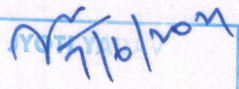




Project hearing brief

SN	Particulars	Details		
1.	Name of the project	Brahma City		
2.	Name of the promotor	M/s Brahma City Pvt Ltd		
3.	Nature of the project	Plotted colony		
4.	Location of the project	Sector 60, 62, 63 & 65, Gurugram		
5.	Legal capacity	Collaborator		
6.	Name of the license holder	Tejpal, Dal chand, Chiman Lal and others		
7.	Name of the collaborator	M/s Brahma City Pvt Ltd		
8.	Status of project	Ongoing		
9.	Whether registration applied for whole/ phase	Phase		
10.	Online application ID	RERA-GRG-PROJ-867-2021		
11.	License no.	64 of 2010 dated 21.08.2010	Valid upto 21.08.2018	
12.	Total licensed area	141.668 Acres	Area to be registered	48.00 Acres
13.	Statutory approvals either applied for or obtained prior to registration			
	i)	License Approval	Date of approval	Validity upto
			64 of 2010 dated 21.08.2010	21.08.2018
	ii)	Zoning Plan Approval	07.07.2017	
	iii)	Layout plan Approval	07.07.2017	
	iv)	Environmental Clearance	03.09.2014	02.09.2021
	v)	Service plan and estimate approval	Not submitted	
14.	File Status	Date		
	Project received on	26.05.2021		
	1 st deficiency notice sent on	28.05.2021		
15.	Projected date of completion of the project	31.12.2025		
16.	Present stage of completion for ongoing projects (%)	Ongoing		

17.	(sold units - in case of ongoing/ unsold units)	Sold unsold inventory not provided.
18.	Detail of encumbrances	Loan of Rs. 285 crores in favor of IndusInd Bank Ltd Period of loan 5 years
19.	<p>Remarks</p> <p>License no. 64 of 2010 dated 21.08.2010 on an area measuring 141.67 acres was issued in favor of Tejpal, Dal Chand, Chiman Lal, Hari Ram and others in collaboration with M/s Brahma City Pvt Ltd (earlier known as Krishh Buildtech Pvt Ltd) by DTCP, Haryana. The promoter has not obtained completion/part completion for this residential plotted colony till date. There is total 13 blocks in the project (Block A to M) out of which eleven blocks are registered in the authority which are as follows:</p> <ol style="list-style-type: none"> 1. Brahma City K- Block vide RC No. 268 of 2017 dated 09.10.2017 valid upto 30.06.2019 (area admeasuring 8.57 acres) 2. Brahma City M- Block vide RC No. 274 of 2017 dated 09.10.2017 valid upto 30.06.2019 (area admeasuring 8.57 acres) 3. Brahma City J- Block vide RC No. 277 of 2017 dated 09.10.2017 valid upto 31.03.2022 (area admeasuring 6.96 acres) 4. Inspire vide RC No. 327 of 2017 dated 23.10.2017 valid upto 31.03.2022 (area admeasuring 2.00 acres) 5. Krrish World by Krrish Realtech Pvt Ltd vide RC No. 65 of 2019 dated 22.10.2019 valid upto 24.12.2022 (area admeasuring 59.63 acres) (Block A to H) <p>Therefore, area admeasuring 85.73 acres is registered out of the total licensed area i.e., 141.67 acres and 55.94 acres is unregistered, but the promoter has applied for registration of only 48.00 acres.</p> <p>Also, M/s Brahma City Pvt Ltd had sold plots to M/s Adani Brahma Synergy Pvt Ltd and M/s Achaleshwar Infrastructure Pvt Ltd through various conveyance deeds. M/s Adani Brahma Synergy Pvt Ltd got registered these plots in the authority in different phases which are as follows:</p> <ol style="list-style-type: none"> 1. Samsara Part I vide RC No. 207 of 2017 dated 15.09.2017 (area admeasuring 2.42 acres). 2. Samsara Part 3 vide RC No. 357 of 2017 dated 17.11.2017 (area admeasuring 2.52 acres). 3. Samsara Part V vide RC No. 13 of 2017 dated 26.03.2019 (Residential floors) (area admeasuring 3.025 acres) <p>M/s Achaleshwar Infrastructure Pvt Ltd got registered two phases which are as follows:</p> <ol style="list-style-type: none"> 4. Samsara Part II vide RC No. 197 of 2017 dated 15.09.2017 (area admeasuring 0.75 acres). 5. Samsara Part 4 (Phase 1 to 3) vide RC No. 37 of 2018 dated 19.12.2018 (area admeasuring 0.76 acres). 	
20.	<p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. 	


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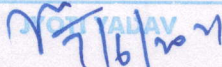
2. Corrections in detailed project information needs to be done.
3. Part J needs to be revised in the DPI.
4. The promoter has applied for the registration of 48.00 acres of land but as per the non-registration notice sent to the promoter vide SCN No. RERA-GRG-2273-2021 dated 21.05.2021, unregistered area is 55.63 acres which needs to be clarified.

Part-B-Statutory Approvals

5. Copy of Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application not submitted.
6. Copy of renewal of license no. 64 of 2010 valid upto 20.08.2010 needs to be submitted.
7. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
8. Deficit fee of ₹96,96,010/- not paid.
9. Land title search report not submitted.
10. Copy of approved service estimates and plans along with sanction letter not submitted.
11. Environment clearance dated 03.09.2014 was approved for 147.282 acres. Revised EC as per the revised land schedule i.e., 141.668 acres needs to be submitted.
12. Copy of undertaking for power line shifting, and forest land diversion not submitted.
13. Copy of tree cutting permission form DFO not submitted.
14. Copy of HUDA construction water NOC not submitted.
15. Approvals for water supply, sewage disposal, storm water drainage from competent authority needs to be submitted.
16. Copy of approved natural conservation zone NOC not submitted.
17. Copy of electrical load availability NOC not submitted.
18. Details of all the community facilities which shall be handed over to the RWA or competent authority and to be constructed by the promoter itself and not forming part of basic sale price needs to be provided.
19. Details of sold unsold inventory for plots and shops needs to be submitted.
20. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.

Part-E-Project Cost/sale Proceeds

21. Cost of land needs to be clarified and annexure of land cost allocation needs to be provided.
22. As per MCA Record, sale proceeds/receivables accruing from project is under charge and amount of charge is 500 crores. Status of these charges are open which needs to be clarified.
23. Deed of hypothecation needs to be submitted.
24. Financial resources of the project need to be clarified. CA Certificate for the Promoter equity invested in the project needs to be provided.
25. Director's report for the last 3 years not provided. Auditor report for the financial year 2017-2018 not provided. Copy of balance sheet, Profit & Loss Account for the financial year 2018-2019 not provided.


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26. Financial viability of the project in case of ongoing project needs to be corrected.

Part-H- Separate bank account details

27. Affidavit of promoter regarding arrangement with the financial institution to abide by the provision of RERA not submitted.

28. Bank undertaking not submitted.

29. Board resolution duly acknowledged by bank for operation of bank account not submitted.

Part-I-Quarterly schedule of physical and financial progress

30. Quarterly schedule of physical progress of plots needs to be clarified and corrected.

31. Quarterly schedule of physical progress of infrastructure and services needs to be clarified and corrected.

32. Quarterly schedule of estimated expenditure needs to be clarified and corrected.

33. schedule of estimated expenditure needs to be clarified and corrected.

34. Quarterly schedule of sources of funds needs to be clarified and corrected.

35. Net cash flow statement needs to be corrected.

36. CA certificate for non-default in payment of debt obligations needs to be revised because CA is not certifying the non-default payment of statutory dues.

Part- J Additional details in case of ongoing project

37. CA Certificate for financial and inventory details in case of ongoing project needs to be provided.

Folder B

Project Proponents

38. Project proponent form not submitted.

39. Registration certificates of real estate agents needs to be provided.

Folder D

Allottee related draft documents

40. Application form, allotment letter, BBA, conveyance deed, payment plan and payment receipt of the existing allottees not submitted.

41. Copy of draft application form, allotment letter, conveyance deed, builder buyer agreement, payment plan and payment receipt not submitted.

Folder C

Various plans to be annexed.

42. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.

43. Copy of layout plan, zoning plan and demarcation plan not submitted.

44. REP-II needs to be revised.

45. PERT Chart not submitted.

46. Brochure of "Brahma City" needs to be submitted.



No reply submitted by the promoter	
Day and Date of hearing	Monday and 07.06.2021
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Hearing is fixed for 08.06.2021.	


7/6/2021
JYOTI YADAV
PLANNING EXECUTIVE

