



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 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		

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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



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	Not submitted	
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		
	DD no. and date	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		
	Project received on	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	

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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>		
24.	<table border="1"> <tr> <td data-bbox="215 1579 694 1935"> <p>Present compliance status as on 29.01.2024 of deficient documents as conveyed in the deficiency notice dated 08.01.2024</p> </td> <td data-bbox="694 1579 1562 1935"> <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 provided 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted </td> </tr> </table>	<p>Present compliance status as on 29.01.2024 of deficient documents as conveyed in the deficiency notice dated 08.01.2024</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 provided 2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted
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	<p>3. 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. 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 re-submitted after the transfer of land in favour of developer.</p> <p>4. Documents relating to the entry of license and collaboration agreement in the revenue record need to be uploaded. Status: Not submitted</p> <p>5. Approved service plans and estimates need to be submitted. Status: Applied on 09.09.2023</p> <p>6. Electrical load availability connection needs to be submitted. Status: Applied on 20.11.2023</p> <p>7. Approved zoning plan needs to be submitted. Status: Not submitted</p> <p>8. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted</p> <p>9. PERT chart of the proposed project needs to be submitted. Status: Not submitted</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: Not submitted</p> <p>13. Copy of original partnership deed needs to be provided. Status: Not submitted</p>
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	<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: Not submitted</p> <p>17. Revised project report needs to be submitted. Status: Not submitted</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: Not submitted</p> <p>20. Copy of paid challan of EDC needs to be provided. Status: Not 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. Status: Not submitted</p>
<p>Remarks</p>	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not provided</p> <p>2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not submitted</p> <p>3. 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. 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 re-submitted after the transfer of land in favour of developer.</p>



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<p><i>Ashish</i> 29/01/24</p> <p>(Ashish Dubey) Chartered Accountant</p>	<p><i>(Ar. Neeraj Gautam)</i></p> <p>(Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 29.01.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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)
(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

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