to 30.01.2023. On 30.01.2023, the matter is adjourned to 13.02.2023. On 13.02.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sagar Gupta (AR) and Ms. Ruchi Mittal (AR) are present on behalf of the promoter. Today is 3rd hearing and deficiencies are yet to be removed. One last opportunity is given. The matter to come up on 13.03.2023.	
20.	Present compliance status as on 13.03.2023 of deficient documents as observed on last hearing i.e. 13.02.2023.	1. Deficit Fee – Rs. 2,52,26,281/- needs to be submitted. The fee is calculated on the basis of applied revised layout plan and if there will be any changes in the revised approved layout plan then the fee will be payable accordingly. Status- Not Submitted 2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status- Not Submitted 3. Corrections marked on the hard copy of online DPI need to be done. Status- Not Submitted 4. Approved Layout plan on A1 size sheet (laminated) needs to be submitted. Status- Not Submitted

		5. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. Status- Not Submitted 6. Approved Zoning plan on A1 size sheet (laminated) needs to be submitted. Status- Not Submitted 7. Copy of approved Service plans and estimates needs to be submitted. Status- Not Submitted 8. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. Status- Not Submitted 9. Electrical load availability connection needs to be submitted. Status- Submitted 10. List of sold and unsold units needs to be submitted. Status- Not Submitted 11. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be submitted. Status- Not Submitted as promoter stated that the collaboration agreements were entered in the year 2010 and no such requirement of getting them entered in the revenue record was there and therefore same is not entered in revenue record. 12. Collaboration agreement needs to be registered. Status- Not Submitted as promoter stated that the collaboration agreement were entered in the year of 2010 and no such requirement of getting them registered was there and therefore same are not registered. 13. The land title search report needs to be submitted. Status- Not Submitted 14. Documents related to Existing Allottees (Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt) needs to be submitted. Status- Not Submitted 15. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. Status- Not Submitted 16. Cost of the land needs to be clarified according to the area applied for the registration along with annexure. Status- Provided, but on letter head and duly stamp and signed needs to be submitted. 17. Legible copy of COI, MOA and AOA needs to be provided. Status- Provided but not readable (again same document provide)
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		18. CA certificate for non-default in payment needs to be revised. Status- Submitted 19. Bank undertaking needs to be provided. Status- Not Submitted 20. Quarterly schedule of estimated expenditure needs to be provided. Status- Not Submitted 21. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status- Not Submitted 22. CHG 1 or Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status- Submitted 23. The board resolution for operation of bank account needs to be revised. Status- Submitted 24. KYC of Project proponents needs to be provided. Status- Not Submitted 25. Cash flow statement needs to be provided. Status- Submitted but needs to be revised. 26. REP II needs to be provided. Status- Submitted 27. CA certificate for cost incurred and to be incurred needs to be provided. Status- Submitted 28. Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided. Status- Not Submitted 29. Independent auditor and director report for the financial year 2021-22 and 2019-20. Status- Not Submitted 30. Project report needs to be provided. Status- Not Submitted 31. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document. Status- Not Submitted 32. Statement of quarterly expenditure needs to be provided. Status- Not Submitted 33. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. Status- Not Submitted 34. Copy of paid EDC challan needs to be provided. Status- Not Submitted 35. CA certificate regarding proportionate the loan amount between the project. Status- Not Submitted
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		36. Draft Brochure for the project needs to be submitted. Status- Not Submitted 37. Draft Advertisement document needs to be submitted. Status- Not Submitted
21.	Remarks	- Deficit Fee – Rs. 2,52,26,281/- needs to be submitted. The fee is calculated on the basis of applied revised layout plan and if there will be any changes in the revised approved layout plan then the fee will be payable accordingly. - Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. - Corrections marked on the hard copy of online DPI need to be done. - Approved Layout plan on A1 size sheet (laminated) needs to be submitted. - Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. - Approved Zoning plan on A1 size sheet (laminated) needs to be submitted. - Copy of approved Service plans and estimates needs to be submitted. - Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. - List of sold and unsold units needs to be submitted. - Documents relating to the entry of license and collaboration agreement in the revenue record needs to be submitted. - Collaboration agreement needs to be registered. - The land title search report needs to be submitted. - Documents related to Existing Allottees (Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt) needs to be submitted. - Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. - Cost of the land needs to be clarified according to the area applied for the registration along with annexure. - Legible copy of COI, MOA and AOA needs to be provided. - Bank undertaking needs to be provided. - Quarterly schedule of estimated expenditure needs to be provided. - Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. - KYC of Project proponents needs to be provided. - Cash flow statement needs to be provided. - Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided.



	23. Independent auditor and director report for the financial year 2021-22 and 2019-20. 24. Project report needs to be provided. 25. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document. 26. Statement of quarterly expenditure needs to be provided. 27. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. 28. Copy of paid EDC challan needs to be provided. 29. CA certificate regarding proportionate the loan amount between the project. 30. Draft Brochure for the project needs to be submitted. 31. Draft Advertisement document needs to be submitted.
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 (Asha) Chartered Accountant	 (Deepika) Planning Executive
Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Ram Niwas

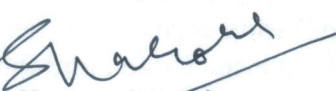
PROCEEDINGS OF THE DAY

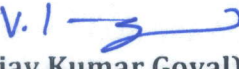
Proceedings dated: 13.03.2023

Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Sagar Gupta (AR), Ms. Ruchi Mittal (AR) and Sh. Nitin Kumar (AR) are present on behalf of the promoter. The AR of the promoter states that the requisite fee has already been deposited taking into account the zero period granted by Secretary TCP. The same shall be reconciled with the concerned staff within a period of ten days.

The matter to come up on 27.03.2023.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Arun Kumar Gupta)
Chairman, HARERA, Gurugram