

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.N o	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	DD No. 704962 dated 31.07.2017 Refer no. 595310106 dated 01.12.2022
	Fees Paid	Rs. 15,00,000/- Rs. 29,50,000/-
	Deficit fee	Rs. 2,37,26,281/-
18.	File Status	Date
	File received on	02.01.2023
	First notice Sent on	18.01.2023
	Reply Submitted	21.01.2023
	1st hearing on	23.01.2023
	2nd hearing on	30.01.2023
	3rd hearing on	13.02.2023
	4th hearing on	13.03.2023
	5th hearing on	27.03.2023
	6th hearing on	29.03.2023
	7th hearing on	10.04.2023
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 1 st 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.	
	On 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.	
	The promoter submitted a reply to wave off late fees which was imposed by the Authority in accordance for not getting the project registered which was ongoing at the time of RERA, 2016.	



	In the reply Zero Period Order is submitted which has been issued by the Principal Secretary to Government Haryana Town and Country Planning Department, Chandigarh vide appeal no. 01 of 2021 dated 01.04.2021 wherein period from the date of issue of license i.e. 28.12.2012 up-to 01.09.2017 has been declared as zero period. On 27.03.2023, The matter is adjourned to 29.03.2023. On 29.03.2023, Ms. Prachi Singh, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Nikhil Jain, Sh. Sagar Gupta and Sh. Nitin Kumar are present on behalf of the promoter. Deficiencies have been conveyed to the applicant. The AR requests for a time of two weeks for submission of above deficit documents and deficit fee. The matter to come up on 10.04.2023.
20. Present compliance status as on 10.04.2023 of deficient documents as observed on last hearing i.e. 29.03.2023.	1. Deficit Fee – Rs. 2,37,26,281/- 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- 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- Submitted 17. Legible copy of COI, MOA and AOA needs to provided. Status- Submitted 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- Submitted 21. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status- 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 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 26. REP II needs to be provided. Status- Submitted 27. CA certificate for cost incurred and to be incurred needs to be provided.
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		Status- Submitted 28. Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided. Status- Submitted 29. Independent auditor and director report for the financial year 2021-22 and 2019-20. Status- Submitted 30. Project report needs to be provided. Status- Submitted 31. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document. Status- Submitted 32. Statement of quarterly expenditure needs to be provided. Status- Submitted 33. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. Status- Submitted 34. Copy of paid EDC challan needs to be provided. Status- Submitted 35. CA certificate regarding proportionate the loan amount between the project. Status- Submitted 36. Draft Brochure for the project needs to be submitted. Status- Submitted 37. Draft Advertisement document needs to be submitted. Status- Submitted
21.	Remarks	1. Deficit Fee – Rs. 2,37,26,281/- 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. 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. 3. Corrections marked on the hard copy of online DPI need to be done. 4. Approved Layout plan on A1 size sheet (laminated) needs to be submitted. 5. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. 6. Approved Zoning plan on A1 size sheet (laminated) needs to be submitted. 7. Copy of approved Service plans and estimates needs to be submitted. 8. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.



		9. Documents relating to the entry of license and collaboration agreement in the revenue record needs to be submitted. 10. Collaboration agreement needs to be registered. 11. The land title search report needs to be submitted. 12. Documents related to Existing Allottees (Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt) needs to be submitted. 13. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. 14. Bank undertaking needs to be provided.
Asha (Asha) Chartered Accountant Deepika (Deepika) Planning Executive		
Day and Date of hearing	Monday and 10.04.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 10.04.2023 Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Sagar Gupta and Sh. Nitin Kumar are present on behalf of the promoter. The AR of the promoter seeks time to comply with the observations and also to submit a detailed representation regarding the late fee imposed. The matter to come up on 01.05.2023.		
Sanjeev Kumar Arora (Sanjeev Kumar Arora) Member, HARERA Vijay Kumar Goyal (Vijay Kumar Goyal) Member, HARERA		Ashok Sangwan (Ashok Sangwan) Member, HARERA Arun Kumar Gupta (Arun Kumar Gupta) Chairman, HARERA