

Hearing brief for extension of project registration u/s 7 (3)

S No.	Particulars	Details
1.	Name of the project	Skyz
2.	Name of the promotor	M/s Ramaprastha Promoters and Developers Pvt. Ltd.
3.	Nature of the project	Group Housing Colony
4.	Location of the project	Sector- 37D, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of license holder	Ramaprastha Builders Pvt. Ltd. and others
7.	Status of project	Ongoing
8.	RERA Registration No.	320 of 2017 dated 17.10.2017
9.	Validity of Registration Certificate	Valid From 17.10.2017 Valid Up to 31.03.2019.
10.	Extension validity u/s 6	122 of 2019 dated 01.04.2019 valid up to 31.03.2020 + 6 Months COVID = 30.09.2020.
11.	Continuation of registration u/s 7(3)	04 of 2021 dated 20.08.2021 valid up to 31.12.2023.
12.	Date of application u/s 7(3)	20.11.2024.
13.	Date of Completion of project.	31.12.2026.
14.	License no.	33 of 2008 dated 19.02.2008 valid up to 18.02.2025.
15.	Total license area	60.5110 Acres Area for extension of registration 7.2310 Acres
16.	Statutory approvals either applied for or obtained prior to registration.	
	S. No	Particulars
	i)	License Approval
	ii)	Revised Building Plan approval.
	iii)	Environmental Clearance
	iv)	Airport height clearance (NOC)
	v)	Revised fire scheme approval
	vi)	Service plan and estimate approval
17.	Date of commencement of project	22.03.2013
18.	Present stage of completion (%)	75%
19.	Total Project cost	Rs. 387.31 cr.
20.	Project expenditure so far	Rs. 269.15 cr.
21.	Estimated expenditure for completion so far	Rs. 118.16 cr.
22.	Details of units	Not Submitted.



Promoter Name: M/s Ramaprashta Promoters and Developers Pvt. Ltd.

Project Name - Skyz

23.	Reasons for delay	Not Submitted.
24.	QPR compliances (if any)	Submitted - Dec 18 to Sep 24.
25.	4(2)(I)(D) compliances (if any)	Submitted - For the year 2017-18 to 2023-24.
26.	Fee Details at the time of registration	
	Registration fee	1,02,016.707 X 1.75. 10 = Rs 17,85,292/- 932.497 x 1.75 x 20 =Rs 32,637/- Rs. 18,17,929/-
	Processing fee	N/A
	Late fee at the time of registration	N/A
	Total fee	Rs. 18,17,929/-
	Fee at the time of extension of registration	
	Extension fee (Half of Registration fee)	18,17,929/2 = Rs 9,08,965/-
	Processing fee	1,02,949.204 x 10 = Rs 10,29,492/-
	Late fee at the time of extension of registration	N/A
	Total fee	Rs. 19,38,457/-
	Fee at the time of Continuation of registration	
	Continuation Fee (Extension fee)* No. of Year extension required (01.10.2020 to 31.12.2023)	18,17,929/2 = Rs 9,08,965/- Rs 9,08,965*4 = Rs. 36,35,860/-
	Processing fee	1,02,949.204 x 10 = Rs 10,29,492/-
	Late fee (delay of 9 months as the promoter has applied on 12.03.2021)	(9,08,965/2) x 9 =4,54,483 x 9 = Rs. 40,90,347/-
	Total fee (a+b+c)	= 36,35,860 + 10,29,492 + 40,90,347 Rs 87,55,699/-
	Continuation Fee (Extension fee)* No. of Year extension required (01.01.2024 to 31.12.2026)	9,08,965x 3 = Rs. 27,26,895/-
	Processing fee	1,02,949.204 x 10 = Rs 10,29,492/-
	Late fee (As the promoter has applied for continuation of registration on 20.11.2024, so there is a delay of 14 months)	(Extension/2) x No of months delays. = (9,08,965/2) x 14 = 4,54,483 x 14 = Rs. 63,62,762/-
	Total fee (e+f+g)	27,26,895 + 10,29,492 + 63,62,762 = Rs 1,01,19,149/-
	Total Fee (Registration + Extension + Continuation + Continuation again)	18,17,929 + 19,38,457 + 87,55,699 + 1,01,19,149 = Rs 2,26,31,234/-
27.	DD Details	
	DD amount	1. 5,20,000/-

		2. 5,00,000/- 3. 10,20,000/- 4. 4,64,750/- 5. 12,00,000/- 6. 46,60,000/- 7. 18,60,445/- Total – 1,02,25,195 /-
	DD no. and date	1. 079054 dated 29.07.2017. 2. 079053 dated 29.07.2017. 3. 053019 dated 14.03.2019. 4. 894599 dated 12.07.2019. 5. 107405 dated 12.07.2019. 6. UTR No: UBINH21219478183 dated 07.08.2021. 7. 818946 dated 18.11.2024
	Deficit Fee/Excess Amount.	2,26,31,234 - 1,02,25,195 Rs. 1,24,06,039/-
28.	File Status	Date
	File Received on	20.11.2024
	1st deficiency notice sent on	24.12.2024
	1st Hearing	30.12.2024
	2nd Hearing	27.01.2025
	Documents submitted on	13.02.2025
Case History: The Promoter M/s Ramaprashta Promoters and Developers Pvt. Ltd. who is a developer had applied for the continuation of registration of real estate project namely "Skyz" located at Sector-37D, Gurugram under section 7(3) of the Real Estate (Regulations and Development) Act, 2016 dated 28.06.2024. The project area for the registration is 7.2310 acres and the licensed area is 60.5110 Acres of license no 33 of 2008 dated 19.02.2008 valid up to 18.02.2025. The promoter had registered the project with the Authority vide registration no. 320 of 2017 dated 17.10.2017 which was valid up to 31.03.2019 which was further extended up to 31.03.2020 + 6 Months COVID = 30.09.2020 vide extension no 122 of 2019 dated 01.04.2019. After that promoter had applied under section 7(3) for continuation of registration certificate and the same was granted vide no 04 of 2021 dated 20.08.2021 valid up to 31.12.2023. Proceedings dated: 30.12.2024. Due to non-submission of reply, the matter is adjourned to 27.01.2025. Proceedings dated: 27.01.2025. Due to non-submission of reply, the matter is adjourned to 17.02.2025		
29.	Present compliance status as on 27.01.2025 of deficient documents as observed during the last hearing dated 30.12.2024.	1. Corrections in online DPI need to be done. Status – Not Submitted. 2. Deficit fees of Rs 1,24,06,039/- needs to be submitted. Status – Not Submitted. 3. License no 33 of 2008 has been issued in favour of Ramaprashta Builders Pvt. Ltd. and others. However, renewal of license has been issued in favour of

Promoter Name: M/s Ramaprastha Promoters and Developers Pvt. Ltd.

Project Name - Skyz

	<p>Ramaprastha Promoters and Developers Pvt. Ltd. only. Same needs to be clarified.</p> <p>Status - The promoter states that as per the Hon'ble High Court order dated 20.12.2012 in company petition no 340 of 2012 connected with the company application (M) 05 of 2012 has allowed amalgamation/merger of S.A Infratech Pvt. Ltd. (Collaborator) in Ramprastha Promoters & developers Pvt. Ltd. In compliance with said order the DTCP has issued an order for change in name of license from S.A Infratech Pvt. Ltd to Ramprastha Promoters & developers Pvt. Ltd vide order Endst No LC-1608-JE(S)-20117733-17744 dated 15.09.2015.</p> <p>4. List of sold/ unsold inventory needs to be submitted with particulars mentioned in sold inventory i.e. name of customer, tower no., total sale, value of Unit, amount to be received from customer up to date i.e., 20.11.2024. Status - Submitted.</p> <p>5. DTCP has approved the phasing vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023 and existing Phase -1A having area 24.82 acres - Block H, I to Z, Convenient Shopping the OC has been obtained on different dates i.e., 13.10.2017, 30.10.2017, 13.12.2017, 13.02.2018, 13.02.2020. which is after the enactment of RERA, same needs to be clarified. Status - Not clarified. Further, promoter stated that they has not got above mentioned phasing approved vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023 from competent authority and not even submitted such drawings. Moreover, Block H, I to Z, Convenient Shopping for which OC has been obtained on different dates is not a part of this project "Skyz".</p> <p>6. Phase -5 independent phase having area 12.952 acres as per approved phasing consisting of Community centre, dispensary, Nursery schools, primary schools, High schools, community building. Status of phase 5 needs to be clarified. Status - Not clarified. Further, promoter stated that they has not got above mentioned phasing approved vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023 from competent authority.</p> <p>7. As per the RC, 7.2310 acres has been granted but in approved phasing plan the area mentioned is 3.683 acres. Same need to be clarified. Status - Not clarified. Further, promoter stated that they has not got above mentioned phasing approved vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023 from competent authority.</p> <p>8. Revalidated building plans needs to be submitted. Status - Not Submitted.</p>
--	--

	<p>9. Mutation, Title search report and aks-shjra duly certified by revenue officer six months prior to date of application needs to be submitted. Status – Not Submitted.</p> <p>10. Copy of non-encumbrance certificate certified by tehsildar of the revenue department need to be submitted on latest date. Status – Not Submitted.</p> <p>11. Copy of executed BBA, allotment letter needs to be submitted. Status – Not Submitted.</p> <p>12. Copy of draft conveyance deed need to be revised. Status – Submitted but needs to be revised.</p> <p>13. Copy of draft BBA and draft allotment letter needs to be revised. Status – Submitted but needs to be revised.</p> <p>14. PERT chart needs to be submitted. Status – Submitted.</p> <p>15. Original RC needs to be submitted. Status – Not Submitted.</p> <p>16. Copy of draft advertisement and brochure needs to be submitted. Status – Submitted but needs to be revised.</p> <p>17. Approval NOCs from the various agencies for connecting external services like water supply, storm water drainage, sewage disposal, road access permission needs to be submitted. Status – Submitted but road access permission is pending.</p> <p>18. Reason for delay in completion of the project needs to be provided. Status – Not Submitted.</p> <p>19. Site photographs for the physical status of construction needs to be submitted. Status – Not Submitted.</p> <p>20. Cost of the land amounts to Rs 502.03 lakhs needs to be clarified along with supporting documents according to the area applied for the continuation of registration i.e 7.231 acres. Status – Not Submitted.</p> <p>21. REP II dated 13.11.2024 needs to be revised as OC date is missing. As per REP II encumbrance is created in favour of Suraksha ARC 035 amounts to Rs 141.02 crores. As per audited balance sheet dated 31.03.2022, non-convertible debenture amounts to Rs 17 crore secured against the project land. NOC from lender needs to be submitted along with supporting documents. Status – Not Submitted.</p>
--	--

Promoter Name: M/s Ramaprashta Promoters and Developers Pvt. Ltd.

Project Name – Skyz

		<p>22. Independent auditors report along with audited financial statement needs to be submitted for the financial year 2022-2023 and 2023-24. Status – Not Submitted.</p> <p>23. Project Report needs to be revised as costing details not mentioned. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status – Not Submitted.</p> <p>24. Following CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date., CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. Status – Not Submitted.</p> <p>25. Bank Undertaking needs to be submitted. Status – Not Submitted.</p> <p>26. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project and undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status – Not Submitted.</p> <p>27. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules along with KYC of authorize person for operating these bank accounts. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status – Not Submitted.</p>
30.	Remarks	<p>1. Corrections in online DPI need to be done.</p> <p>2. Deficit fees of Rs 1,24,06,039/- needs to be submitted.</p> <p>3. DTCP has approved the phasing vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023 and existing Phase -1A having area 24.82 acres – Block H, I to Z, Convenient Shopping the OC has been obtained on different dates i.e., 13.10.2017, 30.10.2017, 13.12.2017, 13.02.2018, 13.02.2020. which is after the enactment of RERA, same needs to be clarified.</p> <p>4. Phase -5 independent phase having area 12.952 acres as per approved phasing consisting of Community centre, dispensary, Nursery schools, primary schools, High schools, community building. Status of phase 5 needs to be clarified.</p> <p>5. As per the RC, 7.2310 acres has been granted but in approved phasing plan the area mentioned is 3.683 acres. Same need to be clarified.</p> <p>6. Revalidated building plans needs to be submitted.</p>

Promoter Name: M/s Ramaprashta Promoters and Developers Pvt. Ltd.

Project Name – Skyz

	<ol style="list-style-type: none"> 7. Mutation, Title search report and aks-shjra duly certified by revenue officer six months prior to date of application needs to be submitted. 8. Copy of non-encumbrance certificate certified by tehsildar of the revenue department need to be submitted on latest date. 9. Copy of executed BBA, allotment letter needs to be submitted. 10. Copy of draft conveyance deed need to be revised. 11. Copy of draft BBA and draft allotment letter needs to be revised. 12. Original RC needs to be submitted. 13. Copy of draft advertisement and brochure needs to be submitted. 14. Road access permission needs to be submitted. 15. Reason for delay in completion of the project needs to be provided. 16. Cost of the land amounts to Rs 502.03 lakhs needs to be clarified along with supporting documents according to the area applied for the continuation of registration i.e 7.231 acres. 17. REP II dated 13.11.2024 needs to be revised as OC date is missing. As per REP II encumbrance is created in favour of Suraksha ARC 035 amounts to Rs 141.02 crores. As per audited balance sheet dated 31.03.2022, non-convertible debenture amounts to Rs 17 crore secured against the project land. NOC from lender needs to be submitted along with supporting documents. 18. Independent auditors report along with audited financial statement needs to be submitted for the financial year 2022-2023 and 2023-24. 19. Project Report needs to be revised as costing details not mentioned. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. 20. Following CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of net worth of promoter on latest date., CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. 21. Bank Undertaking needs to be submitted. 22. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project and undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. 23. Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules
--	---



HARERA
GURUGRAM

17

Promoter Name: M/s Ramaprashta Promoters and Developers Pvt. Ltd.

Project Name - Skyz

along with KYC of authorize person for operating these bank accounts. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

(Ashish Dubey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing

Monday and 17.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.02.2025.

Mr. Shashank Sharma, Associate Engineer Executive and Mr Ashish Dubey, Chartered Accountant briefed about the facts of the case.

None is present on behalf of the promoter.

The promoter is directed to submit reply to the pending deficiencies. A public notice regarding objections if any for continuation of the registration be issued in three news papers (One Hindi and Two English) of wide circulation. Further, the concerned AEE is directed to visit the site and submit the report. Also, the promoter is hereby restrained to create third party rights in the said project on the unsold inventory till further orders.

The matter to come up on 24.03.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA