

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

3 B Homes Corner HUB RERA-GRG-PROJ-1235-2022

He	aring	brief	for	project	registration	u/	s 4	
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Name of the last o	Total Control of the		ing brief for project registration u/s 4	Land and the second	
S.No.	The second second second second	culars	Details		
1.		e of the project	3B Homes Corner Hub	THE RESERVE OF THE RE	
2.	Name	e of the promoter	M/s Sunsat Educational Academy Pvt. Ltd.		
3.	Natu	re of the project	Commercial Plotted Colony (Distinct Commercia	l Component of	
			Plotted Colony under DDJAY)		
4.	Locat	tion of the project	Sector-1, Pataudi, Gurugram		
5.	Legal	capacity to act as a	License Holder		
	prom		Community of Manager 35,072 - John Ball	moded -	
6.	Name	e of license holder	M/s Sunsat Educational Academy Pvt. Ltd.		
7.	Statu	s of project	New		
8.	Whet appli	ther registration ed for whole/phase	Whole Project	fort all t	
9.	Comp	oletion date as	20.08.2026		
10.			RERA-GRG-PROJ-1235-2022	Kesta Section	
11.	Online application ID QPR Compliances RC no. 22		March 2023, June 2023 and September 2023 pendir	10 110 100	
	of 20		maren 2025, june 2025 and September 2025 pendir	16	
12.	4(2)(l)(D) Compliances R(2 of 2021	Not submitted		
13.	4(2)(l)(C) Compliances RC 2 of 2021	N/A		
14.		s of change of bank	N/A		
15.	Detai pend	ls of proceedings ing against the project	RERA-GRG-3653-2022 – SCN for non submission of QPR RERA-GRG-4450-2022 – SCN for RC condition compliances		
16.	RC Conditions Compliances (if applicable)		Submission of approved SPE (due date 15.09.2021) – Obtained on 12.01.2022.		
17.		se no.	16 of 2020 dated 21.07.2020 valid upto 2	d upto 20.07.2025	
18.	Total licensed area		10.9 acres Area to be registered 0.432 acres	0.7X n0	
19.	Statu	tory approvals either	applied for or obtained prior to registration		
	S.No	Particulars	Date of approval Vali	dity up to	
	i)	License Approval	16 of 2020 dated 21.07.2020 20	.07.2025	
an set	ii)	Zoning Plan Approval	DRG No. DGTCP-8754 dated 21.11.2022	N/A	
A 9db	iii) Layout plan Approval		DRG No. DTCP-7762 dated 03.05.2021	N/A	
		Environmental Clearance	N/A	N/A	
mis.	v)	Architectural	DRG No. DGTCP-8755 (i-vii) dated 21.11.2022		
16 210	11 5	Control Sheet	ZP-1457/JD (RA)/2022/34950 dated 22.11.2022		
7 9 3	vi) Service plan and Memo. No. LC 3990/JE(S)/2021/1013 dated 12.01.2022 estimate approval				

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament
भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



			सत्यमय जयत
20.	Fee details		
	Registration fee	2623.2 * 1.5 * 20 = Rs 78,696/-	
	Processing fee	2623.2 * 10 = Rs 26,232/-	
	Late fee	N/A	
	Total	Rs 1,04,928/-	90.04.2
21.	DD amount	Rs. 1,08,000/- Rs. 32,000/-	A March State Control
	DD no. and date	001844 dated 08.08.2023 001845 dated 08.08.2023	
	Name of the bank issuing	Axis Bank	
	Deficient amount	Nil (Rs. 35,072/- Excess Paid)	annang q
22.	File Status	Date	positive at a contract
	File received on	31.08.2023	signi cadiniwi ji
	First notice Sent on	20.09.2023	S. Complesson data
	First hearing on	25.09.2023	Control of the Contro
	Second hearing on	16.10.2023	rtheoroidigan (1970)
	Third hearing on	30.10.2023	The Control of the Co
		TAKEN BY MARKET SATE OF THE PROPERTY OF THE PR	

23. Case History:-

The promoter M/s Sunsat Educational Academy Pvt Ltd who is a license holder had applied for the registration of real estate project namely "3B Homes Corner Hub" located at Sector-1, Pataudi, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 58027 dated 31.08.2023 and RPIN-643. The Temp I.D. of REP – I (Part A-H) is RERA - GRG-PROJ-1235-2022. The project area for registration is 0.432 acres out of the licensed area i.e., 10.09 acres. License no – 16 of 2020 dated 21.07.2020 valid upto 20.07.2025.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/643 dated 20.09.2023 was issued to the promoter with an opportunity of being heard on 25.09.2023.

On 25.09.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company till 22.09.2023 against the deficiencies conveyed by the authority through notice dated 21.09.2028. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

The promoter has submitted the reply on 25.09.2023 which has been scrutinized and as per the directions of the authority the matter is fixed for hearing on 16.10 2023.

On 16.10.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Shikhar Yadav (Director) is present on behalf of the promoter. There are still deficiencies in the application for registration of project and AR seeks one week time for submission of all the deficit documents. The matter to come up on 30.10.2023.



	The status of the documents is	mentic	oned below:
24.	Present compliance status as on 30.10.2023 of the deficiencies	1 h min	The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
nizew.	conveyed in the hearing dated 16.10.2023.	2	Status: Not submitted Online DPI needs to be corrected.
	Electric and a supplied to the state of the supplied to the su		Status: Not submitted
0.253	verigest of Eleon 200 and 200		Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Not submitted
		4	Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Not submitted
	bestver ed at e	5	Latest Non-encumbrance certificate not below the rank of Tehsildar needs to be submitted. Status: Not submitted
		6	Electrical load availability needs to be submitted.
		bagun	Status: Not submitted
	pullare application are sort higher	7	Approvals / NOC's from various agencies for connecting
	needs to be done in the online		external services like roads, water supply, sewer & storm water drainage needs to be submitted.
	ber mee	sel or si	Status: Not submitted
	and Alssahaha duly dentitle	8	PERT chart needs to be submitted.
	sometimes to such as a rigid sible		Status: Not submitted
		9	Draft Application form needs to be revised.
	and maniferences and another to the contract of	10	Status: Needs to be revised
	The state of the s	10	Draft Allotment letter needs to be submitted as per the prescribed format.
	TOTAL CO. SO. 10 S. C. CO. L. C. CO. S. C.		Status: Needs to be revised
	obmutted butted by or subcatted.	11	Draft BBA needs to be submitted as per the prescribed format.
	om varions agencies for con- vacio, water supply shakers	12	Status: Needs to be revised Draft Brochure and advertisement documents needs to be submitted.
	bestrados	13	Status: Not submitted Cash flow Statement needs to be revised. Status: Not submitted
	needs to be submitted as a	14	TAN of the promoter needs to be submitted. Status: Not submitted
	ato sit testio bottocas ec	15	Legible copy of Aadhar of Sachin Dixit needs to be submitted. Status: Not submitted
	Eventusement documents invect	16	CA certificate for expenditure incurred needs to be corrected with the proper signed by authorized Chartered Accountant with UDIN. Status: Not submitted
	nathunine ad et shos	17	Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be
	esolum anches indicated 10 1916		revised. Status: Not submitted
		18	Quarterly statement of expenditure (IDW) for the project



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		needs to be provided.
		Status: Not submitted
autico algerian especa politica entra	19	Project report need to be revised.
(H-A) and submised one waters	20	Status: Not submitted Financial resources needs to be filled in the DPI.
	20	Status: Not submitted
	21	CA certificate for REP 1 needs to be resubmitted along with
The state of the s	21	signed by authorized chartered Accountant with UDIN.
		Status: Not submitted
VO BY BEEN STATE OF THE STATE OF	22	Copy of paid challan of EDC and IDC needs to be provided
		Status: Not submitted
	23	Annual Balance sheet for the last 3 financial year i.e., 2019-
wip are in university in the many hours.		2020,2020-21,2021-22 needs to be submitted.
The books have at an about the contract of		Status: Not submitted
	24	The board resolution for operation of bank account under
to slide, out would had pro-layer to		section 4(2)(l)(D) needs to be revised.
7 July Strandar	25	Status: Not submitted
	25	Bank undertaking needs to be submitted along with detail of
Lerifonduz 30 có 2hann sáil		authorized Signatory. Status: Not submitted
Remarks	1	The annexures in the online application are not uploaded as
Kemarks	1	well as the correction needs to be done in the online (A-H)
Antenia, manife supply sower as acquire		
	2	application.
homendus e	2	Online DPI needs to be corrected.
	3	Jamabandi, Mutation and Aks-shajra duly certified by
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	5	Latest Non-encumbrance certificate not below the rank of
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	6	Electrical load availability needs to be submitted.
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SECTION STATES CARRIED TO SAVE A DESCRIPTION OF CASE		external services like roads, water supply, sewer & storm
		water drainage needs to be submitted.
d below to be the	8	PERT chart needs to be submitted.
	9	Draft Application form needs to be submitted.
A substitution of a special	10	Draft Allotment letter needs to be submitted as per the
	to the	prescribed format.
Jeans due of observition while to be	11	Draft BBA needs to be submitted as per the prescribed
	11	는 [18일본 1일 : [18일본 1일 : 19일본 1
that it is all or shear be mount entitled	12	format.
amina isola beaution, and include no in	12	Draft Brochure and advertisement documents needs to be
		submitted.
Steel K. Ha William Statement Committee Committee	13	Cash flow Statement needs to be revised.
Attended to the second of the	14	TAN of the promoter needs to be submitted.
	15	Legible copy of Aadhar of Sachin Dixit needs to be
		submitted.
Passing College of CWAIA Literatures and T	16	CA certificate for expenditure incurred needs to be corrected
		with the proper signed by authorised Chartered Accountant



	with UDIN.
	17 Affidavit of promoter regarding arrangement with the bank
	of master account under section 4(2)(l)(D) needs to be revised.
	Quarterly statement of expenditure (IDW) for the project needs to be provided.
	19 Project report need to be revised.
	20 Financial resources needs to be filled in the DPI.
	21 CA certificate for REP 1 needs to be resubmitted along with
	signed by authorised chartered Accountant with UDIN.
	22 Copy of paid challan of EDC and IDC needs to be provided.
	23 Annual Balance sheet for the last 3 financial year i.e., 2019-
	2020,2020-21,2021-22 needs to be submitted.
	The board resolution for operation of bank account under
	section 4(2)(l)(D) needs to be revised.
	25 Bank undertaking needs to be submitted along with detail of
	authorised Signatory.
Ash	Joan
(Asha)	(Sumeet)
Chartered Accountant	Engineering Officer
Day and Date of hearing	Monday and 30.10.2023
Proceeding recorded by	Ram Niwas
	PROCEEDINGS OF THE DAY
Sh. Sumeet, Engineering Officer and Ms	. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Pawan Kumar (AR) and Sh. Pankaj	Kataria (AR) are present on behalf of the promoter.
The AR submits that few documents have weeks' time for submission of remaining of the entire period as mentioned in the	we been submitted in the Authority on 27.10.2023 only and seeks two ng documents including compliances pertaining to 4(2)(l)(D) and QPR e proceedings above.
The matter to come up on 04.12.2023.	
Svarge	1 1.1-2
(Sanjeev Kumar Arora)	(Ashok Sangwan) (Vijay Kumar Goyal)
Member, HARERA	Member, HARERA Member, HARERA

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