Downtown Avenue
M/s Adani Brahma Synergy Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details			
1.	**Name of the project**	Downtown Avenue			
2.	**Name of the promoter**	M/s Adani Brahma Synergy Pvt. Ltd.			
3.	**Nature of the project**	Commercial (Distinct Commercial Component of Residential Plotted Colony)			
4.	**Location of the project**	Sector-62, Gurugram			
5.	**Legal capacity to act as a promoter**	Third Party right holder			
6.	**Name of license holder**	Sh. Tejpal, Sh. Dal Chand, Sh. Chiman Lal, Hari Ram and others			
7.	**Status of project**	Ongoing			
8.	**RERA Registration No.**	53 of 2023 dated 10.04.2023			
9.	**Validity of Registration Certificate**	Valid From 10.04.2023	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**	Phase			
12.	**Extension applied till**	30.09.2025			
13.	**Online extension ID**	RERA-GRG-PROJ-1991-2025			
14.	**Registration Temp ID**	RERA-GRG-PROJ-1306-2023			
15.	**QPR status**	Submitted			
16.	**4(2)(l)(D) reports status**	Submitted			
17.	**Other conditions of RC**	1. The promoter shall open a separate bank account as per regulations of the Authority and shall submit compliance thereof within a period of 30 days. 2. This registration certificate is issued subject to final outcome of the CWP No. 2629 of 2022 pending before Hon'ble Punjab & Haryana High Court and decision shall be binding.			
18.	**4(2)(l)(C) compliance**	Applied for extension			
19.	**Status of change of bank account**	N/A			
20.	**Details of proceedings pending against the project**	RERA-GRG-3866-2023- Project RC Compliance Hearing			
21.	**License no.**	64 of 2010 dated 21.08.2010	valid upto 20.08.2030		
22.	**Total licensed area**	114.66875 acres	**Area for extension of registration**	3.4 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.	20.08.2030
	ii)	Zoning plan approval	5970 dated 07.07.2017	
	iii)	Building plan Approval	N/A	
	iv)	Environmental Clearance	N/A	
	v)	Architectural Control Sheet	ZP-763-Vol.-IIA/JD(RA)/2023/8539 dated 22.03.2023	
	vi)	Fire scheme approval	N/A	
	vii)	Service plans and estimates approval	LC-2635(Loose)/PAVP)2022/28955 dated 20.09.2022	
24.	**Reasons for delay**		Legal Disputes: Litigation or unresolved disputes related to land. 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.	
25.	**Total Project cost**		Rs 107.85 crs	
26.	**Expenditure incurred**		Rs 52.71 crs	
27.	**Expenditure to be Incurred**		Rs 55.14 crs	
28.	**Total Units**		37 units	
29.	**Sold Units**		16 units	
30.	**Unsold Units**		21 units	
31.	**Total Sale Consideration**		Rs 61.89 crs	
32.	**Total amount received from sale proceeds**		Rs 21.98 crs	
33.	**Balance to be received from sold units**		Rs 39.91 crs	

34.	**As per QPR closing balance in RERA A/c as on 30.06.2025.**	Rs. 0.36 crs
35.	**Fee details**	
	Registration fee	20,638.94* 1.5 *20= Rs 6,19,168 / -
	Late Fee	N/A
	Processing fee	20,638.94 * 10 = Rs 2,06,389/-
	Extension Fee (Half of Registration fee)	6,19,168/2= Rs. 3,09,584/-
	Processing fee	20,638.94 * 10 = Rs 2,06,389/-
	Late fee	Rs. 3,09,584 * 50% = Rs 1,54,792/-
	Total fee	Rs 14,96,322 /-
36.	**DD amount submitted at the time of registration**	Rs 5,52,000/- Rs 2,75,000/-
	DD no. and date for registration	907334 dated 24.02.2023 907384 dated 28.03.2023
	Name of the bank issuing	IndusInd Bank
	DD Amount submitted for extension	Rs 6,50,000/- Rs 19,322/-
	Reference DD no. and date for extension	500531 dated 17.06.2025 500613 dated 30.07.2025
	Name of the bank issuing	ICICI Bank
	Deficient amount	-
37.	**File Status**	**Date**
	File received on	19.06.2025
	First notice Sent on	09.07.2025
	First hearing on	14.07.2024 (adjourned)
	Second hearing on	04.08.2025 (adjourned)
	Third hearing on	25.08.2025 (adjourned)
	Fourth hearing on	08.09.2025 (adjourned)
	Fifth hearing on	29.09.2025
28.	**Case History: -** The Promoter M/s Adani Brahma Synergy Pvt. Ltd. who has applied for the extension of registration of real estate project namely "Downtown Avenue" located at Sector-62, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 93171 dated 19.06.2025 and EPIN-156. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1306-2023 and online generated for project extension temp id RERA-GRG-PROJ-1991-2025. The total licensed area is 114.66875 acres and project area for the extension of registration is 3.4 acres vide license no –64 of 2010 dated 21.08.2010 valid upto 20.08.2025. The above project is registered in the Authority vide RC no. 53 of 2023 dated 10.04.2023 valid up to 20.08.2025 for area measuring 3.4 acres.	

	The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/156 dated 09.07.2025 was issued to the promoter with an opportunity of being heard on 14.07.2025. **On 02.07.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Times of India" and one Hindi, "Navbharat Times" dated 02.07.2025 as per the directions of Authority. Objections to be filed till 16.07.2025.** **No Objections received till 16.07.2025.** On 14.07.2025, The matter is adjourned and to come up on 04.08.2025. On 04.08.2025, The matter is adjourned and to come up on 25.08.2025. On 25.08.2025, The matter is adjourned and to come up on 08.09.2025. Regarding final outcome of the CWP No. 2629 of 2022 pending before Hon'ble Punjab & Haryana High Court and decision as per RC Compliance, the promoter has submitted an order dated 11.01.2023 in which the petition is dismissed as withdrawn with the liberty to approach the appropriate forum/ court. On 08.09.2025, The matter is adjourned and to come up on 29.09.2025. The status of documents is mentioned below:	
29.	**Present compliance status as on 29.09.2025 of deficit documents as conveyed in notice dated 09.07.2025.**	1 Deficit fee Rs 19,322/- needs to be submitted. **Status: Submitted vide DD No. 500613 dated 30.07.2025.** 2 REP-V form needs to be submitted. **Status: Submitted** 3 Corrections in online DPI needs to be done. **Status: Submitted but needs to be revised.** 4 Original registration certificate needs to be submitted. **Status: The promoter submitted an undertaking stating that the original RC is misplaced and shall be submitted as soon as it is retrieved.** 5 Approved architectural control sheet/standard design needs to be submitted. **Status: Submitted** 6 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted** 7 Land title search report by the Advocate certified on the latest date needs to be submitted.

		Status: Submitted 8 Forest land diversion, NOC/affidavit regarding non applicability needs to be submitted. **Status: Submitted** 9 Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status: Submitted** 10 PERT chart needs to be submitted. **Status: Submitted** 11 Site photographs needs to be submitted. **Status: Not Submitted** 12 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted** 13 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 14 Copy of 5 executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted but executed conveyance deed needs to be submitted.** 15 Allottee related documents i.e. Draft BBA needs to be revised. **Status: Submitted** 16 Brochure/advertisement document needs to be submitted. **Status: Submitted** 17 Approval/NOC from various agencies regarding the external services like roads access, sewerage supply and storm water needs to be submitted. **Status: Submitted** 18 Clarification needs to be submitted as EDC, IDC, taxes and cess not mentioned in DPI. Details of any other cost and financial resources mentioned in DPI i.e. Others amounts to Rs 3568.19 lakhs needs to be submitted along with supporting documents. **Status: Not Submitted**

		19 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 Affidavit for no loan on project needs to be submitted.** 20 Independent Auditors Report along with audited financial statement for the financial year 2023-24, 2022-23 and 2021-2022 needs to be submitted. **Status: Submitted** 21 Bank Undertaking dated 28.02.2023 needs to be revised. **Status: Submitted** 22 KYC of Director, Architect, CA and Consultant needs to be submitted. **Status: Submitted** 23 Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project. CA Certificate of net worth of promoter on latest date. CA Certificate of non-default in payment of debt & statutory liabilities CA Certificate of expenditure incurred and to be incurred. **Status: Submitted but CA Certificate of expenditure incurred and to be incurred dated 25.08.2025 needs to be revised as incurred cost does not match with DPI.** 24 Project Report, statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. **Status: Submitted** 25 Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 26 Challan and Schedule of payment of EDC for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted in original. **Status: Submitted**

30.	**Remarks**	1 Corrections in online DPI needs to be done. 2 Original registration certificate needs to be submitted. Status: The promoter submitted an undertaking stating that the original RC is misplaced and shall be submitted as soon as it is retrieved. 3. Site photographs needs to be submitted. 4. Executed conveyance deed needs to be submitted. 5. Clarification needs to be submitted as EDC, IDC, taxes and cess not mentioned in DPI. Details of any other cost and financial resources mentioned in DPI i.e. Others amounts to Rs 3568.19 lakhs needs to be submitted along with supporting documents. 6. Affidavit for no loan on project needs to be submitted. 7. CA Certificate of expenditure incurred and to be incurred dated 25.08.2025 needs to be revised as incurred cost does not match with DPI.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 30. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

On tour

(Ashish Dubey)
Chartered Accountant

Nikita

(Nikita Mittal)
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.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

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

Approved as proposed subject to rectifications in remaining deficiencies.
The extension of registration shall be issued after compliance of balance deficiencies and corrections in DPI.

(Arun Kumar)
Chairman, HARERA