

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

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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

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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
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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

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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
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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
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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
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	4. Documents relating to the entry of license and
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	9. PERT chart of the proposed project needs to be
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	10. Draft application form, allotment letter, builder buyer
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a segment of the state of the second s	Status: Not submitted
	1 to be submitted
	17. Revised project report needs to be submitted.

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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

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