



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, Chimam 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 20.08.2018
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
	v)	Service plan and estimate approval	02.09.2021
			Applied
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	
	Hearing on	07.06.2021 (adjourned)	
	Hearing on	08.06.2021	
	Reply submitted on	01.07.2021	
	Hearing on	06.07.2021 (adjourned)	
	Hearing on	07.07.2021	

	Hearing on	27.07.2021
	Hearing on	10.08.2021
	Reply submitted on	16.08.2021
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 Krrish Buildtech Pvt Ltd) by DTCP, Haryana.</p> <p>The settlement agreement dated 06.08.2012, clause 3.5 "<i>Allocation of developments and developable areas in the project</i>", the parties have mutually agreed that they shall divide the developed part of the project as follows: -</p> <ol style="list-style-type: none"> i. For residential plots ratio of distribution between the parties has been agreed as 50.01 (Brahma City Pvt. Ltd.):49.99 (Krrish Realtech Pvt. Ltd.). Krrish allocation for residential plots shall be 206346 Sq. Yards of plots and 7947 Sq. Yards of EWS Plots (total 214293 Sq. Yards) and the brahma allocation for residential plots shall be 206427 Sq. Yards of plots and 7951 Sq. Yards of EWS Plots (total 214378 Sq. Yards) ii. For the commercial plots to be developed in the project, the ration of distribution between the parties of the total commercial portion developed in the project being 74 (for Brahma City Pvt. Ltd.): 26 (Krrish Realtech Pvt. Ltd.) <p>Vide addendum to settlement agreement dated 06.08.2012, clause 2, DTCP Haryana has granted a license to develop the project named "Brahma City" in respect of land in sector 60, 61,62,63,64,65, Gurugram bearing license no. 64 of 2010 dated 21.08.2010. The direction of Hon'ble Punjab and Haryana High Court vide order dated 05.02.2015 in the CWP No. 27665 of 2013 directing DTCP to issue the license to BCPL and DTCP after considering the fresh application and scrutiny of land parcel vide memo no. LC-2365-PA-(SN)2015/20259 dated 02.12.2015 agreed for restoration of license for land measuring 141.781 acres with effect from the deposit of 25% of the total outstanding EDC amounting to ₹ 47.77 crores on terms and conditions as stipulated in the order dated 08.05.2015 and subsequent memo dated 02.12.2015. In terms of memo dated 02.12.2015, ₹ 44.77 crores on account of 25% of the total</p>

outstanding EDC as on 22.09.2015 have to be deposited before restoration of license with an undertaking to clear the balance outstanding dues on account of EDC in three half yearly installment payable after restoration of license along with interest.

Accordingly, the license got renewed upto 20.08.2018 vide memo no. LC-2365 Vol-IV-JE(MS)-2016/24044 dated 02.11.2016 and applied for renewal on 13.07.2018.

The promoter has applied for approval of service estimates and plans and same are approved from Chief Engineer-I to DTCP, Haryana on 05.10.2018.

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:

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 59.93 acres) (Block A to H)

Therefore, area admeasuring 86.03 acres is registered out of the total licensed area i.e., 141.67 acres and 55.64 acres is unregistered, but the promoter has applied for registration of only 48.00 acres.

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:

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)

M/s Achaleshwar Infrastructure Pvt Ltd got registered two phases which are as follows:

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).

The promoter has sold plots of the unregistered area to M/s Adani Brahma Synergy Pvt Ltd. Therefore, two show cause notices vide no. RERA-GRG-2273-2021 and RERA-GRG-2273-

2021/1 dated 21.05.2021 were issued to the promoter for violation of provisions of section 3 of the Real Estate (Regulation and Development) Act, 2016.

The promoter has submitted the reply on 25.06.2021 against both show cause notices vide no. RERA-GRG-2273-2021 and RERA-GRG-2273-2021/1 dated 21.05.2021 stating that the settlement agreement dated 06.08.2012 and addendum dated 31.10.2017, the rights and obligations of BCPL on one part and Krrish group entities including KRPL on the other part have been crystallized. The promoter has registered the project in phases and the application of registration of balance area was also applied before the authority on 20.08.2018 along with the registration fee wherein some deficiencies were sought by the authority on 19.09.2018 and 18.12.2018 and the main deficiency was that the license renewal application preferred by the promoter for consideration before DTCP, Haryana was pending. Therefore, the authority rejected the application seeking RERA registration.

Further, the promoter has applied for registration again on 26.05.2021 for common registration of balance area admeasuring 48.00 acres including 87 plots (i.e., J56-J74, J76-J112, J116-J139, J141-J143, J-145-J-146, J149-J150 of block J). the promoter has also stated that the reason for not applying for registration of balance area was solely on account of the previous rejections of the registration applications by the authority beyond their control.

Further, the promoter stated that the conveyance deed dated 08.10.201/ were extended in favor of M/s Adani Brahma Synergy Pvt Ltd for the purpose of redevelopment and /or sale to the end users, after obtaining RERA registration. After the scrutiny of the application applied for registration on 26.05.2021 , deficiencies were noticed, which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/334 dated 25.05.2021 with directions to remove the deficiencies latest by 05.06.2021 failing which their application may be rejected following the due procedure as provided under section-5 of the Real Estate Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of hearing was given on 07.06.2021.

In reference to the notice dated 26.05.2021, the promoter has submitted the reply of on 07.06.2021 which was scrutinized by the authority and found that still major deficiencies are not fulfilled by the promoter. These deficiencies are conveyed to the promoter vide email dated 17.06.2021.

On 07.06.2021, matter adjourned for 08.06.2021.

On 08.06.2021, the promoter was asked to remove the deficiencies and submit the reply. Next date of hearing was fixed for 06.07.2021. The promoter again submitted the reply on 01.07.2021, which was scrutinized and found that the major deficiencies were still not fulfilled by the promoter which are mentioned below in point 21. These deficiencies are conveyed to the promoter vide email dated 06.07.2021.

On hearing dated 06.07.2021, matter adjourned for 07.07.2021.

On hearing dated 07.07.2021, no one is present on behalf of the promoter. An e-mail request has been received for adjournment in the matter due to some unavoidable urgent prior

commitments of the promoter. Matter decided to come up on 27.07.2021. The promoter was also advised to rectify the deficiencies and submit deficit documents.

On 27.07.2021, the project could not be discussed in detail as the basic premises to register is validity of the license. As informed by the promoter, they had applied for renewal and is pending with DTCP. When specifically asked whether EDC dues have been cleared, the AR and LR informed that the concerned person was not available on the day of hearing and the position regarding non-renewal of the license will be explained in the next meeting where the project details will be discussed. Further the AR was asked to submit the bank account details wherein 70% amount received in lieu of sale of plots is to be deposited for development works along with details of total sold/unsold plots. The matter decided to come up on 02.08.2021.

On 02.08.2021, matter was discussed in length and following observations were made which are as follows:

1. There is a variation in the area to be registered for which a detailed explanation was given by the LR along with a data sheet. The LR was requested to give supporting documents along with parts of the project already registered and remaining part of the project to be registered.
2. The promoter was asked to fill up online DPI within 10 days. In case prerequisites are not met with the Authority shall be constrained to issue a press advertisement causing public not to indulge in the sale purchase of this project.
3. The promoter was asked to submit an affidavit regarding details of bank account where the amount received after selling 87 plots to M/s Adani Brahma Synergy Pvt. Ltd. has been kept.
4. The promoter was also asked to give an affidavit that withdrawals, if any, have been as per provisions of the Act.
5. The promoter was directed not to make any further sale in the part of the project under registration vide Temp ID RERA GRG 867/2021 of any plot or flat till completion of the registration process of unregistered part of the project.
6. Further details of EDC dues to be paid to the T&CP Department be submitted and all dues till date be cleared and details of payments of EDC further to be made to the department be submitted.
7. Site inspection be done by the Engineering Executive regarding status of development works in this part of the project and also for other parts which are registered separately duly marked on a copy of lay out plan.

The matter was fixed for 16.08.2021.

On 16.08.2021, matter adjourned for 23.08.2021.

20. 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: area calculation sheet submitted but area needs to be clarified from the promoter's side.

Part-B-Statutory Approvals

5. Copy of renewal of license no. 64 of 2010 valid upto 20.08.2010 needs to be submitted.
Status: not submitted
6. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
Status: not submitted
7. Deficit fee of ₹96,96,010/- not paid. In the hearing on 08.06.2021, the deficit fees comes out to be ₹1,02,62,841/- which needs to be paid because if the excess fee was by the promoter, then he can request for the refund of the same.
Status: not submitted
8. Land title search report not submitted.
Status: land title search report submitted in the reply is not certified on the recent date.
9. 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.
10. 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
11. 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 applicable as per reply submitted by the promoter. Forest NOC submitted. Affidavit for the non-applicability of forest land diversion needs to be provided.
12. Copy of tree cutting permission from DFO not submitted.
Status: tree cutting permission for 15.1125 acres submitted. NOC for remaining area not submitted.
13. Approvals for water supply, sewage disposal, storm water drainage from competent authority needs to be submitted.
Status: not submitted
14. Copy of approved natural conservation zone NOC not submitted.
Status: as per reply, not applicable on this project. Affidavit needs to be provided for the same.

15. 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

16. Details of sold unsold inventory for plots and shops needs to be submitted.

Status: date of booking, total consideration of plot, average rate not provided in the list. Details of commercial area not provided.

Part-E-Project Cost/sale Proceeds

17. 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

18. Financial resources of the project need to be clarified. CA Certificate for the Promoter equity invested in the project needs to be provided.

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

19. 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.

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

Status: submitted in the revised DPI.

Part-H- Separate bank account details

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

Status: not submitted.

22. Bank undertaking not submitted.

Status: not submitted

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

Status: not submitted

Part- J Additional details in case of ongoing project

24. 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

25. Project proponent form not submitted.

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

26. Registration certificates of real estate agents needs to be provided.
Status: not submitted

Folder D

Allottee related draft documents

27. Application form, allotment letter, BBA, conveyance deed, payment plan and payment receipt of the existing allottees not submitted.
Status: not submitted
28. 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.
29. REP-II needs to be revised.
Status: not submitted
30. PERT Chart not submitted.
Status: not submitted
31. Brochure of "Brahma City" needs to be submitted.
Status: not submitted

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23/8/2021

Planning Coordinator

Day and Date of hearing Monday and 23.08.2021

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Atul Vaid (AR) and Sh. Nikhil Srivastava (AR) are present on the behalf of the promoter.

The promoter has made submissions that the promoter has applied for the registration and the file is under process. In the last hearing dated 02.08.2021 the promoter was directed to submit an affidavit regarding details of the bank account where the amount received after selling of 87 plots to M/s Adani Brahma Synergy Pvt. Ltd. has kept and details of the EDC dues to be paid to DTCP, Haryana be submitted whereas the promoter has not submitted the same in the authority. The promoter is directed to submit the above information till the next date of hearing meanwhile site inspection be done by the engineering executives of the authority regarding status of the development works in the project and place the report on the record in the next date of hearing. Hence the matter is adjourned to 13.09.2021 at 02:00 PM for personal hearing.

S
Sh. Samir Kumar

Member, HARERA, Gurugram

V.I-3
Sh. Vijay Kumar Goyal

Member, HARERA, Gurugram

[Signature]
Dr. Krishana Kumar Khandelwal

Chairman, HARERA, Gurugram