



HARERA
GURUGRAM

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

Project
Promoter

Sumedha Residency
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 promoter	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)(I)(c)	31.07.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	4(2)(I)(c) compliance	N/A	
17.	Details of proceedings pending against the project	N/A	

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Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

18.	Status 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
	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
		10.01.2024
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/- Rs. 1,53,787/-
	DD no. and date	008752 dated 29.09.2023 008793 dated 18.11.2023
	Name of the bank issuing	Axis Bank
	Deficient amount	Nil
22.	File Status	Date
	Project received on	27.10.2023
	Notice dispatched on	14.11.2023
	First hearing on	20.11.2023

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	First reply submitted on	20.11.2023
	Second reply submitted on	28.11.2023
	Third reply submitted on	18.12.2023
	Second hearing on	08.01.2024
23.	<p>Case history-</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><u>Proceedings dated 20.11.2023</u></p> <p>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.</p> <p>As per the approval of the Authority, the date of hearing after submission of reply by the promoter is fixed on 08.01.2024.</p> <p><u>Proceedings dated 08.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Anand Prashar (AR) is present on behalf of the promoter.</p> <p>The AR seeks two weeks' time for submission of deficit approvals/documents which are in advance stage of approval in office of DGTCP.</p> <p>The matter to come up on 29.01.2024.</p>	

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



<p><u>Proceedings dated 29.01.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Mr. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Rajesh Kumar (AR) and Sh. Anand Prashar (AR) are present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 12.02.2024.</p>	
<p>24. Present compliance status as on 12.02.2024 of deficient documents as observed on 29.01.2024</p>	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Needs to be corrected3. 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: Submitted.4. Documents relating to the entry of license and collaboration agreement in the revenue record need to be uploaded. Status: Submitted5. Approved service plans and estimates need to be submitted. Status: Forwarded from CE- I HSVP, Panchkula to DTCP vide memo dated 26.12.20236. Electrical load availability connection needs to be submitted. Status: Applied on 20.11.20237. Approved zoning plan needs to be submitted. Status: Not submitted8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted

	<p>9. PERT chart of the proposed project needs to be submitted. Status: Quarterly work schedule needs to be provided.</p> <p>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.</p> <p>11. Revised draft of advertisement document needs to be submitted. Status: Needs to be revised</p> <p>12. Cost of the land needs to be clarified according to the area applied for the registration. Status: Needs to be clarified</p> <p>13. Copy of original partnership deed needs to be provided. Status: Submitted</p> <p>14. Balance sheet for the last 3 financial year needs to be provided. Status: Not submitted</p> <p>15. CA certificate for non-default in payment needs to be revised. Status: Not submitted</p> <p>16. Quarterly schedule of estimated expenditure needs to be provided. Status: Needs to be revised</p> <p>17. Revised project report needs to be submitted. Status: Needs to be revised</p> <p>18. Cash flow statement needs to be provided. Status: Needs to be revised</p> <p>19. KYC of authorized person to operate bank account needs to be provided. Status: Submitted</p> <p>20. Copy of paid challan of EDC needs to be provided. Status: Submitted</p> <p>21. CA certificate for Expenditure incurred and to be incurred needs to be provided. Status: Not submitted</p> <p>22. CA certificate for REP I needs to be provided.</p>
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Remarks	Status: Not submitted
	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: Needs to be corrected
	3. Approved service plans and estimates need to be submitted. Status: Forwarded from CE- I HSVP, Panchkula to DTCP vide memo dated 26.12.2023
	4. Electrical load availability connection needs to be submitted. Status: Applied on 20.11.2023
	5. Approved zoning plan needs to be submitted. Status: Not submitted
	6. PERT chart of the proposed project needs to be submitted. Status: Quarterly work schedule needs to be provided.
	7. 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.
	8. Revised draft of advertisement document needs to be submitted. Status: Needs to be revised
	9. Cost of the land needs to be clarified according to the area applied for the registration. Status: Needs to be clarified
	10. Balance sheet for the last 3 financial year needs to be provided. Status: Not submitted
	11. CA certificate for non-default in payment needs to be revised. Status: Not submitted

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	<p>12. Quarterly schedule of estimated expenditure needs to be provided. Status: Needs to be revised</p> <p>13. Revised project report needs to be submitted. Status: Needs to be revised</p> <p>14. Cash flow statement needs to be provided. Status: Needs to be revised</p> <p>15. CA certificate for Expenditure incurred and to be incurred needs to be provided. Status: Not submitted</p> <p>16. CA certificate for REP I needs to be provided. Status: Not submitted</p>
<p><i>Ashish</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Ar</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 12.02.2024
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Proceeding recorded by	Sh. Ram Niwas
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PROCEEDINGS OF THE DAY

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

Sh. Anand. P. Sachdeva is present on behalf of the promoter.

AR of the promoter states that the approval of service plan estimates as well as the zoning plan are expected within next two days and will be submitted in the authority within one week. In meanwhile the pending details and deficiencies in the documents shall be rectified.

The matter to come up on 19.02.2024.

Sanjeev Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

