



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

The Kingstown Heights  
RERA-GRG-PROJ-1826-2024

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	The Kingstown Heights		
2.	Name of the promoter	M/s Navraj Township Pvt. Ltd.		
3.	Nature of the project	Mix land use Colony		
4.	Location of the project	Sector- 37D, Gadoli Kalan, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	M/s Ramprastha Buildtech Pvt. Ltd. and others		
7.	Status of project	New		
8.	Whether registration applied for whole/phase	Phase		
9.	Completion date as mentioned in REP-II	01.01.2031		
10.	Online application ID	RERA-GRG-PROJ-1826-2024		
11.	License no.	120 of 2024 dated 14.08.2024 valid upto 13.08.2029		
12.	Total licensed area	6.26406 acres	Area to be registered	3.4970 acres
13.	QPR Compliances	N/A		
14.	4(2)(I)(D) Compliances	N/A		
15.	4(2)(I)(C) Compliances	N/A		
16.	Status of change of bank account (if applicable)	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances	N/A		
19.	Estimated cost of the project	Rs. 1208.05 Crs.		
20.	Expenditure Incurred	Rs. 16.79 Crs.		
21.	Expenditure to be Incurred	Rs. 1191.26 Crs.		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	120 of 2024 dated 14.08.2024	13.08.2029
	ii)	Zoning Plan Approval	DRG No. DGTCP 10448 dated 20.08.2024	N/A
	iii)	Building plan Approval	Memo no. ZP-2038/JD (RA)/2025/590 dated 07.01.2025	06.01.2030
	iv)	Environmental Clearance	Applied on 18.12.2024	
	v)	Airport Authority clearance	PALM/NORTH/B/121924/1424623 dated 15.01.2025	14.01.2033

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	vi)	Fire scheme approval	Applied on 07.01.2025
	vii)	Service plan and estimate approval	Applied on 10.01.2025
23.	<b>Fee details</b>		
		Registration fee	76951.344 * 3.50 * 10 = Rs 26,93,297/-
		Processing fee	76951.344 * 10 = Rs 7,69,513/-
		Late fee	N/A
		Total	Rs 34,62,810 /-
24.		REF amount	Rs. 5,00,000/- Rs. 29,62,810/- Total- Rs. 34,62,810/-
		REF no. and date	501300 dated 02.01.2025 501311 dated 29.01.2025
		Name of the bank issuing	ICICI Bank
		Deficient amount	Nil
25.		File Status	<b>Date</b>
		File received on	09.01.2025
		First hearing on	05.02.2025
		First notice Sent on	29.01.2025
		First reply submitted on	31.01.2025
23.	<b>Case History: -</b> The Promoter M/s Navraj Township Pvt. Ltd. has applied for the registration of real estate mix land use colony namely "The Kingstown Heights" located at Sector- 37D, Gadoli Kalan, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 85026 and RPIN-857. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1826-2024. The application for registration of project was scrutinized and the deficiency notice was issued to the promoter vide notice no. HARERA/GGM/RPIN/857 dated 29.01.2025 with an opportunity of hearing on 05.02.2025.		
24.	<b>Present compliance status as on 05.02.2025 of the deficiencies conveyed vide notice dated 29.01.2025</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:- Not done</b></li> <li>2. Corrections in the online DPI need to be done. <b>Status:- Not done</b></li> <li>3. Deficit fee Rs.29,62,810 /- need to be submitted. <b>Status:- Submitted vide DD no. 501311 dated 29.01.2025</b></li> <li>4. Approval letter and plan regarding development of project phases by the competent authority need to be submitted. <b>Status:- Submitted</b></li> <li>5. Copy of approved environment clearance needs to be submitted. <b>Status: - Applied on 18.12.2024. Receipt enclosed</b></li> <li>6. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. <b>Status: - Applied on 07.01.2025. Receipt enclosed</b></li> </ol>	



7. Copy of fire scheme approval needs to be submitted.  
**Status: - Applied on 07.01.2025. Receipt enclosed**
8. Copy of approved Airport Height clearance needs to be submitted.  
**Status:- Submitted**
9. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved site plan needs to be submitted.  
**Status:-Not submitted**
10. Natural conservation zone, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted.  
**Status:-Undertaking submitted for non- applicability**
11. Approval NOCs from the various agencies for connecting external services like road access permission needs to be submitted.  
**Status: - Undertaking submitted stating that the project is duly connected with 24 mtr. Wide internal circulation road and has proper approach to the project site from existing 24 mtr. road.**
12. Mining permission needs to be submitted.  
**Status: - Not submitted. Further, the affidavit submitted stating that the approval will be submitted within 180 days from the issuance of RC.**
13. REP-II need to be revised.  
**Status:- Revised**
14. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.  
**Status:- Submitted**
15. Project report need to be revised.  
**Status:-Revised**
16. PERT chart need to be submitted.  
**Status:- Revised**
17. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be revised.  
**Status:- Revised**
18. Draft Brochure and advertisement documents needs to be revised.  
**Status:- Revised**
19. Land cost needs to be clarified according to area apply for registration.



	<p><b>Status: - Submitted but needs to be clarified along with supporting documents. Affidavit for area/revenue sharing model with landowners needs to be submitted.</b></p> <p>20. Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. <b>Status:- Submitted</b></p> <p>21. COI needs to be provided. <b>Status:- Submitted</b></p> <p>22. CHG form needs to be submitted. <b>Status:- Affidavit for no loan submitted which states that there is no loan on the project land from any financial institution</b></p> <p>23. Loan sanction letter along with repayment and disbursement schedule needs to be provided. <b>Status:- Affidavit for no loan submitted which states that there is no loan on the project land from any financial institution</b></p> <p>24. CA certificate for non-default needs to be revised. <b>Status:-</b></p> <p>25. Original Bank undertaking needs to be submitted with the name and employee code of the authorized signatory. <b>Status:- Submitted</b></p> <p>26. Cash flow statement needs to be revised. <b>Status:- Submitted</b></p> <p>27. Others in loan and advances needs to be clarified. <b>Status:- Submitted but DPI needs to be revised</b></p> <p>28. Quarterly statement of expenditure and sources needs to be provided. <b>Status:- Submitted</b></p> <p>29. Copy of paid challan of EDC and IDC needs to be provided. <b>Status:- Submitted</b></p> <p>30. CA certificate for net worth needs to be provided. <b>Status:- Submitted</b></p> <p>31. CA certificate for expenditure incurred and to be incurred needs to be revised. <b>Status:- Submitted</b></p> <p>32. Original affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. <b>Status: - Submitted but needs to be revised as account number mentioned is mismatch with bank undertaking.</b></p>
<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in the online DPI need to be done.</p>



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	<ol style="list-style-type: none"> <li>3. Copy of approved environment clearance needs to be submitted.</li> <li>4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</li> <li>5. Copy of fire scheme approval needs to be submitted</li> <li>6. A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved site plan needs to be submitted.</li> <li>7. Mining permission needs to be submitted.</li> <li>8. Land cost needs to be clarified according to area apply for registration.</li> <li>9. Others in loan and advances needs to be clarified.</li> <li>10. Original affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be revised .</li> </ol>
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(Ashish Dubey)  
Chartered Accountant

(Prachi Singh)  
Planning Executive

Day and Date of hearing

Wednesday and 05.02.2025

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 05.02.2025

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

Sh. Ashok (AR), Sh. Kuldeep (AR) and Sh. Tejasvi (AR) are present on behalf of the promoter and seeks one week time for submission of requisite documents along with board resolution of the land owner company. Further, the AR of the land owning companies shall also attend next hearing to confirm the sharing of units.

The matter to come up on 17.02.2025.

(Ashok Sangwan)  
Member, HARERA

(Vijay Kumar Goyal)  
Member, HARERA

(Arun Kumar)  
Chairman, HARERA

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
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Act No. 16 of 2016 Passed by the Parliament  
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
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