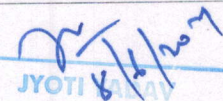




Project hearing brief

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	
	Reply submitted on	07.06.2021	
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.	Remarks	
<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 2019 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.	As per the reply submitted by the promoter on 07.06.2021, the documents which are submitted by the promoter are as follows:	


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Part-B-Statutory Approvals

1. Copy of undertaking for power line shifting, and forest land diversion not submitted.
Status: power line shifting NOC vide memo 1900 dated 01.06.2017 is submitted. Forest land diversion NOC not submitted.
2. Copy of electrical load availability NOC not submitted.
Status: submitted (Memo no. Ch-127/SE/R-APDRP/OLNC-HT/GGN-II/EP-634 dated 31.10.2020)

Part-E-Project Cost/sale Proceeds

3. Cost of land needs to be clarified and annexure of land cost allocation needs to be provided.
Status: submitted
4. Deed of hypothecation needs to be submitted.
Status: submitted

Part-I-Quarterly schedule of physical and financial progress

5. 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.
Status: submitted

21. Deficit documents which are still pending are as follows:

Major Deficiencies/Observations

1. Online corrections in REP-I (Part A-H) needs to be done.
Status: corrections not done.
2. Corrections in detailed project information needs to be done.
Status: revised DPI submitted but still all the corrections are not done by the promoter.
3. Part J needs to be revised in the DPI.
Status: all the details in Part J not filled up properly.
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.
Status: no reply submitted related to this point.

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.
Status: not submitted
6. Copy of renewal of license no. 64 of 2010 valid upto 20.08.2010 needs to be submitted.
Status: not submitted
7. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
Status: not submitted

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8. Deficit fee of ₹96,96,010/- not paid. In the hearing on 08.06.2021, it was decided by the authority that the deficit fees of the project comes out to be ₹1,02,62,841/- which needs to be paid because if the excess fee was paid by the promoter, then he can request for the refund of the same.
Status: not submitted
9. Land title search report not submitted.
Status: not submitted
10. Copy of approved service estimates and plans along with sanction letter not submitted.
Status: applied on 29.09.2017 and on 05.07.2018, letter sent from Chief Engineer-I, HSVP, Panchkula to DTCP, Haryana for approval. Final approval still awaited.
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.
Status: not submitted
12. Copy of undertaking for power line shifting, and forest land diversion not submitted.
Status: power line shifting NOC vide memo 1900 dated 01.06.2017 is submitted. Forest land diversion NOC not submitted.
13. Copy of tree cutting permission form DFO not submitted.
Status: not submitted
14. Copy of HUDA construction water NOC not submitted.
Status: not submitted
15. Approvals for water supply, sewage disposal, storm water drainage from competent authority needs to be submitted.
Status: not submitted
16. Copy of approved natural conservation zone NOC not submitted.
Status: not submitted
17. 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.
Status: not submitted
18. Details of sold unsold inventory for plots and shops needs to be submitted.
Status: not submitted. Detail of whole project inventory not provided.
19. 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.
Status: not submitted

Part-E-Project Cost/sale Proceeds

20. 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.
Status: not clarified
21. Financial resources of the project need to be clarified. CA Certificate for the Promoter equity invested in the project needs to be provided.

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Status: CA certificate submitted but corrections not done in DPI.

22. 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.

Status: Director's report for the last 3 years not submitted. Copy of balance sheet, Profit & Loss Account for the financial year 2018-2019 not provided.

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

Status: needs to be revised.

Part-H- Separate bank account details

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

Status: not submitted

25. Bank undertaking not submitted.

Status: not submitted

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

Status: not submitted

Part-I-Quarterly schedule of physical and financial progress

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

Status: revised DPI submitted but correction needs to be done.

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

Status: revised DPI submitted but correction needs to be done

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

Status: revised DPI submitted but correction needs to be done

30. Net cash flow statement needs to be corrected.

Status: revised DPI submitted but correction needs to be done

Part- J Additional details in case of ongoing project

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

Status: needs to be revised

Folder B

Project Proponents

32. Project proponent form not submitted.

Status: form needs to be revised. Most of the information is not filled in the form by the promoter.

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

Status: not submitted

Folder D


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Allottee related draft documents

34. Application form, allotment letter, BBA, conveyance deed, payment plan and payment receipt of the existing allottees not submitted.
Status: not submitted
35. Copy of draft application form, allotment letter, conveyance deed, builder buyer agreement, payment plan and payment receipt not submitted.
Status: not submitted in prescribed format.

Folder C**Various plans to be annexed.**

36. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.
Status: not submitted on A1 sheet.
37. Copy of layout plan, zoning plan and demarcation plan not submitted.
Status: not submitted on A1 sheet.
38. REP-II needs to be revised.
Status: not submitted
39. PERT Chart not submitted.
Status: not submitted
40. Brochure of "Brahma City" needs to be submitted.
Status: not submitted

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Day and Date of hearing	Tuesday and 08.06.2021
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Jyoti Yadav, Coordinator Planning Branch briefed the facts of the project. Sh. Mukund Jha is present on behalf of the promoter. The AR submitted that they have not yet received the copy of notice dated 21.05.2021 and hence as a matter of additional precaution, copies of the notice dated 21.05.2021 were handed over. The promoter was asked to remove the deficiencies and submit the deficit document and also apply for registration of the balance area of 55.63 acres unregistered. The matter is to come up on 06.07.2021 at 3.00 PM.

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Sh. Samir Kumar
Member, HARERA, Gurugram

[Handwritten signature]
Sh. Vijay Kumar Goel
Member, HARERA, Gurugram

[Handwritten signature]
Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram