

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

Project Samsara Avasa
Promoter M/s Adani Brahma Synergy Pvt. Ltd.

HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details
1.	Name of the project	Samsara Avasa
2.	Name of the promoter	M/s Adani Brahma Synergy Pvt. Ltd.
3.	Nature of the project	Independent Residential Floors
4.	Location of the project	Sector 63, Gurugram
5.	Legal capacity to act as a promoter	Third party right holder
6.	Name of the license holder	M/s Tejpal, Dal Chand and others in collaboration with M/s Brahma City Pvt. Ltd.
7.	Whether registration applied for whole	Whole
8.	Status of project	New
9.	Temp. ID	RERA- GRG- PROJ- 1150- 2022
10.	Date of completion declared u/s 4(2)(I)(c)	30.12.2026
11.	Fee calculation	<p><u>Registration fee</u></p> <p>$(653.532 * 2.64 * 10) + (11348.57 * 2.4 * 10)$</p> <p>= Rs. 2,89,619/-</p> <p><u>Processing fee</u></p> <p>$12002.104 * 10 = Rs. 1,20,021/-$</p> <p>Total = Rs. 4,09,640/-</p> <p><u>Paid by the promoter</u></p> <p>= Rs. 4,09,645/-</p> <p>Deficit fee</p> <p>Nil</p>
12.	License no.	64 Of 2010
		Valid up to 20.08.2025
13.	Total licensed area	141.6687 Acres
		Area to be registered
		1.229 Acres

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament
भू-संपदा(विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

14.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	21.08.2010
	ii)	Zoning Plan Approval	07.07.2017
	iii)	Layout plan Approval	12.06.2017
	iv)	Environmental Clearance	03.09.2014
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	22.09.2022
15.	File Status	Date	
	Project received on	05.09.2022	
	First notice sent on	13.09.2022	
	First reply submitted on	03.10.2022	
	First hearing on	03.10.2022	
	Second hearing	12.10.2022	
	Second reply submitted on	15.11.2022	
	Third hearing	14.11.2022	
	Fourth hearing	21.11.2022	
	Third reply submitted on	23.11.2022	
	Fifth hearing on	28.11.2022	
16.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold unit:- 68 (on 17 plots)	
17.	Case history-		
	<p>The applicant promoter, i.e., M/s Adani Brahma Synergy Pvt. Ltd. has applied on dated 05.09.2022 for registration of independent residential floors namely "Samara Avasa" located at Sector 63, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The applicant promoter herein is the third party independent right holder in respect of 17 plots having aggregate area of 1.2296 Acres having purchased under various registered conveyance deeds from M/S Brahma City Pvt. Ltd. situated in L block of the licensed colony namely</p>		

"Brahma City" being developed under License number 64 of 2010 dated : 21.08.2010 whereon 4 residential floors on each of the plot (68 units on 17 plots) are proposed to be constructed" by the applicant promoter in its independent capacity under the name "Samsara Avasa". It is noted that the L- block of the project "Brahma City" is not registered with the Authority.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 03.10.2022.

Proceedings dated 03.10.2022

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 10.10.2022.

On 10.10.2022, the matter was adjourned to 12.10.2022.

Proceedings dated 12.10.2022

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.

The promoter has submitted the reply dated 03.10.2022 and 15.11.2022 was scrutinized and still the following deficiencies are still pending which are as follows: -

1. The quarterly estimated schedule of expenditure needs to be updated in REP-I.
2. Corrected copy of online DPI needs to be submitted.

Proceedings dated 14.11.2022


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.


Proceedings dated 21.11.2022




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 to come up on 28.11.2022.

Proceedings dated 28.11.2022

	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 to come up on 20.12.2022.	
18.	Present compliance status as on 20.12.2022 of deficient documents as observed on last hearing i.e., 28.11.2022	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done</p> <p>2. Corrections in detailed project information needs to be done. Status: - Done</p>
19.	Remarks	The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.
20.	<p>Recommendations: -</p> <p>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.</p>	


(Asha)
Chartered Accountant


(Prachi Singh)
Planning Executive

Day and Date of hearing	Tuesday and 20.12.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 20.12.2022.</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the case.</p> <p>Sh. Rajesh Jain (GM-Finance), Sh. Praveen Kumar (Associate GM- Legal) and Sh. Atul Jain (AR) are present on behalf of the promoter.</p> <p>Approved for grant of registration certificate as proposed.</p>	
<p> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p> <p> (Ashok Sangwan) Member, HARERA, Gurugram</p> <p> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>	