

## 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

Hearing brief for project registration u/s 4

S.No.	Parti	culars	Details			
1.	Name	e of the project	3B Homes Corner Hub			
2.	Name	e of the promoter	M/s Sunsat Educational Academy Pvt Ltd			
3.	Natu	re of the project	Commercial Plotted Colony (Distinct Commercial Component			
			Plotted Colony under DDJ	AY)		
4.		tion of the project	Sector-1, Pataudi, Gurugram			
5.	Legal		License Holder			
	prom		1005 nm and date 00.584 dated 08.08.2023			
6.		e of license holder	M/s Sunsat Educational A	cademy Pvt Ltd		
7.		s of project	New And a	XA   BURER SASE SHE TO SEER W		
8.	Whet	0	Whole Project			
0		ed for whole/phase	20.00.2026	22 Para Strains		
9. Completion date as mentioned in REP-II			20.08.2026			
10.		e application ID	RERA-GRG-PROJ-1235-2022			
11.		Compliances RC no.	-			
		2021	(However CC obtained of			
12.						
14.	4(2)(l)(D) Compliances RC no. 22 of 2021		Not submitted (However CC obtained on 17.05.2023)			
13.			N/A			
13.		(l)(C) Compliances o. 22 of 2021	N/A			
14.			N/A 1 4/4 ympho A legotherabil hamne a M nahanari ad T			
14.		s of change of bank				
15.	Doto		DEDA CDC 2652 2022 C	CN for non submission of ODD		
13.		ils of proceedings	RERA-GRG-3653-2022 – SCN for non submission of QPR			
	pend	0 0	RERA-GRG-4450-2022 – SCN for RC condition compliances			
16.	proje		Cubmission of annuaved (	CDE (due dete 15 00 2021) Obtained		
10.	RC Conditions Compliances (if		Submission of approved SPE (due date 15.09.2021) – Obtained on 12.01.2022.			
	_		12.01.2022.			
17.		cable) se no.	16 of 2020 dated 21 07 20	20		
17.	Licen	se 110.	16 of 2020 dated 21.07.20	20 valid upto 20.07.2025		
18.	Total	licensed area	10.9 acres Area t	<b>o be</b> 0.432 acres		
313.6	haa iir	i yasqimina rejoinoriq, ea	regist			
19.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of approv	al Validity up to		
	i)	License Approval	16 of 2020 dated 21.0			
en y	ii)	Zoning Plan	DRG No. DGTCP-8754	l dated N/A		
M 911)	TSIMIL	Approval	21.11.2022	load to no as assess to, normalistics		
	iii)	Layout plan	DRG No. DTCP-7762 dated	03.05.2021 N/A		
dr mc	28 50	Approval		The properties submitted the		
	iv)	Environmental	N/A	N/A		
noda I	sland i	Clearance	seering Officer and Ms. Ast	On 15,10,2023, Sh. Jonnest, Eigh		
in state	v)	Architectural	DRG No. DGTCP-8755 (i-vi	i) dated 21.11.2022		



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		Control Chast	7D 1457 (ID (DA) /2022 /24050 dated 22 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 to should be parted at 1		
	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		
		222			

## 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 21.09.2023. 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 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



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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.

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)(1)(D) and QPR of the entire period as mentioned in the proceedings above. The matter to come up on 04.12.2023.

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.

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)(1)(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.

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 status of the documents is mentioned below:

24.	Present compliance				
	status as on 01.01.2024				
	of the deficiencies				
	conveyed in the hearing				
	dated 04.12.2023.				

- 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: Not submitted
- 2 Online DPI needs to be corrected.

Status: Not submitted

- 3 Draft Application form needs to be revised. Status: Needs to be revised
- 4 Draft Allotment letter needs to be submitted as per the prescribed format.

Status: Needs to be revised

5 Draft BBA needs to be submitted as per the prescribed format.

Status: Needs to be revised

6 Draft Brochure and advertisement documents needs to be submitted.

Status: Needs to be revised

- 7 Cash flow Statement needs to be revised. Status: Needs to be matched with DPI.
- 8 TAN of the promoter needs to be submitted.

**Status: Submitted** 

9 CA certificate for expenditure incurred needs to be corrected with the proper signed by authorized Chartered Accountant with UDIN.



Minama Szaroli III.		RERA-GRG-PROJ-1235-2022
TE-CES TORRESPONDE LA COMPANSION DE LA C		Status: Submitted but needs to be matched with DPI.
tel am standard state and all and an or 1	10	Affidavit of promoter regarding arrangement with the
ese to ass 30 1 0 2023		bank of master account under section 4(2)(1)(D) needs
mode I dend incline a skillenstick in lead i		to be revised.
ants, "Katama (AR) are present on Lehalt of		Status: Submitted
no viin allula and chi berinnoha nama and	11	Quarterly statement of expenditure (IDW) for the
antheis is stromough grantered to a laste		project needs to be provided.
amibodona off in the observer as Levisb and		Status: Needs to be revised
1	12	Project report need to be revised.
a sen circo societa a sene circo		Status: Submitted
reference ent of baye are 1	13	Financial resources needs to be filled in the DPI.
		Status: Filled
Avods 1971/nd 3000 knoon A 1930/mile (1886)	14	CA certificate for REP 1 needs to be resubmitted along
2914 a la compara de la compar		with signed by authorized chartered Accountant with
enant alastie series solo interior Visitias		UDIN.
and a little of the control of the c		Status: Submitted
of main a SISIC and illaw as thousand in p. 1	15	Copy of paid challan of EDC and IDC needs to be
on the The AF stoke two world't me for		provided.
and ter to come up on the 2024.		Status: Affidavit submitted stating that EDC and IDC
CHARLEST CONCERN CONTRACTOR		fully paid.
entrangent and a contract of the first term of the second and the	16	Financial year 2020-21 independent auditor report
carbita yar bar ar a capac san asan ar ar		needs to be submitted.
		Status: Submitted.
don sie nobsoliges entine en n	17	The board resolution for operation of bank account
d as the correction needs to be done in	1919	under section 4(2)(l)(D) needs to be revised.
app testion.		Status: Submitted
892112	18	Bank undertaking needs to be submitted along with
s to be corrected.		detail of authorized Signatory.
nitted		Status: Submitted
Remarks	1	The annexures in the online application are not
(3921ve) 100	Des	uploaded as well as the correction needs to be done in
letts r needs to be submitted as per the		the online (A-H) application.
	2	Online DPI needs to be corrected.
	3	Draft Application form needs to be submitted.
HOS 하이미다 선생님과 (5명보) 보통하는 보통 (1885년) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4	Draft Allotment letter needs to be submitted as per the
	Т	prescribed format.
be revised	5	Draft BBA needs to be submitted as per the prescribed
and advectisament documents meds to	5	format.
	6	Draft Brochure and advertisement documents needs to
oa ravised	U	be revised.
needs to be revised.	7	Cash flow Statement needs to be revised - Needs to be
190 (filw bedate) red		matched with DPI.
piter meeds to be submitted.	0	에 유명해 <b>의미 10명 (1998) 11명 (1998) </b>
The state of the s	8	CA certificate for expenditure incurred needs to be
or expenditure mourned needs to be		Chartered Accountant with LDIN Submitted but needs
the proper signed by sotherized		Chartered Accountant with UDIN - Submitted but needs
(non t with 900%	0	to be matched with DPI.  Overterly, statement, of expenditure (IDM) for the
	9	Quarterly statement of expenditure (IDW) for the





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project needs to be revi	ised.						
	(Sumeet) Engineering Officer						
Monday and 01.0	Monday and 01.01.2024						
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) is present on behalf of the promoter.							
The AR states that the requisite pending QPRs and audited report under section 4(2)(l)((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.							
(Ashok Sangwan) Member, HARERA  (Arun Kumar)	(Vijay Kumar Goyal) Member, HARERA						
	Monday and 01.0 Ram Niwas  PROCEEDINGS OF THE DAY  Asha, Chartered Accountant briefinal of the promoter. ing QPRs and audited report und in respect of the colony has been on 08.01.2024.  (Ashok Sangwan)						

Chairman, HARERA

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