

Project hearing brief under section 4

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	Provided on 12.04.2023	
	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
	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
	5 th hearing on	27.03.2023
	6 th hearing on	29.03.2023
	7 th hearing on	10.04.2023
	8 th hearing on	01.05.2023
	9 th hearing on	15.05.2023
	10 th hearing on	12.06.2023
	11 th hearing on	21.08.2023
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.	

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.

On 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.

On 26.04.2023, Representation regarding not levy penalty for delay in registration of the project due to incorrect sectoral plan is submitted.

Representation:- The authority has received an application dated 02.01.2023 for registration of Residential Plotted Colony project namely "Ramprastha City- Sector 37C & 37D" under section 4 of the Real Estate (Regulation and Development) Act, 2016. License no 128 of 2012 of Plotted Colony on land 105.402 acres in 37C & 37D, Gurugram. Layout Plan was approved vide Drg.no.DGTCP-3442 in 2012. In application for approval of demarcation plan there were several inaccuracies in Sectoral Plan (37C & 37D) like HSIIDC Nala was not shown in government approved Sectoral Plan, Boundary lines of Basai & Gadauli Kalan wrongly depicted & not as per Sizra, Positions of Khasra Nos. marked on the Sectoral Plan were not correct. Further, the internal road of 24 mtrs. was getting adversely affected.

Furthermore, at the time of application for layout plan approval, there was no HT line passing through the colony, but later, DHBVN installed HT line passing through several plots demarcated as per approved layout plan. Therefore, for HT lines, separate green corridor needs to be created on land over which HT lines is installed. Due to such flaw, licensed area to the extent of approx. 7-8 acres is getting affected. Due to inaccuracies in

Sectoral Plan, entire Layout Plan got disturbed after we had paid all dues. Due to HT lines after approval of drawings, green corridor as per norms be created afresh. It shall be noted that vide letter dated 07th April 2014, the promoter had already submitted new revised layout plan depicting the actual site position on that day.

Further the promoter stated that after getting license in 2012, they were unable to demarcate the land as per layout. It took a lot of time to determine / ascertain that inability in demarcation is caused by flaws in sectoral plan. And they were informed that revised layout plan will only be approved once sector plan gets corrected. Meanwhile, the promoter company was still in process of getting sectoral plan of the Sectors falling under said license revised, the said license got expired on 27th December 2016. On 25th January 2017, the promoter received a letter bearing Memo No. SW-670 from District Town Planner, Gurugram wherein they clarified that the current sectoral plan was incorrect, and changes has been communicated to Senior Town Planner, Gurugram vide Office Memo No. 5681 dated 06th December 2016.

Further, promoter was advised to submit revised layout plan after approval of revised sectoral plan. Copy enclosed. While promoter company was still in process of getting sectoral plan revised from the Directorate Town & Country Planning, Haryana, the Real Estate (Regulation & Development) Act, 2016 become applicable. Therefore, at that time the promoter also applied for registration of said project with Haryana Real Estate Regulatory Authority, Panchkula on 28th July 2017. Copy of Application is enclosed herewith. Further, the applicant promoter also deposited a fee of Rs. 15 Lakhs through Demand Draft bearing no. 704962 dated 31st July 2017 in favor of the Haryana Real Estate Regulatory Authority. On 01st September 2017, Directorate Town & Country Planning, Haryana vide Memo No. RCP-29-Vol.-XXII/SD(BS)/2017/21614 approved revised sectoral plan of Sector 37D, Gurugram. Copy of said memo is enclosed herewith.

In its letter having Memo no. LC-2485-PA(B)/2017/21811 dated 05th September 2017, Directorate Town & Country Planning, Haryana directed M/s Ramprastha Estate Pvt. Ltd. to pay pending EDC along with interest as per Schedule issued by the department and apply for renewal of license. Against the said letter, the promoter applicant submitted the application dated 26th September 2017 to the Director General, Town & Country Planning, Haryana to review/modify the order issued in its letter vide Memo No. LC-2485-PA(B)/2017/21811 dated 05th September 2017. On 9th November 2017, Director General, Town & Country Planning, Haryana vide Memo no. LC-2485-PA(B)/2017/28239 granted partial relief to the company and directed to pay entire EDC along with interest within 2 years.

On 03rd November 2020, the representation to Director General, Town & Country Planning, Haryana to treat the period from the date of grant of license no. 128 of 2012 till approval of revised layout plan as Zero Period due to incorrect sectoral plan. Director General, Town & Country Planning, Haryana again quashed the application for grant of relief and ordered to pay entire EDC along with interest and then get the license renewed in its order dated 13.01.2021. Then the promoter filed a revision petition before the Principal Secretary to Govt. Haryana Town & Country Planning Department, Chandigarh. Then, on 01st April 2021, the Hon'ble Principal Secretary to Govt. of Haryana, Town & Country Planning Department, Chandigarh granted them partial relief and period from date of issue of license no. 128 of 2012 i.e. 28.12.2012 to date of approval of revised sectoral plan i.e. 01.09.2017 was to be treated as "Zero Period" as far as the obligations of the licensee are concerned

qua dues and other concomitant approvals and charges as appurtenant to this license. However, said Zero period order was passed on 01st April 2021, second wave of COVID 19 Pandemic impacted the nation and the promoter stated that they lost almost four to five months i.e. up to September 2021 in recovering from the impact of COVID and remobilizing the resources. Post recovering from the impact of COVID, the company discharged its EDC liability by arranging funds from either promoter's fund and/ or by taking loan from outside lenders. As on date, no EDC amount is due against said license. Then in December 2021, the promoter company also paid off license renewal fees. Alongside the company kept on following up with the Directorate General, Town & Country Planning, Haryana to renew license. Once all the queries posed by the department were addressed and were fully satisfied, Directorate General, Town & Country Planning, Haryana granted us renewal of license no. 128 of 2012 dated 28th December 2012 vide Memo no. LC-2485-Asstt(MS)/2022/31823 dated 09th October 2022. The said license has been validated up to 27th December 2025. On 03rd November 2022, promoter applied for revision of layout cum demarcation/zoning plan to the Director General, Town & Country Planning, Haryana. Since, the last application for RERA registration got rejected due to expired license, the promoter reapplied for RERA registration only after obtaining renewal of license from DTCP, on 02nd January 2023. Hence license is already deposited the fees of Rs. 44.50 Lakhs towards registration of said project with Haryana Real Estate Regulatory Authority, Gurugram. Copy of submissions enclosed herewith.

Further, the revised layout plan has also been approved by the Directorate, Town & Country Planning, Haryana vide Memo No. ZP-1678/PA(DK)/2023/10377 dated 12th April 2023. Copy of approval attached herewith.

On 01.05.2023, Due to administrative work, the matter is adjourned to 15.05.2023.

On 15.05.2023, 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 requests for one month time for submission of the deficit documents. The matter to come up on 12.06.2023.

On 12.06.2023, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Nitin Kumar (AR) is present on behalf of the promoter. The AR of the promoter requested for one month time to comply with the deficiencies and deficit fee should be dealt separately on file and penal proceedings be initiated for non-registration. The matter to come up on 21.08.2023.

20.	Present compliance status as on 21.08.2023 of deficient documents as observed on last hearing i.e. 12.06.2023.	1. Deficit Fee - Rs. 2,37,26,281/- (Registration and processing fees of Rs. 86,12,891/- and late fees of Rs. 1,95,63,390/-)needs to be submitted. The fee is calculated on the basis of approved revised layout plan. Status- Detailed Representation submitted regarding wave off the late fees.
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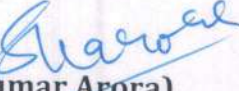
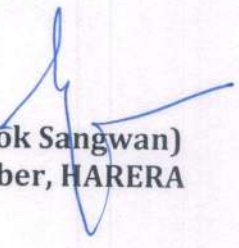
	2. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status- Not Submitted 3. Corrections marked on the hard copy of online DPI need to be done. Status- Not Submitted 4. Approved Layout plan on A1 size sheet (laminated) needs to be submitted. Status- 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. As layout plan is revised the prior written consent from 2/3rd allottees of the project needs to be submitted. Status- Not Submitted 12. 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. 13. 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. 14. The land title search report needs to be submitted. Status- Submitted
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	15. Documents related to Existing Allottees (Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt) needs to be submitted. Status- Not Submitted 16. Revised Application form, conveyance deed and Payment receipt need to be submitted in prescribed format. Status- Not Submitted 17. Cost of the land needs to be clarified according to the area applied for the registration along with annexure. Status- Submitted 18. Legible copy of COI, MOA and AOA needs to provided. Status- Submitted 19. CA certificate for non-default in payment needs to be revised. Status- Submitted 20. Bank undertaking needs to be provided. Status- Not Submitted 21. Quarterly schedule of estimated expenditure needs to be provided. Status- Submitted 22. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status- Submitted 23. CHG 1 or Non encumbrance certificate not below the rank of tehsildar needs to be submitted. Status- Submitted 24. The board resolution for operation of bank account needs to revised. Status- Submitted 25. KYC of Project proponents needs to be provided. Status- Submitted 26. Cash flow statement needs to be provided. Status- Submitted 27. REP II needs to be provided. Status- Submitted 28. CA certificate for cost incurred and to be incurred needs to be provided. Status- Submitted 29. Annual statement of the financial year 2020-21 along with independent auditor and director report needs to be provided. Status- Submitted 30. Independent auditor and director report for the financial year 2021-22 and 2019-20. Status- Submitted
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		31. Project report needs to be provided. Status- Submitted 32. Other cost and interest to financial institutions in miscellaneous cost needs to be clarified along with supporting document. Status- Submitted 33. Statement of quarterly expenditure needs to be provided. Status- Submitted 34. Affidavit of 10% auto deduct of EDC from separate account under section 4(2)(I)(D) needs to be submitted. Status- Submitted 35. Copy of paid EDC challan needs to be provided. Status- Submitted 36. CA certificate regarding proportionate the loan amount between the project. Status- Submitted 37. Draft Brochure for the project needs to be submitted. Status- Submitted 38. Draft Advertisement document needs to be submitted. Status- Submitted
21.	Remarks	1. Deficit Fee - Rs. 2,37,26,281/- (Registration and processing fees of Rs. 86,12,891/- and late fees of Rs. 1,95,63,390/-) needs to be submitted. The fee is calculated on the basis of approved revised layout plan. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 3. Corrections marked on the hard copy of online DPI need to be done. 4. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted. 5. Approved Zoning plan on A1 size sheet (laminated) needs to be submitted. 6. Copy of approved Service plans and estimates needs to be submitted. 7. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted. 8. As layout plan is revised the prior written consent from 2/3rd allottees of the project 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. Documents related to Existing Allottees (Application form, Allotment letter, builder buyer agreement,



		conveyance deed and Payment receipt) needs to be submitted. 12. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format. 13. Bank undertaking needs to be provided.
 (Asha) Chartered Accountant		 (Deepika) Planning Executive
Day and Date of hearing	Monday and 21.08.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 21.08.2023 Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Nikhil Jain (Consultant) is present on behalf of the promoter who submits that the approval of revised plan has been obtained from DTCP and shall be filing its copy along with other deficit documents and seek 6 weeks time for their submission including deficit fee. Request is allowed as last opportunity. The applicant respondent is also required to submit consent of 2/3rd allottees for revision in the plans. The matter to come up on 09.10.2023.		
 (Sanjeev Kumar Arora) Member, HARERA  (Ashok Sangwan) Member, HARERA  (Vijay Kumar Goyal) Member, HARERA  (Arun Kumar Gupta) Chairman, HARERA		

