

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)	Not applicable		
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)	Not applicable		
14.	4(2)(I)(D) Compliance (If applicable)	Not applicable		
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 (Applied on 06.11.2023)	

	vi)	Electrical load availability connection	Memo no. Ch-30/SE/Comml/OLNC-HT/GGN-1/EP-207 dated 18.01.2023
16.	Fee Details		
	Registration fee for plotted area		Residential 4,18,352.02 x 10= Rs 41,83,520/- Commercial 8194.06 x 20= Rs 1,63,881/- Total= Rs 43,47,401/-
	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 /-
	Note: 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.		
	Total Fee		Rs 2,81,76,167/-
17.	DD/ RTGS Details		
	RTGS/DD amount		1. DD No. 704962 dated 31.07.2017 2. Refer no. 595310106 dated 01.12.2022 3. UTR no. UBINH24088414614 dated 28.03.2024 4. DD No. 818220 dated 02.07.2025
	Fees Paid		Rs 15,00,000/- Rs 29,50,000/- Rs 2,37,26,281/- Rs 2,50,000/-
	Total fee paid		Rs 2,81,76,281/-
	Processing fee already paid which is not considered now as the earlier application filled by the promoter was returned.		Rs 42,65,471/-
	Amount paid to be considered		Rs 2,84,26,281/- - Rs 42,65,471 /- = Rs 2,41,60,810/-
	Deficit fee paid by the promoter		Rs 2,81,76,167/- - Rs 2,41,60,810/- = Rs 40,15,357/-
18.	File Status		Date
	File received on		04.07.2025
	First notice Sent on		25.07.2025
	1st hearing on		28.07.2025
	2nd hearing on		01.09.2025
19.	Case History:- The promoter M/s Ramprastha Estates Pvt. Ltd. who is a Collaborator applied for the registration of real estate project namely "Ramprastha City Sector 37C & 37D" Sector 37C & 37D, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016 vide receipt no. 93863 dated 04.07.2025 and RPIN-928. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-		

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.

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.

Site visit

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.

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 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.

As per the directions of the Authority, the PE & CA 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. Further, 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.

On 28.07.2025, 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.

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.

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.

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.

However, no reply has been received from the ED till date. Further, the promoter has also not submitted any reply to the deficiency notice that was issued on 25.07.2025.

The status of documents is mentioned below:

20.	Present compliance status as on 01.09.2025 of deficient documents conveyed in last hearing dated 28.07.2025	1. It has come to the notice of the Authority that certain land parcels related to the project Ramprastha City, Sectors 37C & 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: A) Whether the land forming part of the proposed project is subject to ED attachment or any other encumbrances. B) The current status of any investigations or litigation involving the project or the company. C) Also, provide details of any other projects of "Ramprastha" that have been attached, along with clarification regarding their respective areas. 2. Deficit Fee – Rs 40,15,357/- needs to be submitted. 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. 4. Corrections marked on the hard copy of online DPI need to be done. 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 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
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 	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 21. NOC from lender needs to be submitted. Repayment schedule needs to be revised as details of repayment after September 2023 is missing. 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. 23. Following Original CA Certificate needs to be submitted: Revised CA Certificate of non-default dated 26.06.2025,
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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
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		CA Certificate of net worth, CA Certificate of REP-1 (A-H), 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 24. Original Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. 25. Original Bank Undertaking dated 20.06.2024 needs to be submitted. 26. Quarterly net cash flow and quarterly fund flow statement needs to be revised as source of funds do not match with DPI. 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. 28. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. 29. Schedule and Challan of EDC & 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.
21.	Remarks	No reply received till 29.08.2025.
<i>On leave</i> (Ashish Dubey) Chartered Accountant		<i>Deepika</i> (Deepika) Planning Executive
Day and Date of hearing		Monday and 01.09.2025
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 01.09.2025. Ms. Deepika, Planning Executive briefed about the facts of the project. None appeared on behalf of the promoter. A request of adjournment for three weeks is received vide email dated 31.08.2025. A reminder seeking clarification regarding whether any of the attached land parcels are a part of the present application for registration dated 04.07.2025 pertaining to the license no. 128 of 2012 dated 28.12.2012 be issued to the Enforcement Directorate. The matter is to come up on 13.10.2025.		
<i>V. I. 3</i> (Vijay Kumar Goyal) Member, HARERA		<i>Arun Kumar</i> (Arun Kumar) Chairman, HARERA