

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

|          |                                                 |
|----------|-------------------------------------------------|
| Project  | Primera Premier (Primera (Tower E))             |
| Promoter | M/s Ramprastha Promoters & Developers Pvt. Ltd. |

| PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016 |                                                    |                                                                                                                                                                                                                                                                        |                                      |
|----------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| S.No                                                     | Particulars                                        | Details                                                                                                                                                                                                                                                                |                                      |
| 1.                                                       | Name of the project                                | Primera Premier (Primera (Tower E))                                                                                                                                                                                                                                    |                                      |
| 2.                                                       | Name of the license holders                        | Ramprastha Promoter and Developers Pvt. Ltd. and others                                                                                                                                                                                                                |                                      |
| 3.                                                       | Name of the promoter (BIP)                         | Ramprastha Promoter and Developers Pvt. Ltd.                                                                                                                                                                                                                           |                                      |
| 4.                                                       | Nature of the phase                                | Group Housing                                                                                                                                                                                                                                                          |                                      |
| 5.                                                       | Location of the project                            | Sector 37D, Gurugram                                                                                                                                                                                                                                                   |                                      |
| 6.                                                       | Legal capacity to act as a promoter                | Collaborator                                                                                                                                                                                                                                                           |                                      |
| 7.                                                       | Status of project                                  | New                                                                                                                                                                                                                                                                    |                                      |
| 8.                                                       | Whether registration applied for whole/Phase       | Phase                                                                                                                                                                                                                                                                  |                                      |
| 9.                                                       | Phase no. (If applicable)                          | 2                                                                                                                                                                                                                                                                      |                                      |
| 10.                                                      | Online application ID                              | RERA-GRG-1956-2025                                                                                                                                                                                                                                                     |                                      |
| 11.                                                      | License no.                                        | 12 of 2009 dated 21.05.2009                                                                                                                                                                                                                                            | Valid up to 20.05.2027               |
| 12.                                                      | Total licensed area                                | 13.156 Acres                                                                                                                                                                                                                                                           | Area to be registered<br>1.122 Acres |
| 13.                                                      | Project completion date as declared u/s 4(2)(I)(C) | 31.12.2028 (Date of OC)                                                                                                                                                                                                                                                |                                      |
| 14.                                                      | QPR Compliance (If applicable)                     | For RC no. 21 of 2018: not submitted since quarter April-June 2022 till date                                                                                                                                                                                           |                                      |
| 15.                                                      | 4(2)(I)(c) Compliance (If applicable)              | N/A                                                                                                                                                                                                                                                                    |                                      |
| 16.                                                      | 4(2)(I)(D) Compliance (If applicable)              | For RC no. 21 of 2018: Not submitted                                                                                                                                                                                                                                   |                                      |
| 17.                                                      | Status of change of bank account                   | N/A                                                                                                                                                                                                                                                                    |                                      |
| 18.                                                      | RC compliance                                      | For RC no. 21 of 2018:<br>License in favour of Ramprastha Promoters & Developers Pvt Ltd. to be submitted within 3 months (23.01.2019)<br><b>Status:</b> Renewal of license issued in favour of Ramprastha Promoters & Developers Pvt Ltd. vide order dated 13.12.2019 |                                      |
| 19.                                                      | Number of units                                    | 104 units                                                                                                                                                                                                                                                              |                                      |

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|-----|--------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|------------|
| 20. | Total Project cost                                                       |                                               | Rs. 103.77 crores                                |            |
| 21. | Project Expenditure So far                                               |                                               | Rs. 20.28 crores                                 |            |
| 22. | Estimates expenditure for completion so far                              |                                               | Rs. 83.49 crores                                 |            |
| 23. | Statutory approvals either applied for or obtained prior to registration |                                               |                                                  |            |
|     | S.N                                                                      | Particulars                                   | Validity up to                                   |            |
|     | 1.                                                                       | License Approval                              | 12 of 2009 dated 21.05.2009                      | 20.05.2027 |
|     | 2.                                                                       | Zoning Plan Approval                          | ZP-695/AD (RA)/2013/29327 dated 21.01.2013       |            |
|     | 3.                                                                       | Phasing plan approval                         | ZP-695/PA(DK)/2023/22832 dated 12.07.2023        |            |
|     | 4.                                                                       | Building plan approval                        | ZP-695/JD(BS)/2013/ 37659 dated 25.04.2013       | 24.04.2028 |
|     | 5.                                                                       | Environmental Clearance (Expansion)           | EC22BO39HR176822 dated 25.09.2022                | 24.09.2032 |
|     | 6.                                                                       | Airport Height Clearance                      | PALM/NORTH/B/111422/726383 dated 06.12.2030      |            |
|     | 7.                                                                       | Electrical load                               | Ch-113/Drg.-PLC dated 17.11.2018                 |            |
|     | 8.                                                                       | Fire scheme approval                          | FS/2020/192 dated 04.08.2020                     |            |
|     | 9.                                                                       | Service plan and estimate approval            | LC-1936-Vol-II-JE(SJ)/2021/3941 dated 18.01.2021 |            |
| 16. | Fee Details                                                              |                                               |                                                  |            |
|     | Registration fee                                                         | (11963.33 x 1.75 x 10)<br>= Rs. 2,09,358/-    |                                                  |            |
|     | Late fee                                                                 | 700% of registration fee<br>= Rs. 14,65,506/- |                                                  |            |
|     | Processing fee                                                           | 11963.33 x 10<br>= Rs. 1,19,634/-             |                                                  |            |
|     | Total fee                                                                | Rs. 17,94,498/-                               |                                                  |            |
| 17. | DD Details                                                               |                                               |                                                  |            |
|     | DD amount                                                                | Rs. 3,00,000/-                                |                                                  |            |
|     | DD no. and date                                                          | 818191 dated 15.05.2025                       |                                                  |            |
|     | Name of the bank issuing                                                 | Union Bank                                    |                                                  |            |
|     | Deficient amount                                                         | Rs. 14,94,498/-                               |                                                  |            |
|     | File Status                                                              | Date                                          |                                                  |            |



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| 18.                                                                                                                                                                                                                                                                                                                 | File received on                                                                                                                                                                                                                                                                       | 02.06.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | First notice Sent on                                                                                                                                                                                                                                                                   | 30.06.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 1 <sup>st</sup> hearing on                                                                                                                                                                                                                                                             | 30.06.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 1 <sup>st</sup> reply submitted on                                                                                                                                                                                                                                                     | 10.07.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 2 <sup>nd</sup> hearing on                                                                                                                                                                                                                                                             | 14.07.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 3 <sup>rd</sup> hearing on                                                                                                                                                                                                                                                             | 11.08.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 2 <sup>nd</sup> reply submitted on                                                                                                                                                                                                                                                     | 27.08.2025                                                      |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 4 <sup>th</sup> hearing on                                                                                                                                                                                                                                                             | 01.09.2025                                                      |                   |                        |                                                     |
| 19.                                                                                                                                                                                                                                                                                                                 | Case History: -                                                                                                                                                                                                                                                                        |                                                                 |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 1. The applicant M/s Ramprastha Promoters & Developers Pvt. Ltd. has applied on 02.06.2025 for registration of the group housing colony namely "Primera Premier (Primera (Tower E))" under section 4 of Real Estate (Regulation and Development), Act 2016.                            |                                                                 |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 2. The project pertains to 1.122 acres area falling (Tower E) under the license no. 12 of 2009 dated 21.05.2009 granted to Ramprastha Promoter and Developers Pvt. Ltd. and others for an area measuring 13.156 Acres in Sector 37D, Gurugram for development of group housing colony. |                                                                 |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | 3. As per the phasing plan dated 12.07.2023, the project is to be developed in 5 phases as mentioned below:                                                                                                                                                                            |                                                                 |                   |                        |                                                     |
|                                                                                                                                                                                                                                                                                                                     | Phase No.                                                                                                                                                                                                                                                                              | Name of the phase                                               | Area of the phase | Status of OC           | Status of registration                              |
|                                                                                                                                                                                                                                                                                                                     | Phase I                                                                                                                                                                                                                                                                                | Primera Towers A, B, C, D, Conv. Shopping, 24m & 18m wide roads | 5.5371 acres      | Received on 05.04.2023 | RC no. 21 of 2018                                   |
|                                                                                                                                                                                                                                                                                                                     | Phase II                                                                                                                                                                                                                                                                               | Primera Tower E & Community Building- 1                         | 1.122 acres       | N/A                    | Applied for registration                            |
|                                                                                                                                                                                                                                                                                                                     | Phase III                                                                                                                                                                                                                                                                              | Block 1 to 11, Community Building-2 and conv. shopping 2        | 5.4529 acres      | N/A                    | RC no. 79 of 2023 (COD- Navraj Infratech Pvt. Ltd.) |
|                                                                                                                                                                                                                                                                                                                     | Phase IV                                                                                                                                                                                                                                                                               | Nursery School 1 & 2                                            | 0.40 acres        | N/A                    | Unregistered                                        |
|                                                                                                                                                                                                                                                                                                                     | Phase V/ No phase                                                                                                                                                                                                                                                                      | EWS                                                             | 0.644 acres       | Received on 05.04.2023 | RC no. 21 of 2018                                   |
| Total                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                        | 13.156 acres                                                    |                   |                        |                                                     |
| 4. The public notice dated 15.06.2025 with respect to the application for registration of the project submitted by the promoter was issued in The Financial express (English), and Dainik Bhaskar (Hindi). No objection is received in the Authority till date.                                                     |                                                                                                                                                                                                                                                                                        |                                                                 |                   |                        |                                                     |
| 5. Further, it has come to the notice of the Authority through press release dated 12.07.2025 that Directorate of Enforcement (ED), Gurugram Zonal Office has provisionally attached immovable properties worth Rs. 681.54 Crore belonging to M/s Ramprastha Promoters & Developers Pvt. Ltd. (RPDPL) and its group |                                                                                                                                                                                                                                                                                        |                                                                 |                   |                        |                                                     |

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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companies under the provisions of the Prevention of Money Laundering Act (PMLA), 2002 in a case of cheating various homebuyers in various projects. Also, Directorate of Enforcement, Gurugram Zonal Office has arrested Arvind Walia and Sandeep Yadav, both Directors and majority shareholders of M/s Ramprastha Promoters & Developers Pvt. Ltd. on 21.07.2025.

6. Accordingly, the Authority requested to the ED to provide complete details of the provisionally attached land parcels of Ramprastha, including Khasra no., village name, sector, area & ownership details at earliest vide letter no. PA/Secy/HARERA/GGM/2025/305 dated 01.08.2025.

7. Proceeding dated 11.08.2025:

*Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.*

*None is present on behalf of the promoter.*

*It has come to the notice of the Authority through press release dated 12.07.2025 that Directorate of Enforcement (ED), Gurugram Zonal Office has provisionally attached immovable properties worth Rs. 681.54 Crore belonging to M/s Ramprastha Promoters & Developers Pvt. Ltd. (RPDPL) and its group companies under the provisions of the Prevention of Money Laundering Act (PMLA), 2002 in a case of cheating various homebuyers in various projects.*

*In view of the above, the office is directed to seek clarification from the Enforcement Directorate whether any of the attached land parcels are a part of the present application for registration dated 02.06.2025 pertaining to the license no. 12 of 2009 dated 21.05.2009.*

*The matter is to come up on 01.09.2025.*

8. Accordingly, another letter to provide complete details of the provisionally attached land parcels of Ramprastha, including Khasra no., village name, sector, area & ownership details at earliest is sent to EC vide letter no. PA/Secy/HARERA/GGM/2025/319 dated 26.08.2025.

9. No reply from ED with respect to letter dated 01.08.2005 and 26.08.2025 is received till date.

10. A request for adjournment for three weeks is received from the AR of the promoter vide email dated 31.08.2025.

11. The replies dated 10.07.2025 and 27.08.2025 submitted by the promoter have been examined and the status of remaining deficiencies is as follows:

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| <b>20. Present compliance status as on 01.09.2025 of deficient documents as conveyed on 30.06.2025</b> | <p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.<br/><b>Status: Not submitted</b></p> <p>2. Corrections in online DPI need to be done.<br/><b>Status: Not submitted</b></p> <p>3. It is noted that license no. 12 of 2009 dated 21.05.2009 is granted by DTCP in favour of Ramprastha Promoter</p> |
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|  |  | <p>and Developers Pvt. Ltd. and others. The legal capacity of the applicant to act as the promoter/ collaborator of the project needs to be clarified. An acknowledgement from the licensing authority, i.e. DTCP regarding the right of the applicant to act as a collaborator in the project needs to be submitted.</p> <p><b>Status: It is noted that the renewal of license is issued by DTCP in favour of Ramprastha Promoters &amp; Developers Pvt Ltd. vide order dated 13.12.2019.</b></p> <p>4. It is noted that the project pertains to license no. 12 of 2009 dated 21.05.2009 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to clarify the status of advertisement, marketing, booking, sale and offer to sale made in any manner with respect to license no. 12 of 2009.</p> <p><b>Status: Promoter submitted an affidavit through authorized signatory stating that the promoter neither advertised marketed, booked, sold, nor offered for sale any units in the project and no money has been received by the promoter in relation to the said project.</b></p> <p>5. Deficit fee of Rs. 14,94,498/- needs to be paid.</p> <p><b>Status: Not paid</b></p> <p>6. It is noted that collaboration agreement dated 14.12.2007 executed between the applicant and the license holder is revocable and can be terminated in terms of Article 5 of the collaboration agreement. This needs to be clarified.</p> <p><b>Status: Promoter submits that the right to terminate is limited and is not granted to the owners.</b></p> <p>7. Right to advertise/ market the project and raise funds in respect thereof by the applicant needs be clarified.</p> <p><b>Status: Not submitted</b></p> <p>8. 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</p> |
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|  | <p>the format provided under Annexure- C of the Rules, 2017 need to be submitted.</p> <p><b>Status: Submitted the details of cases pending before NCDRC, DCDRC and RERA.</b></p> <p>9. List of sold/ unsold inventory of the project (including unit no., tower no., carpet area, customer name, total consideration, amount realised, amount yet to be realised) needs to be submitted. If sold, CA certificate with respect to the same needs to be submitted.</p> <p><b>Status: Promoter submitted an affidavit through authorized signatory stating that the promoter neither advertised marketed, booked, sold, nor offered for sale any units in the project and no money has been received by the promoter in relation to the said project. Further, submitted the details of carpet area of the units.</b></p> <p>10. Phasing plan of the project needs to be resubmitted on A1 size sheet.</p> <p><b>Status: Submitted</b></p> <p>11. NOCs for drinking water supply, sewerage connection and storm water drainage from the concerned authorities need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>12. Draft allotment letter, payment plan and BBA and conveyance deed need to be revised. Payment plan needs to be revised.</p> <p><b>Status: Draft construction linked payment plan as per option provided in the allotment letter needs to be submitted. BBA needs to be resubmitted as per prescribed format.</b></p> <p>13. PERT chart of the project needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>14. Draft brochure and advertisement material need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>15. Cost of the land amounts to Rs 221.98 lakhs needs to be clarified according to the area applied for the registration is 1.522 acres along with the supporting documents. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> <p><b>Status: Not submitted</b></p> |
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|  | <p>16. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.<br/><b>Status: Not submitted</b></p> <p>17. Repayment schedule and NOC from lender needs to be submitted.<br/><b>Status: Submitted but repayment schedule needs to be submitted and NOC from lender dated 17.07.2025 needs to be revised.</b></p> <p>18. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised as mismatched master account number mentioned.<br/><b>Status: Submitted</b></p> <p>19. Original Bank Undertaking needs to be submitted.<br/><b>Status: Submitted but bank undertaking dated 17/07/2025 needs to be revised as Free A/c no. and project name is missing.</b></p> <p>20. Following Original CA Certificate needs to be submitted:<br/>(i) CA Certificate of non-default in debt and statutory liabilities,<br/>(ii) CA Certificate of net worth on latest date,<br/>(iii) CA Certificate of REP-1 (A-H), and<br/>(iv) CA Certificate of expenditure incurred and to be incurred.<br/><b>Status: Submitted but Original CA Certificate of non-default &amp; REP- 1 dated 24.08.2025, Original CA Certificate of expenditure incurred and to be incurred dated 24.08.2025 and Original CA Certificate of net worth on latest date needs to be submitted</b></p> <p>21. Independent Auditors Report for the financial year 2023-24, 2022-23 and 2021-22 needs to be submitted. Audited financial statement for the financial year 2023-24 and 2022-23 needs to be submitted.<br/><b>Status: Not submitted</b></p> <p>22. Project Report needs to be revised.<br/><b>Status: Submitted</b></p> |
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|     |         | <p>23. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.<br/> <b>Status: Submitted but details of source of funds amounts to Rs 1768.52 lakhs from loan from banks or financial institution and Rs 509.50 lakhs from Others (Equity etc.) needs to be submitted.</b></p> <p>24. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of authorize signatories needs to be submitted. Certificate of Incorporation, KYC of Architect, Engineer, CA, MEP and Proof Consultant needs to be submitted.<br/> <b>Status: Submitted but Certificate of Incorporation needs to be submitted. Further promoter has submitted Certificate of Registration of Regional Director order of Change of State.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 21. | Remarks | <p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.<br/> <b>Status: Not submitted</b></p> <p>2. Corrections in online DPI need to be done.<br/> <b>Status: Not submitted</b></p> <p>3. It is noted that license no. 12 of 2009 dated 21.05.2009 is granted by DTCP in favour of Ramprastha Promoter and Developers Pvt. Ltd. and others. The legal capacity of the applicant to act as the promoter/ collaborator of the project needs to be clarified. An acknowledgement from the licensing authority, i.e. DTCP regarding the right of the applicant to act as a collaborator in the project needs to be submitted.<br/> <b>Status: It is noted that the renewal of license is issued by DTCP in favour of Ramprastha Promoters &amp; Developers Pvt Ltd. vide order dated 13.12.2019.</b></p> <p>4. It is noted that the project pertains to license no. 12 of 2009 dated 21.05.2009 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to clarify the status of advertisement, marketing, booking, sale and offer to sale made in any manner with respect to license no. 12 of 2009.</p> |



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|  | <p><b>Status:</b> Promoter submitted an affidavit through authorized signatory stating that the promoter neither advertised marketed, booked, sold, nor offered for sale any units in the project and no money has been received by the promoter in relation to the said project.</p> <p>5. Deficit fee of Rs. 14,94,498/- needs to be paid.<br/><b>Status:</b> Not paid</p> <p>6. It is noted that collaboration agreement dated 14.12.2007 executed between the applicant and the license holder is revocable and can be terminated in terms of Article 5 of the collaboration agreement. This needs to be clarified.<br/><b>Status:</b> Promoter submits that the right to terminate is limited and is not granted to the owners.</p> <p>7. Right to advertise/ market the project and raise funds in respect thereof by the applicant needs be clarified.<br/><b>Status:</b> Not submitted</p> <p>8. 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 format provided under Annexure- C of the Rules, 2017 need to be submitted.<br/><b>Status:</b> Submitted the details of cases pending before NCDRC, DCDRC and RERA.</p> <p>9. Draft allotment letter, payment plan and BBA and conveyance deed need to be revised. Payment plan needs to be revised.<br/><b>Status:</b> Draft construction linked payment plan as per option provided in the allotment letter needs to be submitted. BBA needs to be resubmitted as per prescribed format.</p> <p>10. Cost of the land amounts to Rs 221.98 lakhs needs to be clarified according to the area applied for the registration is 1.522 acres along with the supporting documents. Additionally, an affidavit outlining the area-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted.</p> |
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|  | <p><b>Status: Not submitted</b></p> <p>11. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>12. Repayment schedule and NOC from lender needs to be submitted.</p> <p><b>Status: Submitted but repayment schedule needs to be submitted and NOC from lender dated 17.07.2025 needs to be revised.</b></p> <p>13. Original Bank Undertaking needs to be submitted.</p> <p><b>Status: Submitted but bank undertaking dated 17/07/2025 needs to be revised as Free A/c no. and project name is missing.</b></p> <p>14. Following Original CA Certificate needs to be submitted:</p> <p>(i) CA Certificate of non-default in debt and statutory liabilities,</p> <p>(ii) CA Certificate of net worth on latest date,</p> <p>(iii) CA Certificate of REP-1 (A-H), and</p> <p>(iv) CA Certificate of expenditure incurred and to be incurred.</p> <p><b>Status: Submitted but Original CA Certificate of non-default &amp; REP- 1 dated 24.08.2025, Original CA Certificate of expenditure incurred and to be incurred dated 24.08.2025 and Original CA Certificate of net worth on latest date needs to be submitted</b></p> <p>15. Independent Auditors Report for the financial year 2023-24, 2022-23 and 2021-22 needs to be submitted. Audited financial statement for the financial year 2023-24 and 2022-23 needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>16. Quarterly net cash flow, quarterly estimated expenditure and quarterly fund flow statement needs to be submitted.</p> <p><b>Status: Submitted but details of source of funds amounts to Rs 1768.52 lakhs from loan from banks or financial institution and Rs 509.50 lakhs from Others (Equity etc.) needs to be submitted.</b></p> <p>17. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 along with</p> |
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|----------|-------------------------------------------------|
| Project  | Primera Premier (Primera (Tower E))             |
| Promoter | M/s Ramprastha Promoters & Developers Pvt. Ltd. |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | <p>KYC of authorize signatories needs to be submitted. Certificate of Incorporation, KYC of Architect, Engineer, CA, MEP and Proof Consultant needs to be submitted.</p> <p><b>Status: Submitted but Certificate of Incorporation needs to be submitted. Further promoter has submitted Certificate of Registration of Regional Director order of Change of State.</b></p> |
| <p><i>Onleave</i><br/> <b>(Ashish Dubey)</b><br/> Chartered Accountant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <p><i>(Signature)</i><br/> <b>(Neeraj Gautam)</b><br/> Associate Architectural Executive</p>                                                                                                                                                                                                                                                                               |
| Day and Date of hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Monday and 01.09.2025                                                                                                                                                                                                                                                                                                                                                      |
| Proceeding recorded by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Ram Niwas                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PROCEEDINGS OF THE DAY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Ar. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the project.</p> <p>None appeared on behalf of the promoter. A request of adjournment for three weeks is received vide email dated 31.08.2025.</p> <p>A reminder seeking clarification regarding whether any of the attached land parcels are a part of the present application for registration dated 02.06.2025 pertaining to the license no. 12 of 2009 dated 21.05.2009 be issued to the Enforcement Directorate.</p> <p>The matter to come up on 13.10.2025</p> |  |                                                                                                                                                                                                                                                                                                                                                                            |
| <p><i>v.i</i><br/> <b>(Vijay Kumar Goyal)</b><br/> Member, HARERA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <p><i>(Signature)</i><br/> <b>(Arun Kumar)</b><br/> Chairman, HARERA</p>                                                                                                                                                                                                                                                                                                   |

