

HARYANA REAL ESTATE REGULATORY AUTHORITY

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Promoter Sumedha Residency M/s Corre Infrastructure and Developers

SNo.	Particulars	Details		
1.	Name of the project	Sumedha Residency		
2.	Name of the promotor	M/s Corre Infr	astructure and	Developers (Collaborator)
3.	Nature of the project	Affordable Res	idential Plotted	Colony under DDJAY
4.	Location of the project	Sector 01, Faru	ıkhnagar, Gurug	gram
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 de la		
9.	Online application ID	RERA-GRG-PROJ-1456-2023		
10.	License no.	175 of 2 01.09.2023	2023 dated	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		an anagan (10) - 1 S
13.	QPR compliance	N/A		en 18. jan 18. jan 19.
14.	4(2)(l)(D) compliance	N/A	an a	slenii edi torimer
15.	Compliance of conditions of RC	N/A	6	Uniceleur annousu 27. File Status
16.	4(2)(l)(c) compliance	N/A	a 19	e bestaant splant
17.	Details of proceedings pending against the project	N/A		Notice dispatched First Insertig on

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

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18.	Statu	s of change of bank a/c	N/A	
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	NAL SERVICE AND DECIMAL
	iii)	Layout plan Approval	01.09.2023	
	iv)	Environmental Clearance	N/A	1. Same of the project
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	A
	vii)	Service plan and estimate approval	Not submitted	S
	viii)	Electricity load availability connection	10.01.2024	blot anoni of the incater hold
20.	Fee d	letails		-storig spl ballage -
	Regis	stration fee	(30836.996 x 10) + (12 =Rs. 3,34,068/-	84.875 x 20)
	Late	fee	Nil	
	Proc	essing fee	321218.71 x 10 =Rs. 3,21,219/-	
	Tota	l fee	Rs. 6,55,287/-	
21.	DD amount		Rs. 5,01,500/- Rs. 1,53,787/-	
	DD n	o. and date	008752 dated 29.09.20 008793 dated 18.11.20	
	Nam	e of the bank issuing	Axis Bank	the second second second
	Defic	cient amount	Nil	
22.	File S	Status	Date	
	Proj	ect received on	27.10.2023	
	Noti	ce dispatched on	14.11.2023	
	First	hearing on	20.11.2023	

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Project Promoter

ter M/s Corre Infrastructure and Developers

First reply submitted on	20.11.2023	
Second reply submitted on	28.11.2023	A dubect of the set of the
Third reply submitted on	18.12.2023	and the contract of the second se
Second hearing on	08.01.2024	ne a part (119) acum danhar (2011)

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.

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.

Proceedings dated 20.11.2023

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case. None is present on 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.

As per the approval of the Authority, the date of hearing after submission of reply by the promoter is fixed on 08.01.2024.

Proceedings dated 08.01.2024

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

Sh. Anand Prashar (AR) is present on behalf of the promoter.

The AR seeks two weeks' time for submission of deficit approvals/documents which are in advance stage of approval in office of DGTCP.

The matter to come up on 29.01.2024.

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Ac por Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in

DED An Authonity constituted under section 20 the Real Estate (Regulation and Development) Act, 2016 Act No. 16 of 2016 Passed by the Parliament Act No. 16 of 2016 Passed by the Parliament Proceedings device (विनियमन और विकास) अधिनियम, 2016की धारा 20के अर्तगत गठित प्राधिकरण मारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project Promoter

ter M/s Corre Infrastructure and Developers

Proceedings dated 29.01.2024

Ar. Neeraj Gautam (Associate Architectural Executive) and Mr. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

Sh. Rajesh Kumar (AR) and Sh. Anand Prashar (AR) are present on behalf of the promoter.

The AR states that approval of zoning plan is in the advance stage of approval with DTCP along with service plans and estimates for which the requisite BG has been submitted to DTCP. The AR further seeks two weeks' time to submit the deficit documents including earmarking of the plots of landowners duly signed by all concerned parties and notarized as the application for transfer of license in favor of the developer has been withdrawn.

The matter to come up on 12.02.2024.

24.		l. Corrections in REP-I (Part A-H) needs to be done.
	on 12.02.2024 of deficient	Requisite documents need to be provided in PDF
n stel gi	documents as observed on	format.
	29.01.2024	Status: Not provided
	2	2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.
a differencia	on point and the set of the point of the	Status: Needs to be corrected
end parts	standay and reading and the state of the 3	. Mutation, Jamabandi and Aks shijra duly certified
5 - C	1.2012 april - or defense fra som en	by a revenue officer not more than 6 months prior
小袋口的	and many states and a property and	to the date of application needs to be submitted.
144	he conteres allo and a conterest	Status: Submitted.
ni ya ya		. Documents relating to the entry of license and
1 de la feri	ang ang kanang ang ang ang ang ang ang ang ang an	collaboration agreement in the revenue record
(Separt)	en loures a presentation of a state of a st	need to be uploaded.
	010	Status: Submitted
e she a	5	a second se
		submitted.
		Status: Forwarded from CE- I HSVP, Panchkula
		to DTCP vide memo dated 26.12.2023
rerêz di	nji bishinadi) silan alƙib bilani 1066.	
		Status: Applied on 20.11.2023
	7.	
	and the support of contraction which	Status: Not submitted
	8.	
		approved layout plan needs to be submitted. Status: Submitted

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Project Sumedha Residency Promoter M/s Corre Infrastructure and Developers

9. PERT chart of the proposed project needs to be submitted. Status: Quarterly work schedule needs to be provided. 10. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt for the project need to be submitted. Status: Above drafts along with the payment plan annexed need to be revised. 11. Revised draft of advertisement document needs to be submitted. Status: Needs to be revised 12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Needs to be clarified 13. Copy of original partnership deed needs to be provided. **Status: Submitted** 14. Balance sheet for the last 3 financial year needs to be provided. Status: Not submitted 15. CA certificate for non-default in payment needs to be revised. **Status: Not submitted** 16. Quarterly schedule of estimated expenditure needs to be provided. Status: Needs to be revised 17. Revised project report needs to be submitted. Status: Needs to be revised 18. Cash flow statement needs to be provided. Status: Needs to be revised 19. KYC of authorized person to operate bank account needs to be provided. **Status: Submitted** 20. Copy of paid challan of EDC needs to be provided. **Status: Submitted** 21. CA certificate for Expenditure incurred and to be incurred needs to be provided. Status: Not submitted 22. CA certificate for REP I needs to be provided.

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Project Sumedha Residency Promoter M/s Corre Infrastructure and Developers

a i m stopperi project neode n i m	Status: Not submitted
Remarks	1. Corrections in REP-I (Part A-H) needs to be done
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	format.
used astron company lotter hand	Status: Not provided
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mandd neved to he realized.	Status: Needs to be corrected
dialt of atterney and diamont fields.	3. Approved service plans and estimates need to b
	submitted.
Weide to device di	Status: Forwarded from CE- I HSVP, Panchkul
	to DTCP vide memo dated 26.12.2023
	4. Electrical load availability connection needs to b
Veals to be durified	이 이 가장에 들었다. 그는 것이 나는 사람들은 이 같은 것은 것을 다 같은 것을 들었다. 것은 방법은 것을 많은 것을 다 있는 것을 가지?
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	5. Approved zoning plan needs to be submitted.
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	6. PERT chart of the proposed project needs to l
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	7. Draft application form, allotment letter, build
	buyer agreement, conveyance deed and payme
	receipt for the project need to be submitted.
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	그는 그는 것이 있는 것이 없는 것이 없 않는 것이 없는 것이 않이
	plan annexed need to be revised.
	8. Revised draft of advertisement document needs be submitted.
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	Status: Needs to be revised
	9. Cost of the land needs to be clarified according the area applied for the registration.
	Status: Needs to be clarified
	10. Balance sheet for the last 3 financial year needs
and an its or a line or speed to be provided	
	Status: Not submitted
	11. CA certificate for non-default in payment needs
- peeronthroom specifi	
the state of the second	Status: Not submitted

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	Project Sumedha Residency Promoter M/s Corre Infrastructure and Developer
	 12. Quarterly schedule of estimated expenditure needs to be provided. Status: Needs to be revised 13. Revised project report needs to be submitted. Status: Needs to be revised 14. Cash flow statement needs to be provided. Status: Needs to be revised 15. CA certificate for Expenditure incurred and to be incurred needs to be provided. Status: Not submitted 16. CA certificate for REP I needs to be provided. Status: Not submitted
(Ashish Dubey) Chartered Accountant	(Ar. Neeraj Gautam) Associate Architectural Executive
Day and Date of hearing	Monday and 12.02.2024
Proceeding recorded by	Sh. Ram Niwas
PRC	DCEEDINGS OF THE DAY
briefed about the facts of the case. Sh. Anand. P. Sachdeva is present on beh AR of the promoter states that the appr	roval of service plan estimates as well as the zoning plan are be submitted in the authority within one week. In meanwhile
The matter to come up on 19.02.2024.	1 1-3-
Member, HARERA	(Ashok Sangwan) (Vijay Kumar Goyal) Member, HARERA Member, HARERA
an anti-anglina anglina anglina ang ang	(Arun Kumar) Chairman, HARERA

Act No. 16 of 2016 Passed by the Parliament 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

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CA certificate (or REP) recals to be provided. Statute: Nor estamitted

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iy and Date of hearing

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Reenii Gautam (Assocrate Architectural Elecutive) and M.: Ashielt During (Chartered Accounce) about the facts of the case.

h, Anonic N. Sachdeva is present on build of the promoter.

All of the promoter states that the approval of service place state for a line ten or the ten or the expected within next two days and will be submitted in the author is within one weat 10 measure the reading details and deficiencies in the documents shall be tell inst.

n matter to come up on 19.02.7024

(Vijey Alterior Govel) Memirzo, BARRA

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