

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 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)(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		
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

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

	i)	License Approval	01.09.2023	31.08.2028
	ii)	Zoning Plan Approval	05.03.2024	
	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	12.02.2024	
	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	
	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	
	Third hearing on		29.01.2024	
	Fourth reply submitted on		07.02.2024	

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Fourth hearing on	12.02.2024
Fifth reply submitted on	13.02.2024
Fifth hearing on	26.02.2024
Sixth reply submitted on	06.03.2024
Sixth hearing on	11.03.2024

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.

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.

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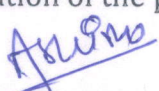

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	<p>The AR states that approval of zoning plan is in the advance stage of approval with DTCP along with service plans and estimates for which the requisite BG has been submitted to DTCP. The AR further seeks two weeks' time to submit the deficit documents 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. The matter to come up on 12.02.2024.</p> <p><u>Proceedings dated 12.02.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Mr. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Anand P Sachdeva (AR) is present on behalf of the promoter. AR of the promoter states that the approval of service plans and estimates as well as zoning plan are expected within next two days and will be submitted to the authority within one week. In meanwhile, the pending details and deficiencies in the documents shall be rectified. The matter to come up on 26.02.2024.</p> <p><u>Proceedings dated 26.02.2024</u></p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) and Mr. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Anand P. Sachdeva (AR) is present on behalf of the promoter. The AR states that the zoning plan is under approval before DTCP and approved copy will be submitted within one week along with other deficiencies. The matter to come up on 11.03.2024.</p>	
<p>24.</p>	<p>Present compliance status as on 27.03.2024 of deficient documents as observed on 11.03.2024</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 submitted 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Submitted 3. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt for the project need to be submitted. Status: Submitted 4. Revised draft of advertisement document needs to be submitted. Status: Submitted 5. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted 6. Balance sheet for the last 3 financial year needs to be provided. Status: Submitted 7. Quarterly schedule of estimated expenditure needs to be provided. Status: Submitted

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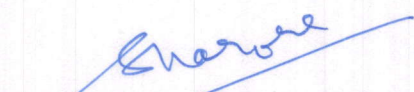
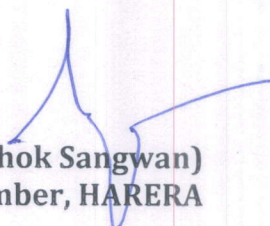

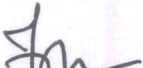
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	8. Revised project report needs to be submitted. Status: Submitted 9. Cash flow statement needs to be provided. Status: Submitted 10. CA certificate for Expenditure incurred and to be incurred needs to be provided. Status: Submitted 11. CA certificate for REP I needs to be provided. Status: Submitted
Remarks	1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.
Recommendations: All requisite documents for registration of the project under section 4 of the Act of 2016 have been submitted by the promoter except the hard copy of corrected REP-I (Part A-H). It is recommended that the Authority may consider for the grant of registration of the project.	
 (Ashish Dubey) Chartered Accountant	 (Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Wednesday and 27.03.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.03.2024 Ms. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (CA) briefed about the facts of the project. Sh. Ashok Singh (AR) is present on behalf of the promoter. Approved as proposed.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		

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