

**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-2003-2025                        |                                                          |                         |
| 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.  | Number of units                                                          | 882 Residential units + 1 Commercial unit |                                                          |                         |
| 16.  | Total Project cost                                                       | Rs 723.09 Cr.                             |                                                          |                         |
| 17.  | Project expenditure so far                                               | Rs 329.12 Cr.                             |                                                          |                         |
| 18.  | Estimated expenditure for completion so far                              | Rs 393.97 Cr.                             |                                                          |                         |
| 19.  | 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 submitted                                            |                         |
|      |                                                                          | Revised Zoning plan approval              | Not Submitted                                            |                         |
|      | (iii)                                                                    | Layout Plan approval                      | Not Submitted                                            |                         |
|      |                                                                          | Revised Layout Plan approval              | Memo no. ZP-1678/PA(DK)/2023/10377 & Drg no. DGTCP- 9131 | 12.04.2023 & 11.04.2023 |
|      | iv)                                                                      | Environmental Clearance                   | Not applicable                                           | Not applicable          |
|      | v)                                                                       | Service plan and estimate approval        | Not submitted<br>(Applied on 06.11.2023)                 |                         |

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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16. | vi) Electrical load availability connection                                                                                                                                                                                                                                                                                                                                                                                  | Memo no. Ch-30/SE/Comm1/OLNC-HT/GGN-1/EP-207 dated 18.01.2023                                                                                                     |
|     | <b>Fee Details</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |
|     | Registration fee for plotted area                                                                                                                                                                                                                                                                                                                                                                                            | <b>Residential</b><br>4,18,352.02 x 10= Rs 41,83,520/-<br><b>Commercial</b><br>8194.06 x 20= Rs 1,63,881/-<br><b>Total= Rs 43,47,401/-</b>                        |
|     | Processing Fee                                                                                                                                                                                                                                                                                                                                                                                                               | 426546.08 x 10= Rs 42,65,461 /-                                                                                                                                   |
|     | Late fee from October 2018 to 02.01.2023 (9 half years- 50*9= 450%)                                                                                                                                                                                                                                                                                                                                                          | Rs 1,95,63,305 /-                                                                                                                                                 |
|     | <b>Note:</b> In this case, the late fee is imposed till 02.01.2023, as the promoter applied for registration under Section 4 of the Act, 2016 on 02.01.2023 itself. However, the Authority, in its direction dated 21.04.2025, rejected the application with liberty to submit a fresh application. The processing fee has been forfeited, and the balance fee will be adjusted when the promoter submits a new application. |                                                                                                                                                                   |
|     | <b>Total Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Rs 2,81,76,167/-</b>                                                                                                                                           |
| 17. | <b>DD/ RTGS Details</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                   |
|     | RTGS/DD amount                                                                                                                                                                                                                                                                                                                                                                                                               | 1. DD No. 704962 dated 31.07.2017<br>2. Refer no. 595310106 dated 01.12.2022<br>3. UTR no. UBINH24088414614 dated 28.03.2024<br>4. DD No. 818220 dated 02.07.2025 |
|     | Fees Paid                                                                                                                                                                                                                                                                                                                                                                                                                    | Rs 15,00,000/-<br>Rs 29,50,000/-<br>Rs 2,37,26,281/-<br>Rs 2,50,000/-                                                                                             |
|     | <b>Total fee paid</b>                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Rs 2,81,76,281/-</b>                                                                                                                                           |
|     | Processing fee already paid which is not considered now as the earlier application filled by the promoter was returned.                                                                                                                                                                                                                                                                                                      | Rs 42,65,471/-                                                                                                                                                    |
|     | <b>Amount paid to be considered</b>                                                                                                                                                                                                                                                                                                                                                                                          | Rs 2,84,26,281/- - Rs 42,65,471 /- = Rs 2,41,60,810/-                                                                                                             |
|     | <b>Deficit fee paid by the promoter</b>                                                                                                                                                                                                                                                                                                                                                                                      | Rs 2,81,76,167/- - Rs 2,41,60,810/- = Rs 40,15,357/-                                                                                                              |
| 18. | <b>File Status</b>                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Date</b>                                                                                                                                                       |
|     | File received on                                                                                                                                                                                                                                                                                                                                                                                                             | 04.07.2025                                                                                                                                                        |
|     | First notice Sent on                                                                                                                                                                                                                                                                                                                                                                                                         | 25.07.2025                                                                                                                                                        |
|     | 1 <sup>st</sup> hearing on                                                                                                                                                                                                                                                                                                                                                                                                   | 28.07.2025                                                                                                                                                        |
| 19. | <b>Case History: -</b><br>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 receipt no. 93863 dated 04.07.2025 and RPIN-928. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-                        |                                                                                                                                                                   |

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|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>2003-2025. 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.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/928 dated 25.07.2025 was issued to the promoter with an opportunity of being heard on 28.07.2025.</p> <p>Site visit</p> <p><b>The draft of the public notice, which was to be published by the promoter, was issued on 10.07.2025. However, the promoter has not published it till date.</b></p> <p><b>As per the directions of the Authority, the Project Engineer (PE) conducted a site visit on 23.07.2025. The project site is currently accessible via 24-meter and 60-meter-wide roads; however, the 60-meter road on one side of the site is not yet constructed, and the area demarcated for this road is encroached upon by slums. Additionally, some internal roads within the project are still incomplete. As of the date of inspection, sewerage lines are being laid in certain parts of the colony. In Block E and some other parts of the colony, demarcation has not yet been carried out, and Block E is also encroached upon by slums. Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments.</b></p> <p>The status of documents is mentioned below:</p>                                                                                                                                                                                                                                                          |
| <p><b>20.</b></p> | <p><b>Present compliance status as on 28.07.2025 of deficient documents conveyed in notice dated 25.07.2025</b></p> <ol style="list-style-type: none"> <li>1. It has come to the notice of the Authority that certain land parcels related to the project Ramprastha City, Sectors 37C &amp; 37D, Gurugram, have been provisionally attached by the Enforcement Directorate under the Prevention of Money Laundering Act, vide order dated 12.07.2025. Before further consideration of the application for registration of the project, you are directed to submit a detailed clarification on the following points:             <ol style="list-style-type: none"> <li>A) Whether the land forming part of the proposed project is subject to ED attachment or any other encumbrances.</li> <li>B) The current status of any investigations or litigation involving the project or the company.</li> <li>C) Also, provide details of any other projects of "Ramprastha" that have been attached, along with clarification regarding their respective areas.</li> </ol> </li> <li>2. Deficit Fee – Rs 40,15,357/- needs to be submitted.</li> <li>3. 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.</li> <li>4. Corrections marked on the hard copy of online DPI need to be done.</li> <li>5. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the</li> </ol> |

format provided under Annexure- C of the Rules, 2017 need to be submitted.

6. The registered collaboration/development agreement with all the landowners, along with any registered irrevocable GPA/ SPA and other relevant documents, needs to be submitted.
7. A list of plots allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the layout/ site plan needs to be submitted.
8. Approved Demarcation plan on A1 size sheet (laminated) needs to be submitted.
9. Approved Zoning plan on A1 size sheet (laminated) needs to be submitted.
10. Copy of approved Service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.,
11. Approval NOC from agency for connecting external service like construction water needs to be submitted.
12. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.
13. Booking list of residential plots sold to the allottees as on date of the application applied for registration which includes name of the allottees, plot no., plot area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted.
14. Copy of mutation, jamabandi and aks shijra for whole licensed area duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.
15. Information to revenue department regarding entry of license in the revenue record needs to be submitted.
16. Latest Land title search report for 30 years with bar enrolment no. of Advocated needs to be submitted.
17. Copy of five sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted.
18. Revised Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt need to be submitted in prescribed format.
19. Draft revised brochure & advertisement for the project needs to be submitted.
20. Cost of the land amounts to Rs 9317.02 lakhs needs to be clarified according to the area applied for the registration is 105.402 acres. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted



**Project- Ramprastha City 37C & D**  
**Temp ID- RERA-GRG-2003-2025**

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|     |         | <p>21. NOC from lender needs to be submitted. Repayment schedule needs to be revised as details of repayment after September 2023 is missing.</p> <p>22. Details of any other cost amounts to Rs 17181.32 lakhs and financial resources amounts to Rs 28768.53 lakhs from mentioned in DPI needs to be submitted.</p> <p>23. Following Original CA Certificate needs to be submitted: Revised CA Certificate of non-default dated 26.06.2025, CA Certificate of net worth, CA Certificate of REP-1 (A-II), CA Certificate of expenditure incurred and to be incurred dated 26.06.2025 and Revised CA Certificate of financial and inventory details dated 26.06.2025</p> <p>24. Original Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.</p> <p>25. Original Bank Undertaking dated 20.06.2024 needs to be submitted.</p> <p>26. Quarterly net cash flow and quarterly fund flow statement needs to be revised as source of funds do not match with DPI.</p> <p>27. Independent Auditor Report for the financial year 2023-24, 2022-23 and 2021-22 along with audited financial statement for the financial year 2023-24, and 2022-23 needs to be submitted.</p> <p>28. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.</p> <p>29. Schedule and Challan of EDC &amp; IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted.</p> |
| 21. | Remarks | No reply received till 25.07.2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

*Ashish Dubey*  
(Ashish Dubey)

Chartered Accountant

*Deepika*  
(Deepika)

Planning Executive

Day and Date of hearing

Monday and 28.07.2025

Proceeding recorded by

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 21.04.2025.

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

None is present on behalf of the promoter. Further, the promoter, vide email dated 28.07.2025, has requested an adjournment of one week.



**Project- Ramprastha City**  
**Temp ID- RERA-GRG-2003-2025**

It has come to the notice of the Authority that certain land parcels belonging to the promoter/developer (Ramprastha) have been provisionally attached by the Enforcement Directorate under the Prevention of Money Laundering Act, vide order dated 12.07.2025.

In this regard, the Authority has decided to seek the following specific information from the Enforcement Directorate:

1. The details of the land parcels belonging to the promoter/developer (Ramprastha) that have been provisionally attached under the said order.
2. Whether any of the attached land parcels are part of the promoter's application filed with HARERA, Gurugram for registration of the project "Ramprastha City 37 & 37D" under license no. 128 of 2012 dated 28.12.2012. If yes, then the specific details of such land parcels should be provided.

The matter is to come up on 01.09.2025.

(Ashok Sangwan)  
Member, HARERA

(Arun Kumar)  
Chairman, HARERA

V.I.   
(Vijay Kumar Goyal)  
Member, HARERA