



Project hearing brief

SN	Particulars	Details		
1.	Name of the project	Samsara ABSPL Plots		
2.	Name of the promotor	M/s Adani Brahma Synergy Pvt. Ltd.		
3.	Nature of the project	Plotted colony		
4.	Location of the project	Sector- 63, Village Maidawas, Gurugram		
5.	Legal capacity	Third party rights created. (2.756 Acres purchased out of 141.66875 from Brahma City Pvt Ltd.)		
6.	Name of the license holder	Tejpal, Dal chand, Chiman Lal and others		
7.	Name of the collaborator	M/s Brahma City Pvt Ltd. (earlier known as Krrish Realtech Pvt Ltd)		
8.	Status of project	New project		
9.	Whether registration applied for whole/ phase	Phase		
10.	Online application ID	RERA-GRG-PROJ-761-2020		
11.	License no.	64 of 2010 dated 21.08.2010 valid till 20.08.2018.(Applied for renewal)		
12.	Total licensed area	(2.756 Acres purchased out of 141.66875 from Brahma City Pvt Ltd.)	Area to be registered	2.756 Acres
13.	Statutory approvals either applied for or obtained prior to registration			
	i)	License Approval	Date of approval	Validity upto
			64 of 2010	20.08.2018 Applied for renewal
	ii)	Zoning Plan Approval	5968 dated 07.07.2017	
	iii)	Layout plan Approval	5925 dated 12.06.2017	
	iv)	Environmental Clearance	03.09.2014	02.09.2021
	v)	Airport height clearance	NA	
	vi)	Fire scheme approval	NA	
	vii)	Service plan and estimate approval		
14.	File Status	Date		
	Project received on	18.12.2020		
	1 st deficiency notice sent on	22.12.2020		
	Hearing on	04.01.2021 (adjourned)		
	Reply submitted on	05.01.2021		
	Hearing on	01.02.2021		
	Reply submitted on	09.02.2021		
	Reply submitted on	03.03.2021		

	9. Marketing cost needs to be excluded from the total estimated cost as it is not a part of project cost. Status: corrected DPI submitted. 10. Interest cost on external development charges needs to be mentioned in other cost of the project. Status: Not applicable on this project because the promoter has purchased 34 plots from M/s Brahma City Pvt Ltd. The co-promoter will develop the services. 11. Details of Financial Resources of the Project needs to be provided. Status: corrected DPI submitted. 12. Negative Net Worth needs to be corrected. Status: corrected DPI submitted. Part H-Details of separate bank 13. Undertaking by bank to abide by the RERA regulations not provided. Status: submitted 14. Board resolution for operating the bank account needs to be submitted. Status: submitted
20.	Deficit documents Part-E-Project Cost/sale Proceeds 1. Approved service estimate plan needs to be provided to check the calculation of internal development works. Status: Not applicable on this project because the promoter has purchased 34 plots from M/s Brahma City Pvt Ltd. The co-promoter will develop the services. But even the co-promoter has not obtained the approval of service estimates plans from the competent authority till date. 2. CA Certificate for equity fund infused by the promoter needs to be provided. Status: Not submitted. Folder A Allottee related draft documents 3. Builder buyer agreement as per prescribed format needs to be submitted. 4. Allotment letter and payment receipt needs to be submitted. Status: Not submitted as per the prescribed format.
Day and Date of hearing	Monday and 26.04.2021
Proceeding recorded by	Jyoti Yadav
PROCEEDINGS OF THE DAY	
Due to Covid-19 pandemic, authority meeting could not be held. Now, the authority has decided to fix the matter on 23.06.2021.	

M. Jyoti Yadav
26/4/2021
PLANNING EXECUTIVE