

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम हरियाणा

Temp ID- RERA-GRG-PROJ-985-2021  
 Project Name- Samsara Vilasa & Samsara Arya

HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016		
SN	PARTICULARS	DETAILS
1.	Name of the project	Samsara Vilasa & Samsara Arya
2.	Name of the promotor	M/s Adani Brahma Synergy Pvt. Ltd.
3.	Nature of the project	Residential Floors
4.	Location of the project	Village – Maidawas, Sector 63, Gurugram, Haryana
5.	Legal capacity	Third right holder
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -	
a)	Name of the license holder	N/A
b)	License no.	N/A
c)	Total area of the licensed colony	N/A
d)	Total area of the plots applied for registration	1.826 acres
e)	Total number of independent floors	84 (S+4) units on 21 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-985-2021
8.	Fee calculation	Reg fee= Rs. 3,97,910/- Processing fee =Rs. 1,70,527/- Total fee =Rs. 5,68,437/- Paid fee by the promoter =Rs. 5,68,550/-
9.	DD details	906856 dated 27.12.2021 =Rs. 3,98,000/- 906857 dated 27.12.2021=Rs. 1,70,550/-
10.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval

			N/A
	ii)	Zoning Approval Plan	Provided
	iii)	Layout Approval plan	Provided
	iv)	Building approval plan for residential	Provided
	vii)	Environmental Clearance	N/A
	viii)	Service plan and estimate approval	22.09.2022
9.	File Status		Date
	Project received on		18.01.2022
	1 <sup>st</sup> deficiency notice sent on		02.02.2022
	1 <sup>st</sup> hearing on		21.02.2022
	1 <sup>st</sup> Reply submitted on		11.03.2022
	2 <sup>nd</sup> hearing on		14.03.2022
	3 <sup>rd</sup> hearing on		28.03.2022
	4 <sup>th</sup> hearing on		31.03.2022
	5 <sup>th</sup> hearing on		02.04.2022
	6 <sup>th</sup> hearing on		18.04.2022
	7 <sup>th</sup> hearing on		02.05.2022
	2 <sup>nd</sup> reply submitted on		17.05.2022
	8 <sup>th</sup> hearing on		06.06.2022
	9 <sup>th</sup> hearing on		04.07.2022
	10 <sup>th</sup> hearing on		01.08.2022
	11 <sup>th</sup> hearing on		08.08.2022
	3 <sup>rd</sup> reply submitted on		08.08.2022
	12 <sup>th</sup> hearing on		22.08.2022
	13 <sup>th</sup> hearing on		12.09.2022
	4 <sup>th</sup> reply submitted on		28.09.2022
	14 <sup>th</sup> hearing on		10.10.2022
	15 <sup>th</sup> hearing on		14.11.2022
	5 <sup>th</sup> reply submitted on		15.11.2022

	<b>6<sup>th</sup> reply submitted on</b>	23.11.2022
	<b>16<sup>th</sup> hearing on</b>	28.11.2022
10.	<b>Projected date of completion of the project</b>	31.12.2026
11.	<b>Present stage of completion for ongoing projects (%)</b>	New
12.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: -84
13.	<b>Detail of encumbrances</b>	Provided
14.	<p><b>Case History</b> An application regarding registration of residential floors projects namely "Samsara Vilasa &amp; Samsara Arya" situated at sector-63, Gurugram, Haryana being developed by M/s Adani Brahma Synergy Pvt Ltd was submitted on 18.01.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. The applicant promoter M/s Adani Brahma Synergy Pvt Ltd has purchased the 21 plots from M/s Brahma City Private Limited vide different sale deeds executed on different dates annexed as annexure A. The application submitted by the promoter for the said project contains 21 residential plots on which total of 84 units are to be constructed. The promoter has not obtained the part CC/ CC of the said plots which needs to be registered as it falls under the purview of the definition of ongoing project. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/425 dated 02.02.2022. The promoter has submitted the reply dated 11.03.2022, 19.05.2022, 08.08.2022, 28.08.2022, 28.09.2022, 15.11.2022 and 23.11.2022 which were scrutinized, and it is found that all the deficiencies are removed by the promoter.</p> <p><b>Proceedings dated 03.10.2022:</b> Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts of the case. Sh. Rajesh Jain, Sh. Praveen Kumar (Associate GM-Legal) and Sh. Vijay Singh are present on behalf of the promoter. The license of entire colony is in the name of M/s Brahma City Pvt. Ltd. The process for registration of this project is still not complete. The present application for registration of floors on the plots pertains to part of the area coming under the above project. The present application is to be considered only when the application for registration of the area of plotted colony is decided by the Authority. The AR of the promoter submitted that the deficit documents and the fee have been submitted and Authority may consider the application at the earliest. The matter to come up on 12.10.2022.</p> <p><b>Proceedings dated 12.10.2022</b> Ms. Prachi Singh, Planning Executive, and Ms. Asha, Chartered Accountant briefed the facts of the case. Sh. Rajesh Jain, Sh. Praveen Kumar (Associate GM-Legal) and Sh. Vijay Singh are present on behalf of the promoter. The matter was considered, and it was decided to adjourn the same for 14.11.2022. Matter to come up on 14.11.2022.</p> <p><b>Proceedings dated 14.11.2022</b> Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None is present on behalf of the promoter. The matter to come up on 21.11.2022.</p>	

	<b>Proceedings dated 21.11.2022</b> Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Rajesh Jain, Sh. Praveen Kumar (Associate GM-Legal) and Sh. Vijay Singh are present on behalf of the promoter. The matter to come up on 28.11.2022. <b>Proceedings dated 28.11.2022</b> Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Rajesh Jain, Sh. Praveen Kumar (Associate GM-Legal) and Sh. Vijay Singh are present on behalf of the promoter. The matter to come up on 20.12.2022.
15.	<b>Present compliance status as on 20.12.2022 of deficient documents as observed on last hearing i.e., 28.11.2022</b> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Done</b> 2. Corrections in detailed project information needs to be done. <b>Status: - Done</b>
16.	<b>Remarks</b> The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.
17.	<b>Recommendations: -</b> The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order. It is recommended that the Authority may consider the grant of registration.

(Asha)

Chartered Accountant

(Prachi Singh)

Planning Executive

<b>Day and Date of hearing</b>	Tuesday and 20.12.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 20.12.2022.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Rajesh Jain (GM-Finance), Sh. Praveen Kumar (Associate GM- Legal) and Sh. Atul Jain (AR) are present on behalf of the promoter.

Approved for grant of registration certificate as proposed.

(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

(Ashok Sangwan)  
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)  
Chairman, HARERA, Gurugram