

**Project hearing brief**

SN	Particulars	Details
1.	<b>Name of the project</b>	SS Linden Floors
2.	<b>Name of the promotor</b>	M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited. )
3.	<b>Nature of the project</b>	Residential Floors
4.	<b>Location of the project</b>	Sector-84 and 85, Gurugram
5.	<b>Legal capacity</b>	Collaborator
6.	<b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b>	
a)	<b>Name of the license holder</b>	M/s Matrix Buildwell Pvt. Ltd. and 7 others
b)	<b>License no.</b>	105 of 2013
c)	<b>Total area of the licensed colony</b>	104.556 acres
d)	<b>Total area of the plots applied for registration</b>	4.9611 acres
e)	<b>Total number of independent floors</b>	356 (S+4) units on 89 plots
g)	<b>Status of project</b>	New
h)	<b>Whether registration applied for whole/ phase</b>	Whole
7.	<b>Online application ID</b>	RERA-GRG-PROJ-958-2021
8.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
i)	<b>License Approval</b>	<b>Date of approval</b>
		16.12.2013                      10.12.2024
ii)	<b>Zoning Plan Approval</b>	Not provided
iii)	<b>Layout plan Approval</b>	25.05.2021
iv)	<b>Building approval plan for residential</b>	Not provided
vii)	<b>Environmental Clearance</b>	Not provided
viii)	<b>Service plan and estimate approval</b>	Not provided
10.	<b>File Status</b>	<b>Date</b>
	<b>Project received on</b>	11.01.2022
	<b>1<sup>st</sup> deficiency notice sent on</b>	19.01.2022

	<b>1<sup>st</sup> Hearing on</b>	31.01.2022 (Adjourned)
	<b>1<sup>st</sup> Reply</b>	28.01.2022
9.	<b>Projected date of completion of the project</b>	31.03.2027
10.	<b>Present stage of completion for ongoing projects (%)</b>	New
11.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: -356
12.	<b>Detail of encumbrances</b>	Non encumbrance certificate Provided
13.	<b>Project Summary</b>	
	<p>An application regarding registration of residential floors projects namely "SS Linden" situated at Sector-84 and 85, Gurugram, Haryana being developed by M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.) was submitted on 11.01.2022 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application for registration is a part of the residential plotted colony which falls under license no. 105 of 2013 for area admeasuring 104.556 acres dated 16.12.2013 valid up to 10.12.2024 being issued in favour of M/s Matrix Buildwell Pvt. Ltd. and 7 others in collaboration of M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)</p> <p>The project comprises of 241 plots out of which on 89 plots which total of 356 units are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/421 dated 19.01.2022.</p>	
14.	<b>Deficit documents: -</b>	
	<b>Major Deficiencies-</b>	
	<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:</b> - Not Done</li> <li>2. Corrections in Detailed Project Information needs to be done. <b>Status:</b> - Not Done</li> <li>3. Copy of revised LC-IV and LC-IVA need to be submitted. <b>Status:</b> - Not submitted</li> <li>4. Copy of revised LOI need to be submitted. <b>Status:</b> - Not submitted</li> <li>5. Copy of collaboration agreement executed with the landowners for the revised land area admeasuring 29.928 acres needs to be provided.</li> </ol>	

- Status:** - Not submitted
6. Copy of amalgamation/merger order of M/s North Star Apartments Pvt. Ltd. to M/s SS Group Pvt. Ltd. need to be submitted.  
**Status:** - Not submitted
7. Project report and brochure of the projects needs to be revised.  
**Status:** - Not submitted
8. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.  
**Status:** - Not submitted
9. Copy of land title search report need to be certified by advocate on the latest date.  
**Status:** - Not submitted
10. Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application needs to be provided.  
**Status:** - Not submitted
11. Copy of REP-II need to be provided.  
**Status:** - Not submitted
12. Copy of building plan BR-III need to provided.  
**Status:** - Not submitted
13. No objection certificate (NOC) from fire department and structural stability and strength certified by a qualified professional need to be provided.  
**Status:** - Not submitted
14. Copy of approved electrical load availability not submitted.  
**Status:** - Submitted
15. Copy of HUDA construction water NOC Not submitted.  
**Status:** - Not submitted
16. Approvals for water supply, sewage disposal and storm water drainage need to be submitted.  
**Status:** - Not submitted
17. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need to be submitted.  
**Status:** - Not submitted
18. PERT Chart is not submitted.  
**Status:** - Not submitted
19. Copy of approved environmental clearance need to be submitted.  
**Status:** - Not submitted
20. Copy of approved service plans and estimates/sanction letter needs to be provided.  
**Status:** - Not submitted
21. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.  
**Status:** - Not submitted
22. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.

**Status:** - Not submitted

23. The Legal documents related to allottees are not in the proper format. The same needs to be provided.

**Status:** - Not submitted

24. Deficit fee ₹8,67,307/-

**Status:** - Not submitted

25. Details of inventory plot wise needs to be submitted.

**Status:** - Not submitted

26. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.

**Status:** - Not submitted

#### **Observations-**

#### **Part-E-Project Cost/sale Proceeds**

27. Cost of land needs to be mentioned as per area applied for registration and an annexure in support of the same needs to be submitted.

**Status:** - Not submitted

#### **Part H-Bank account details**

28. Keeping in view the provisions of section 4 (2) (1) (D) of the Real Estate (Regulation & Development) Act, 2016, the promoter needs to revise an affidavit duly signed by the authorised signatory and witness.

**Status:** - Not submitted

29. Bank undertaking needs to be provided.

**Status:** - Not submitted

30. Board resolution authorizing to approve the bank account needs to be submitted.

**Status:** - Not submitted

31. Name of the authorized person to operate the bank account needs to be mentioned in the DPI.

**Status:** - Not submitted

#### **Part-I-Quarterly schedule of physical and financial progress**

32. CA Certificate for the equity infused by the promoter needs to be provided.

**Status:** - Not submitted

33. CA Certificate for expenditure up to the date of application needs to be submitted and same needs to be corrected in DPI.

**Status:** - Not submitted

34. Directors report for the last three financial year needs to be provided.

**Status:** - Not submitted


35. Annual report for the financial year 2020-21 needs to be submitted.


**Status:** - Not submitted

36. Financial resources of the project need to be corrected.

**Status:** - Not submitted

<b>Day and Date of hearing</b>	Monday and 07.02.2022
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
Proceedings dated: 07.02.2022	
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.	
Sh. Sunil Shekhant and Ms. Aditi Sharma (AR) are present on behalf of the promoter. The promoter requested for two months for the rectification of the deficiencies. The Authority accepts the request and the matter to come up on 19.04.2022.	

  
**Vijay Kumar Goyal**  
Member, HARERA, Gurugram

  
**Dr. Krishana Kumar Khandelwal**  
Chairman, HARERA, Gurugram

