

New PWD Rest House, Civil Lines, Gurugram, Haryana




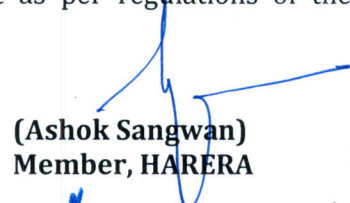
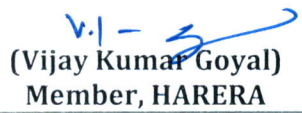
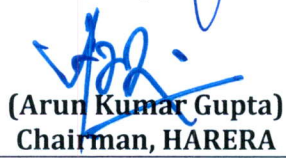
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Downtown Avenue
RERA-GRG-1306-2023
Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Downtown Avenue	
2.	Name of the promoter	M/s Adani Brahma Synergy Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted (Distinct Commercial Component of Residential Plotted Colony)	
4.	Location of the project	Sector- 62, Gurugram	
5.	Legal capacity to act as a promoter	Third- Party Right Holder	
6.	Name of license holder	Tejpal, Dalchand and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1306-2023	
11.	License no.	64 of 2010 dated 21.08.2010	valid upto 20.08.2025
12.	Total licensed area	141.66875 acres	Area to be registered 3.4 acres
13.	Completion date declared u/s 4(2)(I)(C)	20.08.2025	
14.	QPR compliances	N/A	
15.	4(2)(I)(D) compliances	N/A	
16.	RC conditions	N/A	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	64 of 2010 dated 21.08.2010
	ii)	Zoning Plan Approval	DRG No. DTCP-5970 dated 07.07.2017
	iii)	Building plan Approval	N/A
	iv)	Architectural Control Sheet	ZP-763-Vol.-IIA/JD(RA)/2023/8539 dated 22.03.2023
	v)	Environmental Clearance	N/A
	vi)	Airport height clearance	N/A
	vii)	Fire scheme approval	N/A
	viii)	Service plan and estimate approval	Memo. No. LC 2365(Loose)/PA(VP)2022/28955 dated 20.09.2022
18.	Fee details		

	Registration fee	20,638.94*1.5*20= Rs 6,19,168/-
	Processing fee	20,638.94*10= Rs 2,06,389/-
	Late fee	N/A
	Total	Rs. 8,25,557/-
	DD Details	
	DD amount	Rs. 5,52,000/- Rs 2,75,000/-
	DD no. and date	907334 dated 24.02.2023 907384 dated 28.03.2023
	Name of the bank issuing	IndusInd Bank
	Deficient amount	Nil
19.	File Status	Date
	File received on	03.03.2023
	First notice Sent on	15.03.2023
	First hearing on	20.03.2023
	Second hearing on	27.03.2023
	Third hearing on	29.03.2023
	Fourth hearing on	10.04.2023
20.	Case History:	
	<p>The Promoter M/s Adani Brahma Synergy Pvt. Ltd. who is a third-party right holder applied for the registration of real estate commercial plotted colony (Distinct Commercial Component of Residential Plotted Colony) namely "Downtown Avenue" located at Sector-62, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 49854 dated 03.03.2023 and RPIN-591. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1306-2023. The project area for registration is 3.4 acres commercial part of the licensed area i.e., 141.66875 acres vide License no -64 of 2010 dated 21.08.2010. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/591 dated 15.03.2023 was issued to the promoter with an opportunity of being heard on 20.03.2023.</p> <p>On 20.03.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rajesh Jain (AR) and Sh. Vijay Singh (AR) are present on behalf of the promoter. The promoter seeks one week time to comply with the deficiencies pointed out. The matter to come up on 27.03.2023.</p> <p>On 27.03.2023, the matter was adjourned to 29.03.2023.</p> <p>On 29.03.2023, Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Sh. Rajesh Jain, Sh. Praveen Kumar and Sh. Vijay Singh are present on behalf of the promoter. The AR submit that additional documents have been submitted by the applicant</p>	

	<p>yesterday only and are to be examined. The matter to come up on 10.04.2023. The promoter submitted the reply on 28.03.2023 and 29.03.2023 which were scrutinized and the status of documents is mentioned below.</p>	
<p>21. Present compliance status as on 10.04.2023 of deficient documents as conveyed in the last hearing dated 29.03.2023.</p>		<ol style="list-style-type: none"> 1 The fee for registration of the project cannot be calculated as the approved building plans are not submitted. The fee will be calculated as per approved building plan and the promoter shall pay the same. Status: Approved plan submitted and fee calculated which is fully paid. 2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Needs to be corrected. 3 Online DPI needs to be corrected. Status: Needs to be corrected. 4 Approved layout Plan needs to be submitted. Status: Submitted. Approved vide Drg No. DGTCP-9088(i) dated 22.03.2023. 5 Approved Architectural control sheet needs to be submitted. Status: Submitted. Approved vide memo no. ZP-763-Vol.-IIA/JD(RA)/2023/8539 dated 22.03.2023. 6 Superimposed demarcation plan on the approved layout plan needs to be submitted. Status: Submitted. 7 Draft Allotment letter needs to be revised. Status: Submitted. 8 Draft Brochure needs to be revised. Status: Submitted. 9 Original Copy of bank undertaking needs to be provided and in prescribe format of bank undertaking. Status: Submitted. 10 Cash flow statement needs to be revised. Status: Needs to be revised. 11 Quarterly schedule of estimated expenditure needs to be corrected. Status: Submitted. 12 Any other in miscellaneous cost needs to be clarified. Status: Clarified. 13 Others in financial sources needs to be clarified. Status: Clarified. 14 Project report needs to be submitted. Status: Submitted.
<p>Remarks</p>		<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected.

	3 Cash flow statement needs to be revised.
<p>Recommendation: All the requisite approvals have been obtained by the promoter for registration under section 4 of the Act, 2016. The Authority may grant registration.</p>	
 Asha Chartered Accountant	 Sumeet Engineering Officer
Day and Date of hearing	Monday and 10.04.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 10.04.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Rajesh Jain (AR), Sh. Praveen Kumar (AR) and Sh. Vijay Singh (AR) are present on behalf of the promoter.</p> <p>Approved as proposed and this is subject to final outcome of the CWP No. 2629 of 2022 pending before Hon'ble Punjab & Haryana High Court and decision shall be binding. Further the registration certificate is subject to condition that the promoter shall open a separate bank account as per regulations of the Authority and shall submit compliance thereof within a period of 30 days.</p>	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
 (Vijay Kumar Goyal) Member, HARERA	 (Arun Kumar Gupta) Chairman, HARERA