Promoter Name: M/s Kiwi Land and Housing Pvt. Ltd.
Project Name: Rama Homes

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6		
S.No.	**Particulars**	**Details**
1.	**Name of the project**	Rama Homes
2.	**Name of the promotor**	M/s Kiwi Land and Housing Pvt. Ltd.
3.	**Brief of the promoter company**	M/s Kiwi Land and Housing Private Limited is an active, unlisted company incorporated on April 1, 2008, specializing in the construction and real estate sector. The firm is spearheaded by its key promoters and directors, Virender Verma and Surender Verma. Financially, it operates with a substantial authorized share capital of ₹3,00,00,000 (₹3.00 Crore), which is fully matched by its paid-up capital of ₹3,00,00,000. Registered under CIN U45200DL2008PTC176183, its primary corporate office is located at Fateh Nagar, Jail Road, New Delhi.
4.	**Nature of the project**	Affordable Group Housing colony.
5.	**Location of the project**	Sector-89, Gurugram.
6.	**Legal capacity to act as a promoter**	License holder
7.	**Name of the license holder**	M/s Kiwi Land and Housing Pvt. Ltd.
8.	**Name of the Collaborator**	N/A
9.	**Whether registration applied for whole**	Whole.
10.	**Status of project**	New
11.	**Online Application ID**	RERA-GRG-2246-2026
12.	**Date of completion of project as per REP-II/4(2)(l)(c)**	11.08.2027
13.	**QPR Compliance (RC No. 17 of 2022)**	Submitted for June 2022 – March 2026
14.	**4(2)(l)(d) Compliance (RC No. 17 of 2022)**	Submitted for financial year 2022-23 to 2024-25
15.	**4(2)(l)(c) compliance**	N/A

16.	**Status of change of bank accounts**	N/A		
17.	**Compliance of RC Conditions**	Approved environmental clearance- Submitted within delay of 3 months. Approved service plan and estimates- Submitted dated 14.05.2026. Fire scheme approval- Submitted within delay of 2 months. Power line shifting NOC- Not Submitted Tree Cutting Permission- Submitted within time period.		
18.	**Details of proceedings pending against the project**	RERA-GRG-4474-2022: Non-Compliance of RC Conditions		
19.	**License no.**	49 of 2021 dated 12.08.2021		Valid up to 11.08.2026
20.	**Total licensed area**	5.15625 Acres	**Area to be registered**	5.15625 Acres
21.	**RC No**	17 of 2022 dated 21.02.2022 valid up to 11.08.2026		
22.	**Fee Details**			
	Registration fee	**Residential** =45697.79 *2.37*10 =Rs 10,83,038/- **Commercial** 2921.3198 * 1.75 *20 =Rs 1,02,247/- **Total: Rs 11,85,285/-**		
	Processing fee	48619.10875 * 10 = Rs 4,86,192/-		
	Extension Fee (Half of Registration fee)	10,85,285/2 Rs. 5,92,643/-		
	Processing fee for extension	48619.10875 * 10 = Rs 4,86,192/-		
	Late fee	N/A		
	Total fee	**Rs 27,50,312/-**		
	DD amount submitted at the time of registration.	Rs 15,70,195/-		
	DD No. and Date	008248 dated 05.01.2022		
	DD submitted at the time of extension.	Rs 10,55,723/- Rs 1,24,400/-		
	DD details submitted for extension of registration	009365 dated 07.05.2026 009370 dated 15.06.2026		
	Total Fee Deposited	Rs 27,50,318/-		
	Deficit amount	**Nil (Excess Rs 6/-)**		

23.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	49 of 2021 dated 12.08.2021	11.08.2026
	ii)	**Building plan Approval**	ZP-1494/SD(DK)/2021/33339 dated 30.12.2021	29.12.2026
	iv)	**Environmental Clearance**	SEIAA/HR/2022/172 dated 16.08.2022	15.08.2032
	v)	**Airport height clearance**	AAI/RHQ/NR/ATM/NOC/2022/66/257-260 dated 31.01.2022 valid upto 30.01.2030	
	vi)	**Fire scheme approval**	FS/2022/142 dated 06.07.2022	
	vii)	**Service plan and estimate approval**	LC-4172/ JE(SJ)/2026/16652 dated 14.05.2026	
	viii)	**Electricity load availability connection**	Ch-18/CE/DELHI/OLNC-HT/GGN-I/EP-346 dated 08.05.2023	
24.	**Reasons for delay**		NGT ban on construction activities, prolonged global economic downturn and market recession	
25.	**Total Project Cost**		Rs 207.69 crs	
26.	**Expenditure Incurred**		Rs 135.34 crs	
27.	**Expenditure to be incurred**		Rs 72.35 crs	
28.	**Construction Cost per sqft.**		Rs 1625.61 per sqft.	
29.	**Construction Cost of Commercial 1 & 2**		Commercial 1: Rs 2216 per sqft. Commercial 2: Rs 2945.80 per sqft.	
30.	**No. of Towers**		4 Residential Towers & 2 Commercial Block	
31.	**Total Units**		716 Residential units & 76 Commercial units Tower 1: 194 Residential units (G+24) Tower 2: 194 Residential units (G+24) Tower 3: 194 Residential units (G+24) Tower 4: 134 Residential units (G+16)	
32.	**Sold Units**		714 units	
33.	**Unsold Units**		2 units	
34.	**Total Sale Consideration of Sold Unit**		Rs. 186.21 Crs.	
35.	**Sale Consideration received**		Rs. 149.36 Crs.	
36.	**Closing balance of RERA A/c (As per latest QPR on 31.03.2026)**		Nil	
37.	**File Status**		**Date**	
	Project received on		08.05.2026	

	First notice sent on	29.05.2026
	First hearing on	01.06.2026 (adjourned)
	Second hearing on	15.06.2026 (adjourned)
	Third hearing on	30.06.2026
	Fourth hearing on	06.07.2026
38.	**Case History:** An application for extension of registration of affordable group housing colony namely "Rama Homes" situated at Sector-89, Gurugram, Haryana being developed by M/s Kiwi Land and Housing Pvt. Ltd. was submitted on 08.05.2026 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 49 of 2021 dated 12.08.2021 valid up to 11.08.2026 for area admeasuring 5.15625 acres and the project had been registered with the Authority vide 17 of 2022 dated 21.02.2022 valid up to 11.08.2026. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 29.05.2026 and an opportunity of hearing was scheduled on 01.06.2026. On 01.06.2026, The matter is adjourned and to come up on 15.06.2026. **On 22.05.2026, the promoter has submitted the public notice in three newspapers, two English, "The Times of India", "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 16.05.2026 as per the directions of Authority. Objections to be filed till 29.05.2026. No objections received in the Authority.** On 15.06.2026, The matter is adjourned and to come up on 30.06.2026. **As per the directions of the authority, the PE along with CA conducted a site visit on 25.06.2026** and it was observed that the project is situated in Sector-89 and is presently accessible through a 3-karam revenue rasta. A 24-metre-wide proposed road is also passing through the project site, which is to be developed by the promoter. Further, as per the approved site plan, an LT line was shown crossing the project land. However, during the site visit, it was observed that the said LT line has already been shifted and is no longer passing through the project site. At present, the project comprises four residential towers (Towers 1, 2, 3, and 4) and two commercial blocks. The structural work of Towers 1, 2, and 3 has been completed. These towers, comprising 3 BHK units, have been constructed up to 24 floors. Tower 4, comprising 1 BHK units, has been constructed up to the 11th floor, while construction of the remaining five floors is still pending. Construction of the commercial blocks has not yet commenced, and the area earmarked for the same is presently lying vacant. It was further observed that the essential infrastructure services, including water supply, sewerage, storm water drainage, and electricity, have been assured by the respective competent authorities. The structure work for STP has also been completed.

	Moreover, the service plans and estimates have been approved vide approval dated 14.05.2026, compliance of which was one of the registration certificate conditions imposed at the time of grant of registration. **Proceedings dated 30.06.2026.** Ms. Nikita Mittal, Planning Executive briefed about the facts of the project. Sh. Praveen Soni (Liaisoner) is present on behalf of the promoter and unable to explain the details of the project. It is observed that the present application pertaining to the project namely "Rama Homes" has been filed under Section 6 of the Real Estate (Regulation and Development) Act, 2016 on 08.05.2026, seeking extension of the project's registration for a period of one year on account of non-completion of the project. Since the representative present on behalf of the promoter was unable to satisfactorily explain the status of the project and the reasons for the delay in its completion, the Director/Managing Director of the promoter company is directed to appear before the Authority on the next date of hearing along with a comprehensive action plan indicating the timeline for completion of the remaining development works in the project. The matter to come up on 06.07.2026. The status of documents after scrutiny of the reply dated 23.06.2026 is mentioned below:	
39.	**Present compliance status as on 30.06.2026 of deficiencies conveyed dated 29.05.2026.**	1. Correction in online DPI needs to be done. **Status: Submitted but needs to be revised.** 2. Original RC needs to be submitted. **Status: Submitted** 3. Deficit Fee of Rs 1,24,394/- needs to be submitted. **Status: Submitted Rs. 1,24,400/- vide DD No. 009370 dated 15.06.2026.** 4. Project report needs to be submitted. **Status: Submitted but needs to be revised.** 5. Approved Service Plan and Estimates needs to be submitted. **Status: Submitted** 6. As LT Line is going through the project, power line shifting NOC needs to be submitted. **Status: The promoter has submitted a cost estimate for shifting of LT Line crossing over the project land. During site visit, it was observed that the said LT line has been shifted and is no longer passing through the project site.**

		7. An explanatory note setting out the reasons for delay (with supporting documents) in completion of the project along with photographs of the site needs to be submitted. **Status: Submitted** 8. List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted** 9. List of the unsold units as on date of the application for extension of registration which includes unit no. and unit area needs to be provided. **Status: Submitted** 10. Copy of 5 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted whereas copy of executed application forms and conveyance deed needs to be submitted.** 11. Road access permission needs to be submitted. **Status: The promoter states that that site is already connected with 24 mtr. wide sector road passing through the project land.** 12. The promoter shall submit a duly notarized affidavit from the Managing Director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted** 13. PERT chart specifying date of completion needs to be submitted. **Status: Not Submitted**

		14. Draft Brochure and advertisement document needs to be submitted. **Status: Submitted** 15. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 18864.25 lakhs, whereas as per the DPI, it is Rs 20693.77 lakhs. **Status: Not Submitted** 16. Details of financial resources amounts to Rs 2514.08 lakhs from Loan from Other Sources mentioned in DPI needs to be submitted along with supporting documents. **Status: Submitted. Promoter has submitted Revised DPI along with loan sanction agreement.** 17. REP II 06.05.2022, needs to be revised as OC & CC date is missing. **Status: Submitted** 18. Original non-encumbrance certificate not below the rank of tehsildar dated on latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but NOC from the lender and repayment schedule needs to be submitted.** 19. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project. CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities on latest date, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but Original CA Certificate of non-default dated 15.06.2026, Revised CA Certificate of expenditure incurred dated**

		15.06.2026 as costing details does not match with DPI, CA Certificate of financial and inventory details of the project and CA Certificate of net worth of promoter on latest date needs to be submitted. 20. Original Bank Undertaking needs to be submitted. **Status: Submitted** 21. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted but statement of quarterly expenditure needs to be revised as incurred costing does not match with DPI.** 22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 23. Challan and Schedule of payment of EDC for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted in original. **Status: Submitted** 24. Bank Statement of RERA Accounts for the month of March 2026 needs to be submitted. **Status: Submitted**
40.	**Remarks**	1. Correction in online DPI needs to be done. 2. Project report needs to be revised. 3. Copy of 5 executed application form, conveyance deed needs to be submitted. 4. PERT chart specifying date of completion needs to be submitted. 5. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 18864.25 lakhs, whereas as per the DPI, it is Rs 20693.77 lakhs. 6. Original CA Certificate of non-default dated 15.06.2026, Revised CA Certificate of expenditure

		incurred dated 15.06.2026 as costing details does not match with DPI, CA Certificate of financial and inventory details of the project and CA Certificate of net worth of promoter on latest date needs to be submitted.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 40. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 06.07.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 06.07.2026.

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

Sh. Virender Verma (AR), Sh. Praveen Soni (AR), and Sh. Kamal Kant Soni (AR) are present on behalf of the promoter and submits that the construction activities at the project site are under process and that the promoter remains committed to completing the project and handing over possession of the units to the respective allottees at the earliest. They further submitted that the delay in completion of the project has occurred due to various unavoidable circumstances, including force majeure events, restrictions imposed by the National Green Tribunal (NGT) from time to time, the impact of the COVID-19 pandemic, shortage of labour, prolonged global economic downturn and market recession and other operational challenges. In view of these circumstances, the Director of the promoter company requests the Authority to further grant an extension of the registration of project.

The Authority considered the submissions made by the promoter and examined the records available on file. It has been observed that the project was previously registered vide Registration Certificate No. 17 of 2022 dated 21.02.2022, which remains valid up to 11.08.2026. However, despite the subsistence of the said registration, the construction of the project has not yet been completed as on date.

Further, the Authorized Representative of the promoter states that the project is approximately 60% completed as on date. The Authority observes that the amount collected from the allottees does not appear to be commensurate with the stage of development of the project at the site. In view of the above facts, in the interest of the allottees and considering that the present project is an Affordable Group Housing, the Authority hereby decides that a forensic auditor be appointed to conduct the forensic audit of the said project and promoter is directed to submit the requisite data to forensic auditor within period of one week after the appointment of the same and cost of the forensic audit is to be borne by the promoter. In view of the above, the office is directed to initiate the necessary steps to ensure with the compliance of the aforesaid directions.

After due consideration of the facts and circumstances of the case, the Authority approves the promoter's request for a further extension of the project registration, subject to the submission of the deficit documents mentioned at Sr. No. 40 above. The extension certificate shall be issued only after the promoter submits all the requisite documents before the Authority.

(Arun Kumar)
Chairman, HARERA