

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

Project Sumedha Residency
 Promoter M/s Corre Infrastructure and Developers

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	Sumedha Residency		
2.	Name of the promotor	M/s Corre Infrastructure and Developers (Collaborator)		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 01, Farukhnagar, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sh. Ballu Ram, Sh. Bhagwan Das, Sh. Ram Kishan Ss/o Sh. Nathu, Sh. Jile Singh S/o Sh. Medi Ram		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1456-2023		
10.	License no.	175 of 2023 dated 01.09.2023	Valid up to 31.08.2028	
11.	Total licensed area	7.9375 Acres	Area to be registered	7.9375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	31.07.2028		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(l)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		

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

भूसंपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	01.09.2023	31.08.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	01.09.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	
viii)	Electricity load availability connection	Not submitted		
20.	Fee details			
	Registration fee	(30836.996 x 10) + (1284.875 x 20) =Rs. 3,34,068/-		
	Late fee	Nil		
	Processing fee	321218.71 x 10 =Rs. 3,21,219/-		
	Total fee	Rs. 6,55,287/-		
21.	DD amount	Rs. 5,01,500/-		
	DD no. and date	008752 dated 29.09.2023		
	Name of the bank issuing	Axis Bank		
	Deficient amount	Rs. 1,53,787/-		
22.	File Status	Date		
	Project received on	27.10.2023		
	Notice dispatched on	14.11.2023		
23.	Case history-			
	The promoter i.e., M/s Corre Infrastructure & Developers has applied on dated 27.10.2023 for registration of their affordable plotted colony under DDJAY namely "Sumedha Residency" located at Sector 01, Farrukhnagar, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.			

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This application relates to the license no. 175 of 2023 issued by the DTCP in favor of Sh. Ballu Ram, Sh. Bhagwan Das, Sh. Ram Kishan Ss/o Sh. Nathu and Sh. Jile Singh S/o Sh. Medi Ram in collaboration with M/s Corre Infrastructure & Developers.

On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 14.11.2023 and an opportunity of hearing was provided on 20.11.2023.

24. **Present compliance status as on 20.11.2023 of deficient documents as conveyed in the deficiency notice dated 14.11.2023**

1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.
Status: Not provided
2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.
Status: Not submitted
3. Deficit of Rs. 1,53,787/- needs to be paid.
Status: Not paid
4. Mutation, Jamabandi and Aks shijra duly certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted.
Status: Not submitted
5. Documents relating to the entry of license and collaboration agreement in the revenue record need to be uploaded.
Status: Not submitted
6. Land title search report needs to be submitted.
Status: Not submitted
7. Approved service plans and estimates need to be submitted.
Status: Not submitted
8. NOCs with respect to natural conservation zone, tree cutting permission and powerline shifting, if applicable, need to be submitted.
Status: Not submitted
9. Electrical load availability connection needs to be submitted.
Status: Not submitted
10. Approved zoning plan needs to be submitted.
Status: Not submitted
11. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status: Not submitted
12. PERT chart of the proposed project needs to be submitted.
Status: Not submitted



13. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt for the project need to be submitted.
Status: Not submitted
14. Revised draft of advertisement document needs to be submitted.
Status: Not submitted
15. Cost of the land needs to be clarified according to the area applied for the registration.
Status: Not submitted
16. Copy of original partnership deed needs to be provided.
Status: Not submitted
17. Balance sheet for the last 3 financial year needs to be provided.
Status: Not submitted
18. CA certificate for non-default in payment needs to be revised.
Status: Not submitted
19. Bank undertaking needs to be provided.
Status: Not submitted
20. Quarterly schedule of estimated expenditure needs to be provided.
Status: Not submitted
21. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.
Status: Not submitted
22. Latest Non encumbrance certificate not below the rank of tehsildar needs to be submitted.
Status: Not submitted
23. Revised project report needs to be submitted.
Status: Not submitted
24. Cash flow statement needs to be provided.
Status: Not submitted
25. Legible copy of TAN needs to be provided.
Status: Not submitted
26. REP II needs to be provided.
Status: Not submitted
27. KYC of authorized person to operate bank account needs to be provided.
Status: Not submitted
28. KYC of project consultant needs to be provided.
Status: Not submitted
29. Copy of paid challan of EDC needs to be provided.
Status: Not submitted
30. CA certificate for Expenditure incurred and to be incurred needs to be provided.

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	<p>Status: Not submitted 31. CA certificate for REP I needs to be provided. Status: Not submitted 32. Affidavit regarding no loan on project land needs to be provided. Status: Not submitted</p>
Remarks	No reply has been received in the Authority yet.
<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>Ar. Neeraj Gautam</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 20.11.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

None is present on the behalf of the promoter.

No reply has been submitted by the promoter company till 16.11.2023 against the deficiencies conveyed by the authority through notice dated 14.11.2023. 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 weeks' 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.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA

