

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 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 Legal capacity to act as a 5. Collaborator promoter 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 Whole for 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 Total licensed area 11. 7.9375 Acres Area to be 7.9375 Acres registered Project completion date as 12. 31.07.2028 declared u/s 4(2)(l)(c)13. **QPR** compliance N/A 14. 4(2)(l)(D) compliance N/A 15. Compliance of conditions of N/A RC 16. 4(2)(l)(c) compliance N/A 17. Details proceedings of N/A pending against the project 18. Status of change of bank a/c N/A Statutory approvals either applied for or obtained prior to registration 19.

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

1



Sumedha Residency Promoter M/s Corre Infrastructure and Developers

| | 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 | NUMBER OF THE OWNER |
| | v) | Airport height clearance | N/A | Search and the project |
| | vi) | Fire scheme approval | N/A | 2. Name of the promotor |
| | vii) | Service plan and estimate approval | Not submitted | 3. Nature of the project |
| | viii) | Electricity load availability connection | Not submitted | |
| 20. | Fee details | | | promoter |
| | Registration fee | | (30836.996 x 10) + (1284.875 x 20) =Rs. 3,34,068/- | |
| | Late fee | | Nil | or non-regent region and a con- |
| | Processing fee | | 321218.71 x 10 =Rs. 3,21,219/- | 9 Bitseno. |
| | Total fee | | Rs. 6,55,287/- | - 11 not gringer in here |
| 21. | DD amount | | Rs. 5,01,500/- Rs. 1,53,787/- | For heread lices |
| | DD no. and date | | 008752 dated 29.09.2023 008793 dated 18.11.2023 | |
| | Name of the bank issuing | | Axis Bank | for Contract with ACT 31/13 |
| | Deficient amount | | Nil | A Company of the second s |
| 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 | Tree Standard Standards Office |

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



ProjectSumedha ResidencyPromoterM/s Corre Infrastructure and Developers

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.

| 24. Present compliance status as on 29.01.2024 of deficient documents as conveyed in the deficiency notice dated 08.01.2024 | Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted |
|---|---|
|---|---|

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



Project Promoter

Sumedha Residency M/s Corre Infrastructure and Developers

Mutation, Jamabandi and Aks shijra duly certified by 3. a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted. However, it is noted that the license holders are in the process of transferring the licensed land in favour of the developer M/s Corre Infrastructure and Developers. Hence, the land related documents shall be updated and resubmitted after the transfer of land in favour of developer. Documents relating to the entry of license and 4. collaboration agreement in the revenue record need to be uploaded. Status: Not submitted Approved service plans and estimates need to be 5. submitted. Status: Applied on 09.09.2023 Electrical load availability connection needs to be 6. submitted. Status: Applied on 20.11.2023 Approved zoning plan needs to be submitted. 7. Status: Not submitted Copy of superimposed demarcation plan on approved 8. layout plan needs to be submitted. Status: Not submitted PERT chart of the proposed project needs to be 9. submitted. Status: Not submitted Draft application form, allotment letter, builder buyer 10. 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: Not submitted Copy of original partnership deed needs to be 13. provided. Status: Not submitted

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

| HARERA GURUGRAM | Project Sumedha Residency Promoter M/s Corre Infrastructure and Developers |
|--|---|
| and the mage statement of the state and an an an | Balance sheet for the last 3 financial year needs to be provided. |
| a hocsadamitted sa saivice plant tol. colonalist mode to be | Status: Not submitted 15. CA certificate for non-default in payment needs to be revised. |
| e popljet on op 09,2023 La fold evuisbring cuntection needs 10 o | Status: Not submitted16. Quarterly schedule of estimated expenditure needs to be provided. |
| e Appiken og 20 13 2023 ved soning (biblinge is to be solvindled | Status: Not submitted 17. Revised project report needs to be submitted. Status: Not submitted |
| | 18. Cash flow statement needs to be provided. Status: Needs to be revised |
| and on the propheric project of the | 19. KYC of authorized person to operate bank account needs to be provided. Status: Not submitted |
| Not lighter to a second s | 20. Copy of paid challan of EDC needs to be provided. Status: Not submitted 21. CA certificate for Expenditure incurred and to be |
| institution as summitted | Status: Not submitted |
| Domanka | 22. CA certificate for REP I needs to be provided. Status: Not submitted |
| and al. and al. and seeks to be trained. as seeks to be destined according to the | Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided |
| are had to the registration. at some united y a official partnership deed needs to t | Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. |
| Even introducted, mere page for the last 3 disancial year no day to 1 with | a revenue officer not more than 6 months prior to the date of application needs to be submitted. |
| eerd inde hit hon-didault in jaymed he ds to i serd inde hit hon-didault in jaymed he ds to i serde sested ale of it-dimatent expendet are not ds i provided | Status: Submitted. However, it is noted that the license holders are in the process of transferring |

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



ProjectSumedha ResidencyPromoterM/s Corre Infrastructure and Developers

| | 4. Documents relating to the entry of license and |
|--|--|
| | collaboration agreement in the revenue record need |
| | to be uploaded. |
| | |
| a production of the orbital production of the | i i log and actimates pood to be |
| | 그 정말 이는 지난 가 없는 것이다. 나는 것 같은 것 같 |
| | |
| ni si heddir stettimmerierierieri nivi nivi | Status: Applied on 09.09.2023 |
| | 6. Electrical load availability connection needs to be |
| boltander to Fr | submitted. |
| tion profess relief shows provel thereas the | |
| at a start book at the start of | 7. Approved zoning plan needs to be submitted. |
| bebarna sa i abrai haria ka arraded | |
| the state in the second of the second | 8. Copy of superimposed demarcation plan on approved |
| The effect of the property of the state of the | 1 1 1 1 1 - he submitted |
| C. Fowher Houb | |
| | 9. PERT chart of the proposed project needs to be |
| telescon estats de la Vela de la V | |
| And the second sec | a M. L |
| | 10. Draft application form, allotment letter, builder buyer |
| | 1 1 - descent pagaint for |
| Lindership of setting | |
| and the state of the second | a second se |
| bol fair of the research to the market | |
| ten Harristen and | 11. Revised draft of advertisement document needs to be |
| | 그의 그는 그들을 많은 것으로 많은 것으로 가지 않는 것을 가지 않는 것이 없는 것이 없는 것이 없다. |
| In the second set of the second set of | |
| | Status: Needs to be revised |
| · · · · · · · · · · · · · · · · · · · | 12. Cost of the land needs to be clarified according to the |
| a different free date and the same | area applied for the registration. |
| and shake which is a consulting and the | Status: Not submitted |
| 1. A | 13. Copy of original partnership deed needs to be |
| | |
| i with a white while and and thread mail it | Status: Not submitted |
| e of the second strength of the second strength of the | 14. Balance sheet for the last 3 financial year needs to be |
| hadden for early the strategic days | |
| Structured Honorows & income the second | Status: Not submitted |
| Builden for he has presented in tradicity of | |
| ment links in the error of the develop of M | 그 않는 것 같은 것이 많이 많이 있는 것이 같은 것이 같은 것이 같이 있는 것이 없다. 이렇게 많이 |
| a survey sent however, the second second | |
| a his prince should be should be used to a source and the second state of the second s | a state of the sta |
| | |
| a segment of the state of the second s | Status: Not submitted |
| | 1 to be submitted |
| | 17. Revised project report needs to be submitted. |

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

| HARERA GURUGRAM | Project Sumedha Residency Promoter M/s Corre Infrastructure and Developers |
|----------------------|--|
| | Status: Not submitted |
| | 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: Not submitted |
| | 20. Copy of paid challan of EDC needs to be provided. |
| | Status: Not 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. |
| | Status: Not submitted |
| Aentrov 124 | (P) |
| (Ashish Dubey) | (Ar. Neeraj Gautam) |
| Chartered Accountant | Associate Architectural Executive |
| Chartered Accountant | |

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

(Sanjeev Kumar Arora) Member, HARERA

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goval) Member, HARERA

(Arun Kumar) Chairman, HARERA

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



The restler to come in en 12 02 2024

and the second secon

s annialtheores invites and the 10 to Stell Datis Departure of the Departure of the second structure of