

Hearing brief for registration of Project u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Samsara Ivana 2.0		
2.	Name of the promoter	M/s Adani Brahma Synergy Pvt. Ltd.		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector- 63, Gurugram		
5.	Legal capacity to act as a promoter	Third Party Right Holder/ Land Owner		
6.	Name of the license holder	N/A		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-2024-2025		
10.	License no.	N/A		N/A
11.	Total licensed area	141.6687 acres	Area to be registered	1.22 acres
12.	Projected completion date	OC - 30.09.2030		
13.	QPR Compliances (if applicable)	RC no. 115 of 2022 - Submitted.		
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 115 of 2022 - Submitted.		
15.	4(2)(I)(C) Compliances (if applicable)	Expired on 20.08.2025 (Applied for extension u/s 6)		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	No of units	68 floors on 17 plots		



20.	Total Project Cost		Rs 166.63 Crores	
21.	Expenditure Incurred		Rs. 28.37 Crores	
22.	Expenditure to be incurred		Rs. 138.26 Crores	
23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	N/A	Conveyance deed of 17 plots dated 10.06.2025 and 26.05.2025
	ii)	Zoning Plan Approval	5968-II dated 07.07.2017 (For residential plotted colony)	-
	iii)	Building plan Approval	I 48 - I 54, I 64 - I 70, I 83 - I 85 dated 08.07.2025, 09.07.2025, 10.07.2025, 17.07.2025	07.07.2027 08.07.2027 09.07.2027 16.07.2027 (Under Self certification policy and Email dated 08.07.2025, 09.07.2025, 10.07.2025 and 17.07.2025 from DTCP)
	iv)	Environmental Clearance	N/A	N/A
	v)	Airport height clearance	N/A (Height is less than 30 mtrs.)	
	vi)	Fire scheme approval	N/A (Height is less than 15 mtrs.)	
	vii)	Service plan and estimate approval	LC-2365(Loose)/PA(VA)/2022/28955 dated 22.09.2022 (For residential plotted colony)	
24.	Fee Details			
	Registration Fee		Residential - (For 17 plots) - 11,930.544 * 2.4 * 10 = Rs 2,86,333/-	
	Processing Fee		11,930.544 * 10 = Rs 1,19,306/-	
	Late Fee		N/A	
	Total Fee		Rs 4,05,639/-	
25.	DD amount		Rs 3,34,100/- Rs 71,539/-.	
	DD no. and date		500629 dated 02.08.2025	



RERA-GRG-2024-2025

		500656 dated 28.08.2025																																																																																											
	Name of the bank issuing	ICICI Bank																																																																																											
	Deficient amount	Rs 71,539/-																																																																																											
26.	File Status	Date																																																																																											
	File received on	04.08.2025																																																																																											
	First notice Sent on	20.08.2025																																																																																											
	First hearing on	01.09.2025																																																																																											
	Second hearing on	08.09.2025																																																																																											
	Third hearing on	29.09.2025																																																																																											
27.	Case History: The Promoter M/s Adani Brahma Synergy Pvt. Ltd. who is a Third Party Right Holder applied for the registration of real estate residential floors project namely “Samsara Ivana 2.0” located at Sector- 63, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 95657 dated 04.08.2025 and RPIN-939. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2024-2025. The project area for registration is 1.22 acres. The DTCP has granted license no. 64 of 2010 dated 21.08.2010 admeasuring 141.668 acres for the development of Residential Plotted Colony in Sector 60, 61, 62, 63 & 65, Gurugram. The area admeasuring 53.5840 acres (Brahma City –Phase V) was registered vide registration number 115 of 2022 dated 05.12.2022 which is valid upto 20.08.2025. The promoter purchased 17 plots via conveyance deed in the Block-I of the residential plotted colony namely “Brahma City –Phase V” and applied for registration of residential floors (S+4) on 17 plots. Details of plots applied for registration as follows:																																																																																												
<table><tr><th colspan="7">Details of plots</th></tr><tr><th>S.No</th><th>Plot no</th><th>Conveyance date</th><th>BR-III email date</th><th>Area in sq mtr</th><th>FAR</th><th>Total FAR</th></tr><tr><td>1</td><td>I-48</td><td>26.05.2025</td><td>08.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>2</td><td>I-49</td><td>26.05.2025</td><td>17.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>3</td><td>I-50</td><td>26.05.2025</td><td>17.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>4</td><td>I-51</td><td>26.05.2025</td><td>10.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>5</td><td>I-52</td><td>26.05.2025</td><td>08.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>6</td><td>I-53</td><td>26.05.2025</td><td>10.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>7</td><td>I-54</td><td>26.05.2025</td><td>09.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>8</td><td>I-64</td><td>26.05.2025</td><td>09.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>9</td><td>I-65</td><td>26.05.2025</td><td>10.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>10</td><td>I-66</td><td>26.05.2025</td><td>09.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr><tr><td>11</td><td>I-67</td><td>26.05.2025</td><td>17.07.2025</td><td>293.50</td><td>2.4</td><td>704.4</td></tr></table>			Details of plots							S.No	Plot no	Conveyance date	BR-III email date	Area in sq mtr	FAR	Total FAR	1	I-48	26.05.2025	08.07.2025	293.50	2.4	704.4	2	I-49	26.05.2025	17.07.2025	293.50	2.4	704.4	3	I-50	26.05.2025	17.07.2025	293.50	2.4	704.4	4	I-51	26.05.2025	10.07.2025	293.50	2.4	704.4	5	I-52	26.05.2025	08.07.2025	293.50	2.4	704.4	6	I-53	26.05.2025	10.07.2025	293.50	2.4	704.4	7	I-54	26.05.2025	09.07.2025	293.50	2.4	704.4	8	I-64	26.05.2025	09.07.2025	293.50	2.4	704.4	9	I-65	26.05.2025	10.07.2025	293.50	2.4	704.4	10	I-66	26.05.2025	09.07.2025	293.50	2.4	704.4	11	I-67	26.05.2025	17.07.2025	293.50	2.4	704.4
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12	I-68	10.06.2025	17.07.2025	293.50	2.4	704.4
13	I-69	26.05.2025	17.07.2025	293.50	2.4	704.4
14	I-70	26.05.2025	09.07.2025	293.50	2.4	704.4
15	I-83	26.05.2025	17.07.2025	293.50	2.4	704.4
16	I-84	26.05.2025	17.07.2025	293.50	2.4	704.4
17	I-85	26.05.2025	17.07.2025	275.06	2.4	660.144
				4971.06		11,930.544

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/939 dated 20.08.2025 was issued to the promoter with an opportunity of being heard on 01.09.2025.

The promoter has submitted a reply on 22.08.2025 which was scrutinized and wherein the copy of the public notice published in three newspapers i.e., Times of India (English), The Tribune (English) and Nav Bharat Times (Hindi) dated 20.08.2025 for objection till 04.09.2025 has been submitted.

On 01.09.2025, the matter is adjourned and fixed for 08.09.2025.

The promoter has submitted two reply on 03.09.2025 which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 08.09.2025, the matter is adjourned and fixed for 29.09.2025.

The promoter has submitted a reply on 17.09.2025 which was scrutinized and the status of documents is mentioned below.

28.	Present compliance status as on 29.09.2025 of deficient documents conveyed through notice dated 20.08.2025.	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 71,539/- needs to be submitted. Status: Submitted vide DD no. 500656 dated 28.08.2025 amounting to Rs 71,539/-. 2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: Submitted. 5. Pert Chart needs to be submitted.
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		<p>Status: Submitted.</p> <p>6. Draft Application form needs to be revised. Status: Submitted.</p> <p>7. Draft Allotment letter needs to be revised as per prescribed format. Status: Submitted but needs to be revised.</p> <p>8. Draft Builder Buyer Agreement needs to be revised as per prescribed format. Status: Submitted but needs to be revised.</p> <p>9. Draft Conveyance Deed needs to be revised. Status: Submitted.</p> <p>10. Draft Brochure needs to be revised. Status: Submitted but needs to be revised.</p> <p>11. Cost of plots needs to be clarified according to area apply for registration. Status: Submitted.</p> <p>12. Financial resources needs to be met with project cost. Status: Submitted.</p> <p>13. Affidavit of promoter regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be revised. Status: Submitted.</p> <p>14. KYC of project consultant needs to be submitted. Status: Submitted.</p> <p>15. KYC of Authorize person to operate bank account needs to be submitted. Status: Submitted.</p> <p>16. Project report needs to be submitted. Status: Submitted but needs to be revised.</p> <p>17. REP II needs to be revised. Status: Submitted.</p> <p>18. Quarterly statement of expenditure and sources needs to be provided. Status: Submitted.</p> <p>19. CA certificate for REP I needs to be revised. Status: Submitted.</p> <p>20. Cash flow statement needs to be submitted. Status: Submitted.</p>
29.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be revised.</p>



		<p>3. Draft Allotment letter needs to be revised.</p> <p>4. Draft Builder Buyer Agreement needs to be revised.</p> <p>5. Draft Brochure needs to be revised.</p> <p>6. Project report needs to be revised.</p>
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Recommendations:

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 except the deficiencies pending in S. No. 29 mentioned above.

No objection has been received in the Authority from any allottee in respect of public notice dated 20.08.2025.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Asha
29/9/25
Asha

Chartered Accountant

Ashish Kush
29/09/2025

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 29.09.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.09.2025

Sh. Ashish Kush, Planning Executive and Sh. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Anoop Sharma (GM Legal), Sh. Satyendra Tiwari (AR) and Sh. Satinder Singh (Asst. Manager) are present on behalf of the promoter.

The AR of the promoter states that they have submitted the reply on 26.09.2025 w.r.t the remaining documents. The concerned official to examine the same.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI.

Arun Kumar

(Arun Kumar)
Chairman, HARERA