

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)(l)(c)	30.12.2026	
11.	Fee calculation	<u>Registration fee</u> $(653.532 * 2.64 * 10) + (11348.57 * 2.4 * 10)$ = Rs. 2,89,619/- <u>Processing fee</u> $12002.104 * 10 = Rs. 1,20,021/-$ <b>Total = Rs. 4,09,640/-</b> <u>Paid by the promoter</u> = Rs. 4,09,645/-	
		<b>Deficit fee</b>	<b>Nil</b>
12.	License no.	64 Of 2010	Valid up to 20.08.2025
13.	Total licensed area	141.6687 Acres	<b>Area to be registered</b> 1.229 Acres

14.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	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
15.	<b>File Status</b>	<b>Date</b>	
	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	
16.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold unit:- 68 ( on 17 plots)	
17.	<b>Status of documents</b>	<p>1. ROC statement showing details of charge on the project needs to be submitted. <b>Status: Form CHG-1 submitted</b></p> <p>2. Promoter affidavit with regards to sector 4 (2) (I) (d) needs to be revised (account number mentioned needs to be corrected). <b>Status: Submitted</b></p> <p>3. Bank undertaking needs to be submitted in original. <b>Status: Submitted</b></p> <p>4. 7 plots are mortgaged with IndusInd Bank. Undertaking with respect to section 11 (4) (h) needs to be submitted. <b>Status: the promoter submitted an undertaking that the licensee company (M/s Brahma City Pvt. Ltd.) along with M/s Adani Brahma Synergy Pvt. Ltd. availed financial facility from IndusInd bank and in this regard, at the time of execution of</b></p>	

		<p>conveyance deed w.r.t. apartment/ floor of respected allottees of the project, M/s Adani Brahma Synergy Pvt. Ltd. shall ensure that the respective apartment/ floor is free from any and all lien, charges and encumbrance from the financial institute so that it may not affect the rights and interests of the allottee who have been allotted the apartment/ floor in the project "Samsara Avasa".</p>
18.	Deficit documents	<ol style="list-style-type: none"><li>1. Quarterly estimated schedule of expenditure needs to be updated in REP-I.</li><li>2. Corrected copy of online DPI needs to be submitted.</li><li>3. Plots falling in the L- block of the Brahma City needs to be registered before the registration of floors is considered.</li></ol> <p>HUDA construction water NOC needs to be submitted.</p>
<p><b>Case history-</b></p> <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 "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". <b>It is noted that the L- block of the project "Brahma City" is not registered with the Authority.</b></p> <p>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. A reply regarding the same is received in the Authority on 03.10.2022 which has been scrutinized and the remaining deficiencies are listed.</p> <p><b>Proceedings dated 03.10.2022</b></p> <p>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.</p>		

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.

  
(Asha)

Chartered Accountant

  
(Prachi Singh)

Planning Executive

Day and Date of hearing	Monday and 14.11.2022
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 14.11.2022

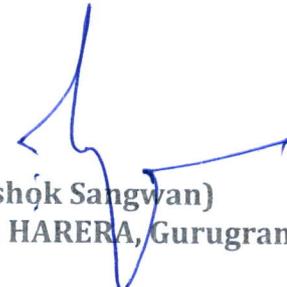
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

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

The matter is partly heard and deferred to 15.11.2022.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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