Promoter Name M/s Brahma City Pvt. Ltd.
Project Name Brahma City Phase- V

HEARING BRIEF FOR EXTENSION OF PROJECT REGISTRATION U/S 6					
S. N.	Particulars	Details			
1.	Name of the project	Brahma City Phase- V			
2.	Name of the promoter	M/s Brahma City Pvt. Ltd. (Collaborator)			
3.	Nature of the project	Residential plotted colony			
4.	Location of the project	Sector-60,62,63&65, Gurugram			
5.	Legal capacity to act as a promoter	Collaborator			
6.	Name of license holder	Tejpal, Dal Chand, Chiman Lal and others			
7.	Status of project	Ongoing			
8.	RERA Registration No.	115 of 2022 dated 05.12.2022			
9.	Validity of Registration Certificate	Valid From 05.12.2022		Valid Up to 20.08.2025	
10.	Date of receipt of application for extension	19.06.2025			
11.	Whether extension of registration applied for whole/phase	Phases			
12.	Extension applied till	19.08.2026			
13.	Online extension ID	RERA-GRG-1995-2025			
14.	Registration Temp ID	RERA-GRG-867-2021			
15.	QPR status	Submitted			
16.	4(2)(l)(D) reports status	Submitted			
17.	Other conditions of RC	Submitted			
18.	4(2)(l)(C) compliance	Valid and applied for extension u/s 6			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	N/A			
21.	License no.	64 of 2010 dated 21.08.2010		Valid up to 20.08.2025	
22.	Total licensed area	141.668 Acres	Area for extension of registration	53.5840 Acres	
23.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval	Validity up to	
	i)	License Approval	64 of 2010 dated 21.08.2010	20.08.2025	

	ii)	Layout plan approval	ZP-763-Vol-II/SD(BS)/201624060 dated 02.11.2016	
	iii)	Zoning plan approval	DTCP-5968-I, DTCP-5968-II dated 07.07.2017	
	iv)	Environmental Clearance	SEIAA/HR/2014/1143 dated 03.09.2014	02.09.2024
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan estimates approval	LC-2365(Loose)/PA/(VA)/2022/28955 dated 22.09.2022	
	viii)	Electrical load availability connection	Ch.-127/SE/R-Apdrp/OLNC-HT/GGN-II/EP-634 dated 31.10.2020	
24.	Total cost of the project		Rs. 411.82 crores	
25.	Expenditure incurred on the project		Rs. 333.63 crores	
26.	Expenditure to be incurred		Rs. 78.19 crores	
27.	Total amount received from sale proceeds:		Rs. 375.75 crores	
28.	Amount as per RERA A/c as on 30.06.2025		Rs. Nil	
29.	Total units		219 Residential Units 1 Commercial Units	
30.	Units sold/ unsold		Residential: Sold: 219 Unsold: 00	Commercial: Sold: 01 Unsold: 01
31.	Reasons for delay		Promoter submitted that the total licensed area measuring 141.66875 acres falling under the license no. 64 of 2010 is segregated into several projects/ phases. The development of most of the phases has been done. The development of the project pertaining to current application is completed in all aspects. However, the land being part of the total licensed area measuring 141.66875 acres, the DTCP will issue the completion certificate for the entire licensed area. Some portion of the license which comes	

		under other developer is facing litigation. Impeding the timely completion of the whole licensed land.
32.	**Fee details**	
	Registration fee	Commercial: (13753.28 x 20) = Rs. 2,75,066/- Residential: (203093.475 x 10) = Rs. 20,30,935/- Total: =Rs. 23,06,001/-
	Processing fee at the time of registration	216846.755 x 10 =Rs. 21,68,468/-
	Late fee at the time of registration	300% =Rs. 69,18,003/-
	Extension Fee (Half of Registration fee)	Rs. 11,53,001/-
	Processing fee at the time of extension	2168467.55 x 10 =Rs. 21,68,468/-
	Late fee at the time of extension	Rs. 5,76,501/-
	Total fee	Rs. 1,52,90,442/-
33.	**DD amount submitted at the time of registration**	Rs. 4,82,000/- Rs. 6,20,000/- Rs. 1,06,000/- Rs. 1,25,000/- Rs. 49,500/- Rs. 3,21,500/- Rs. 1,13,93,060/-
	DD no. and date	727166 dated 18.08.2018 727167 dated 18.08.2018 727165 dated 18.08.2018 727164 dated 18.08.2018 727169 dated 18.08.2018 727168 dated 18.08.2018 906698 dated 06.09.2021
	Name of the bank issuing	Indusind Bank
	DD amount submitted at the time of extension	Rs. 5,00,000/- Rs. 16,93,382/-

	DD no. and date for extension	037082 dated 17.06.2025 012604 dated 11.08.2025
	Name of the bank issuing	Induslnd Bank
	Total fee paid	Rs. 1,52,90,442/-
	Deficient amount	Nil
34.	**File Status**	**Date**
	File received on	19.05.2025
	Deficiency notice sent on	10.07.2025
	First hearing on	14.07.2025 (Adjourned)
	Second hearing on	04.08.2025 (Adjourned)
	Third hearing on	18.08.2025

31. Case History:-

1. The Promoter M/s Brahma City Pvt. Ltd. has applied (online and manual) on dated 19.06.2025 for extension of the residential plotted colony namely "Brahma City Phase- V" measuring 53.5840 acres in sector- 60,61,62,63 & 65, Gurugram.
2. The project pertains to license no. 64 of 2010 dated 21.08.2010 granted by Department of Town & Country Planning, Haryana to Tejpal, Dal Chand, Chiman Lal and others in collaboration with M/s Brahma City Pvt. Ltd. for setting up of a Residential Plotted Colony over an area measuring 141.66875 acres in Sector 60, 61, 62, 63 & 65, Gurugram.
3. The above licensed project is registered in the Authority vide RC no. 04 of 2021 dated 18.01.2021 valid up to 24.09.2025.
4. The application dated 19.05.2025 for extension of the project under Section 6 of Act, 2016 was scrutinized and the deficiencies in the application were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/157 dated 10.07.2025 with an opportunity of hearing on 14.07.2025.
5. On 14.07.2025, the matter was adjourned to 04.08.2025 and further adjourned to 18.08.2025.
6. Further, a public notice dated 07.07.2025 inviting objections with respect to consideration of present application was published in The Tribune (English), The Times of India (English) and Navbharat Times (Hindi).
7. Also, the site of the project has been visited to check the status of development and connectivity with road. It is confirmed that the project has access through service road of existing 60m wide road.
8. A representation dated 11.07.2025 was submitted by Sh. B K Agarwal and 36 others, the residents of Brahma City J Block, the gist of which is as below:
   (i) The applicants are plot owners and house owners in the area comprising Plot No. J-1 to J-84 and J-158 to J-162, which is a part of the plotted colony being developed by Brahma City Pvt. Ltd.

	(ii) The promoter has sold plots to various individuals and builders who are constructing or have constructed houses over these plots. The promoter is required to provide infrastructure and amenities of equal standards in all the blocks of the colony without favouring any particular block or builder. (iii) Some Plot Nos. of J-Block, along with some area of other Blocks, have been included in the project "Brahma City Phase V". Some Plot Nos. of J-Block are included in the Project "Brahma City J-Block". This is an artificial bifurcation because all infrastructure facilities like roads, foot paths, sewer lines, sewer treatment plant, water supply lines, water treatment plant, parks, street lights, electric sub-station, etc. are common to the whole of J-Block. It is not possible to monitor infrastructure and other amenities for the J-Block separately under two registered projects. It will be appropriate if all the plots of J-Block are included in one project only. (iv) Various issued pertaining to infrastructure and maintenance are listed by the applicants. Some of which are mentioned below: • Incomplete parks and play areas • Incomplete boundary wall • Insufficient CCTVs • Incomplete roads • Repair of footpaths • Connectivity of services such as drainage, sewer lines etc. • Unsatisfactory power backup • Unsatisfactory maintenance • Stray dogs, etc. 9. With respect to the above, the promoter has filed a reply dated 13.08.2025, wherein the above allegations are denied and it is requested to dismiss the complaint 10. The reply dated 13.08.2025 submitted by the promoter with respect to the above deficiency notice has been examined and the status of remaining deficiencies is as below:	
32.	**Present compliance status as on 18.08.2025 of deficit documents as conveyed in the notice dated 10.07.2025**	1. Correction in online DPI needs to be done. **Status: Not submitted** 2. Deficit fee of Rs. 16,93,382/- needs to be paid. **Status: Paid vide DD no. 012604 dated 11.08.2025 of IndusInd Bank** 3. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 4. Supporting documents with respect to the reason of delay submitted by the promoter need to be provided. **Status: Submitted**

		5. Copies of mutation, jamabandi and aks shijra certified by the revenue officer not prior to 3 months of date of application need to be submitted. **Status: Submitted** 6. Latest land title search report needs to be resubmitted including the bar enrolment number of the Advocate. **Status: Submitted** 7. Legible copy of zoning plan needs to be submitted. **Status: Not submitted** 8. Legible copy of layout plan needs to be submitted. **Status: Not submitted** 9. Copy of superimposed demarcation plan on the approved layout plan needs to be submitted. **Status: Not submitted** 10. Revalidated environmental clearance needs to be submitted. **Status: Not submitted (expired on 02.09.2024)** 11. PERT chart of the project along with current photographs of the project showing the development on site need to be submitted. **Status: Needs to be revised. % of work done till date of application and proposed % of works to be taken up in each quarter need to be submitted.** 12. Details of sold/ unsold inventory showing name of customer, date of booking, plot no., plot area, total sale value of unit, amount received and amount to be received from customer up to date of application need to be submitted. **Status: Submitted** 13. Draft application form, allotment letter, agreement for sale and payment receipt and conveyance deed need to be submitted. **Status: Since all units have already been sold, draft documents are not required to be submitted.** 14. Copies of 4 sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: Conveyance deed with Adani Brahma Synergy Pvt. Ltd. submitted.**

		15. Copy of Brochure/advertisement document needs to be submitted. **Status: Not submitted** 16. The registration certificate was issued without prejudice to the matter pending before the Hon'ble Supreme Court of India in SLP No. 6013 of 2022 and CWP No. 2926 of 2022 pending before the Hon'ble Punjab and Haryana High Court. Further, it was mentioned in the registration certificate that it shall also be construed to be amended with respect to any variations as may be passed by the Hon'ble Supreme Court/ Hon'ble High Court in the above-said matters. The current status of above-mentioned matters needs to be submitted. **Status: As per order dated 11.01.2023 in the matter, the petition (along with pending applications) is dismissed as withdrawn with the liberty to approach the appropriate forum/ court.** 17. It was mentioned in the registration certificate that the promoter shall make an application with the authority under section 4 of the Act for registration of the UD (undetermined) area as and when the same is approved by the competent authority. The status of approvals granted by the competent authority with respect to the UD areas need to be submitted. **Status: The promoter submits that no revised layout plan for UD (undetermined) area has been obtained till date and the promoter will apply for registration of the same as and when the approvals are obtained.** 18. The commercial and institutional part of this project was frozen by the Authority and the promoter was directed not to create any further third-party rights in the said area till any rectification order is made by the DTCP Haryana. Status of the above rectification order needs to be submitted. **Status: Not submitted** 19. It was mentioned in the registration certificate that the promoter shall make an application with the authority under section 4 of the Act for registration of the commercial pockets separately whenever the building

		plans got approved by the competent authority. Status of the same needs to be submitted. **Status: The promoter states that neither the commercial pockets have been conceptualized not any building plan approval for the same has been obtained.** 20. Cost of the land i.e. Rs 18440.05 lakhs needs to be clarified according to the area applied for the continuation of registration is 53.584 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Not submitted** 21. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost mentioned in DPI needs to be submitted. Details of financial resources mentioned in DPI needs to be revised. **Status: Not submitted** 22. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but original non-encumbrance certificate dated 11.07.2025, Promoter affidavit for no loan on the project and Charge Form (CHG) uploaded on ROC website needs to be submitted.** 23. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, **Status: Submitted but original CA certificate needs to be submitted.** (ii) CA Certificate of net worth of promoter on latest date, **Status: Submitted but original CA certificate needs to be submitted.** (iii) CA Certificate of non-default in payment of debt & statutory liabilities,

		Status: Submitted but original CA certificate needs to be submitted. (iv) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but original CA certificate needs to be submitted.** 24. Bank Undertaking dated 22.11.2022 needs to be revised as project name is missing in free A/c. **Status: Not submitted** 25. Project Report needs to be submitted. **Status: Not submitted** 26. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement need to be submitted. **Status: Not submitted** 27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Not submitted** 28. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Not submitted** 29. Schedule and Challan of EDC paid for the project needs to be submitted. **Status: Not submitted** 30. Details and current status of the case Allottee i.e. Krish Realtech Pvt Ltd has filed an application under IBC 2016 before the Hon'ble NCLT needs to be submitted. **Status: Submitted**
33.	Remarks	1. Correction in online DPI needs to be done. **Status: Not submitted** 2. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 3. Legible copy of zoning plan needs to be submitted. **Status: Not submitted** 4. Legible copy of layout plan needs to be submitted. **Status: Not submitted**

		5. Copy of superimposed demarcation plan on the approved layout plan needs to be submitted. **Status: Not submitted** 6. Revalidated environmental clearance needs to be submitted. **Status: Not submitted (expired on 02.09.2024)** 7. PERT chart of the project along with current photographs of the project showing the development on site need to be submitted. **Status: Needs to be revised. % of work done till date of application and proposed % of works to be taken up in each quarter need to be submitted.** 8. Copies of 4 sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted. **Status: Conveyance deed with Adani Brahma Synergy Pvt. Ltd. submitted.** 9. Copy of Brochure/advertisement document needs to be submitted. **Status: Not submitted** 10. The registration certificate was issued without prejudice to the matter pending before the Hon'ble Supreme Court of India in SLP No. 6013 of 2022 and CWP No. 2926 of 2022 pending before the Hon'ble Punjab and Haryana High Court. Further, it was mentioned in the registration certificate that it shall also be construed to be amended with respect to any variations as may be passed by the Hon'ble Supreme Court/ Hon'ble High Court in the above-said matters. The current status of above-mentioned matters needs to be submitted. **Status: As per order dated 11.01.2023 in the matter, the petition (along with pending applications) is dismissed as withdrawn with the liberty to approach the appropriate forum/ court.** 11. The commercial and institutional part of this project was frozen by the Authority and the promoter was directed not to create any further third-party rights in the said area till any rectification order is made by the DTCP

		Haryana. Status of the above rectification order needs to be submitted. **Status: Not submitted** 12. Cost of the land i.e. Rs 18440.05 lakhs needs to be clarified according to the area applied for the continuation of registration is 53.584 acres along with supporting documents. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Not submitted** 13. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost mentioned in DPI needs to be submitted. Details of financial resources mentioned in DPI needs to be revised. **Status: Not submitted** 14. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. **Status: Submitted but original non-encumbrance certificate dated 11.07.2025, Promoter affidavit for no loan on the project and Charge Form (CHG) uploaded on ROC website needs to be submitted.** 15. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, **Status: Submitted but original CA certificate needs to be submitted.** (ii) CA Certificate of net worth of promoter on latest date, **Status: Submitted but original CA certificate needs to be submitted.** (iii) CA Certificate of non-default in payment of debt & statutory liabilities, **Status: Submitted but original CA certificate needs to be submitted.** (iv) CA Certificate of expenditure incurred and to be incurred.

		Status: Submitted but original CA certificate needs to be submitted. 16. Bank Undertaking dated 22.11.2022 needs to be revised as project name is missing in free A/c. **Status: Not submitted** 17. Project Report needs to be submitted. **Status: Not submitted** 18. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement need to be submitted. **Status: Not submitted** 19. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Not submitted** 20. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Not submitted** 21. Schedule and Challan of EDC paid for the project needs to be submitted. **Status: Not submitted**

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 18.08.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Anoop Sharma (AR), Sh. Satyendra Tiwari (AR) and Sh. Satinder Singh (AR) are present on behalf of the promoter and states that they have already obtained the renewal of license and environmental clearance of the project. The AR further states that the development of the project pertaining to current application is completed in all aspects. However, the land being part of the total licensed area measuring 141.66875 acres, the DTCP will issue the completion certificate for the entire licensed area. Some portion of the license which comes under other developer i.e., M/s Krrish Realtech Pvt. Ltd. is under litigation.

Promoter Name M/s Brahma City Pvt. Ltd.
Project Name Brahma City Phase- V

However, the area falling under the present application is litigation free and the same is confirmed in the report of Hon'ble Justice Geeta Mittal who was appointed as Special Referee by Hon'ble Supreme Court to look into the claims and counter claims of respective parties, in respect of plots purchased/ agreed to be purchased by the parties. Further, a portion of the project land belonging to M/s Krrish Realtech Pvt. Ltd. has been attached by the Enforcement Directorate vide orders dated 06.08.2024 and 17.10.2024 under the provisions of Prevention of Money Laundering Act, 2002. It is clarified that no project land falling in the allocation of M/s Brahma City Pvt. Ltd. has been attached and the same is confirmed in the attachment order of the Enforcement Directorate. Further, the DTCP vide its rectification order dated 06.12.2022 has removed the restriction on creation of 3rd party rights in respect of commercial and community sites of the project land and a copy of same will be submitted to the Authority.

In view of the above, the promoter is directed to submit the undertaking with respect to no litigation on the area falling under current application through a duly authorized signatory along with the copies of report of Hon'ble Justice Geeta Mittal, attachment order of the Enforcement Directorate, the allocation of M/s Brahma City Pvt. Ltd. and the area attached by ED duly marked on the layout plan as well as the rectification order of DTCP dated 06.12.2022. The promoter is further directed to submit the copy of renewal of license and environmental clearance in the Authority along with the other remaining deficiencies.

The matter to come up on 01.09.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA