

**PROJECT HEARING BRIEF**

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.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval
		N/A

	ii)	Zoning Approval Plan	Not provided
	iii)	Layout Approval plan	Not provided
	iv)	Building approval plan for residential	Not 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
9.	Projected date of completion of the project		31.12.2026
10.	Present stage of completion for ongoing		New

	<b>projects (%)</b>	
11.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: -84
12.	<b>Detail of encumbrances</b>	Not Provided
13.	<b>Proceedings dated: 12.09.2022</b>	
	<p>Ms. Deepika, Planning Executive (Intern) and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Praveen Kumar (AR) is present on behalf of the promoter.</p> <p>The AR of the promoter was advised to rectify the deficiencies and submit the requisite documents. AR informed that BIP permission as well as other deficit documents would be submitted within 15 days. Requested for adjournment.</p> <p>The matter to come up on 03.10.2022.</p>	
14.	<b>Major Deficiencies/Observations</b>	
	<ol style="list-style-type: none"><li>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:</b> - Not Done</li><li>2. Corrections in detailed project information needs to be done. <b>Status:</b> - Not Done</li><li>3. Copy of approval letter for layout cum demarcation plan and zoning plan need to be submitted. <b>Status:</b> - Provided</li><li>4. Copy of building plan BR-III for plots J-120 and J-122 need to be provided. <b>Status:</b> - Not Provided</li><li>5. Copy of PERT chart need to be provided. <b>Status:</b> - Provided</li><li>6. Project report and brochure of the projects needs to be provided. <b>Status:</b> - Provided</li><li>7. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted. <b>Status:</b> - Not Provided</li><li>8. Copy of land title search report need to be certified by advocate on the latest date. <b>Status:</b> - Provided</li><li>9. Copy of REP-II need to be revised. <b>Status:</b> - Provided</li><li>10. Copy of natural conservation zone NOC, forest land diversion and power line shifting NOC need to be submitted. <b>Status:</b> - Affidavit provided</li><li>11. Copies of floor plan, apartment plan, elevation plan, x-section and structural plan need to be provided. <b>Status:</b> - Provided</li></ol>	

12. Copy of layout plan showing the demarcated area of the plots falling in block-M and J, registered areas of the licensed colony in RERA authority and residential floors.  
**Status:** - Not Provided
13. Details of inventory plot wise needs to be submitted.  
**Status:** - Not Provided
14. The Legal documents related to allottees are not in the proper format. The same needs to be provided.  
**Status:** - Need to be revised

#### Observations-

#### Part-E-Project Cost/sale Proceeds

15. Cost of land needs to be mentioned as per area applied for registration and an annexure in support of the same needs to be submitted.  
**Status:** - Provided
16. Financial resources of the project need to be mentioned in DPI.  
**Status:** - Need to be revised.

#### Part H-Bank account details

17. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulation & Development) Act, 2016 needs to be revised.  
**Status:** - Provided
18. Bank undertaking needs to be provided.  
**Status:** - Provided
19. Board resolution authorising to approve the bank account needs to be submitted.  
**Status:** - Provided
20. Person authorized to operate the bank account needs to be mentioned in the DPI.  
**Status:** - Provided
21. KYC of the person authorized to operate the person needs to be provided.  
**Status:** - Provided

#### Part-I-Quarterly schedule of physical and financial progress

22. Term loan facility of Rs. 250 crores have been availed by the promoter out of which Rs. 170 crores for the development of brahma city project in Gurgaon against the security of project land and receivable arising from sold and unsold units, which is not allowed under the act.  
**Status:** - Not Provided
23. Directors report for the last three financial year needs to be provided.  
**Status:** - Director report for the financial year 2020-21 needs to be submitted
24. CA Certificate for the equity infused by the promoter needs to be provided.  
**Status:** - Provided
25. Expenditure incurred till the date of application needs to be mentioned in DPI.  
**Status:** - Not Provided

#### PART-II Project Proponent

26. KYC of Vidhya Prakash Aggarwal, Versha Porwal needs to be submitted.

**Status:** - Not Provided

27. PAN card of the promoter company needs to be submitted.

**Status:** - Provided

**Documents submitted on 28.08.2022**

1. Service plans and estimates approval letter
2. Final order of change in beneficiary interest permission dated 21.09.2022

**Case History**

An application regarding registration of residential floors projects namely "Samsara Vilasa & 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 and 28.08.2022 which was scrutinized and it is found that some deficiencies are still pending in the application.

**Deficit documents**

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. Corrections in detailed project information needs to be done.
3. Copy of building plan BR-III for plots J-120 and J-122 need to be provided.
4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.
5. Copy of layout plan showing the demarcated area of the plots falling in block-M and J, registered areas of the licensed colony in RERA authority and residential floors.
6. Details of inventory plot wise needs to be submitted.
7. The Legal documents related to allottees are not in the proper format. The same needs to be provided.

**Observations-**

**Part-E-Project Cost/sale Proceeds**

8. Financial resources of the project need to be mentioned in DPI.

**Part-I-Quarterly schedule of physical and financial**

**progress**


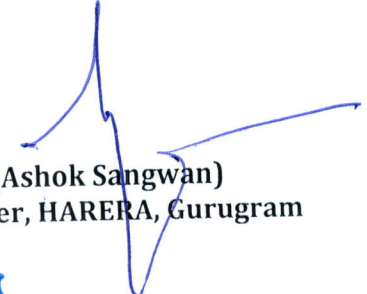

9. Term loan facility of Rs. 250 crores have been availed by the promoter out of which Rs. 170 crores for the development of brahma city project in Gurgaon against the security of project land and receivable arising from sold and unsold units, which is not allowed under the act.
10. Directors report for the last three financial year needs to be provided.
11. Expenditure incurred till the date of application needs to be mentioned in DPI.

**PART-II Project Proponent**

KYC of Vidhya Prakash Aggarwal, Versha Porwal needs to be submitted.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Monday and 03.10.2022
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
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.	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Ashok Sangwan) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	