

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	3B Homes Corner Hub	
2.	Name of the promoter	M/s Sunsat Educational Academy Pvt Ltd	
3.	Nature of the project	Commercial Plotted Colony (Distinct Commercial Component of Plotted Colony under DDJAY)	
4.	Location of the project	Sector-1, Pataudi, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Sunsat Educational Academy Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	20.08.2026	
10.	Online application ID	RERA-GRG-PROJ-1235-2022	
11.	QPR Compliances RC no. 22 of 2021	Submitted (However CC obtained on 17.05.2023)	
12.	4(2)(I)(D) Compliances RC no. 22 of 2021	Not submitted (However CC obtained on 17.05.2023)	
13.	4(2)(I)(C) Compliances RC no. 22 of 2021	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending 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.	License no.	16 of 2020 dated 21.07.2020	valid upto 20.07.2025
18.	Total licensed area	10.9 acres	Area to be registered 0.432 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	20.07.2025
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	N/A
	iv)	Environmental Clearance	N/A
	v)	Architectural	DRG No. DGTCP-8755 (i-vii) dated 21.11.2022

	Control Sheet	ZP-1457/JD (RA)/2022/34950 dated 22.11.2022
	vi) Service plan and estimate approval	Memo. No. LC 3990/JE(S)/2021/1013 dated 12.01.2022
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/-
21.	DD amount	Rs. 1,08,000/- Rs. 32,000/-
	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)
22.	File Status	Date
	File received on	31.08.2023
	First notice Sent on	20.09.2023
	First hearing on	25.09.2023
	Second hearing on	16.10.2023
	Third hearing on	30.10.2023
	Fourth hearing on	04.12.2023
	Fifth hearing on	01.01.2024
	Sixth hearing on	08.01.2024
23.	Case History:-	
	<p>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.</p> <p>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.</p> <p>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 21.09.2023. 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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

	<p>submission of all the deficit documents. The matter to come up on 30.10.2023.</p> <p>On 30.10.2023, 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 been submitted in the Authority on 27.10.2023 only and seeks two weeks' time for submission of remaining documents including compliances pertaining to 4(2)(I)(D) and QPR of the entire period as mentioned in the proceedings above. The matter to come up on 04.12.2023.</p> <p>The promoter has submitted the reply on 27.10.2023, 08.11.2023, 10.11.2023, 23.11.2023 & 24.11.2023 which have been scrutinized and deficiencies conveyed to the promoter.</p> <p>On 04.12.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Pankaj Kataria (AR) is present on behalf of the promoter. The AR states that the current application is for registration of distinct commercial complex measuring 0.432 acres only of DDJAY plotted colony and CC in respect of the DDJAY plotted colony has already been received on 17.05.2023 and is also uploaded on the website of the Authority. However, the requisite compliances under section 4(2)(I)(D) for submission of audit report as well as QPR's prior to obtaining above CC are not submitted in the authority till date. The AR seeks two weeks' time for submission of the same along with other deficiencies. The matter to come up on 01.01.2024.</p> <p>The promoter has submitted the reply on 01.12.2023, 04.12.2023, 12.12.2023, 13.12.2023, 14.12.2023, 15.12.2023 & 22.12.2023 which have been scrutinized and the deficiencies conveyed to the promoter.</p> <p>On 01.01.2024, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Pawan Kumar (AR) is present on behalf of the promoter. The AR states that the requisite pending QPRs and audited report under section 4(2)(I)(D) have been submitted on 29.12.2023. Further the CC in respect of the colony has been received and copy also submitted. The office to examine the same. The matter is adjourned and to come up on 08.01.2024.</p> <p>The promoter has submitted the reply on 04.01.2024 and 08.01.2024 which have been scrutinized and the status of the documents is mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 08.01.2024 of the deficiencies conveyed in the hearing dated 01.01.2024.</p>	<ol style="list-style-type: none"> 1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but corrections to be done. 2 Online DPI needs to be corrected. Status: Submitted but corrections to be done 3 Draft Application form needs to be revised. Status: Submitted 4 Draft Allotment letter needs to be submitted as per the prescribed format. Status: Submitted 5 Draft BBA needs to be submitted as per the prescribed format. Status: Submitted 6 Draft Brochure and advertisement documents needs to be revised. Status: Submitted 7 Cash flow Statement needs to be revised. Status: Submitted 8 CA certificate for expenditure incurred needs to be


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	corrected with the proper signed by authorized Chartered Accountant with UDIN. Status: Submitted
	9 Quarterly statement of expenditure (IDW) for the project needs to be revised. Status: Submitted
Remarks	1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 Online DPI needs to be corrected.

Recommendations:

All requisite documents for registration of project under section 4 of the Act of 2016 have been submitted by the promoter except hard corrected copy of A-H and DPI.
The authority may consider for grant of registration of project.

(Asha)
Chartered Accountant


 (Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 08.01.2024
Proceeding recorded by	Ram Niwas

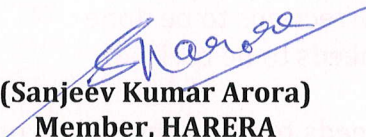
PROCEEDINGS OF THE DAY

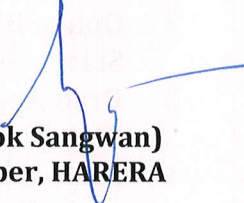
Proceedings dated: 08.01.2024.


Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.


Sh. Pawan Kumar (AR) is present on behalf of the promoter.

Approved as proposed subject to submission of corrected copies of audited balance sheet of the project as on 31.03.2023 along with relevant certificates of chartered engineer and chartered architect. The registration certificate shall be issued after the above said compliance.


 (Sanjeev Kumar Arora)
Member, HARERA


 (Ashok Sangwan)
Member, HARERA


 (Vijay Kumar Goyal)
Member, HARERA


 (Arun Kumar)
Chairman, HARERA