

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	SS Strada	
2.	Name of the promoter	M/s SS Group Pvt. Ltd. (Earlier Known as North Star Apartments Pvt. Ltd.)	
3.	Nature of the project	Commercial (Distinct Commercial Component of Residential Plotted Colony)	
4.	Location of the project	Sector-84, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Matrix Buildwell Pvt. Ltd. and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Phase no. (if applicable)	N/A	
10.	Online application ID	RERA-GRG-PROJ-1286-2023	
11.	License no.	105 of 2013 dated 11.12.2013	valid upto 10.12.2024
12.	Total licensed area	29.928 acres	<b>Area to be registered</b> 1.0 acres
13.	Completion date declared u/s 4(2)(I)(C)	31.03.2026	
14.	QPR compliances (if applicable)	December 2022 pending	
15.	4(2)(I)(D) compliances (if applicable)	2021-2022 Pending	
16.	RC conditions (65 of 2021)	Pending	
17.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	105 of 2013 dated 11.12.2013
	ii)	Zoning Plan Approval	Drg. No. DTCP-7890 dated 01.09.2021
	iii)	Revised Building plan Approval	Memo no. 700 dated 27.01.2023
	v)	Environmental Clearance	N/A
	vi)	Airport height clearance	N/A
	vii)	Fire scheme approval	N/A
	viii)	Service plan and estimate approval	Memo No. LC-2723/Asstt.(MS)/2022/2713 dated 01.02.2022.
18.	<b>Fee details</b>		



	<b>Registration fee</b>	7081.988 * 1.75 * 20 = Rs. 2,47,870/-
	<b>Processing fee</b>	7081.988 * 10 = Rs. 70,820/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs. 3,18,690/-
	<b>DD Details</b>	
	<b>DD amount</b>	Rs. 2,12,495/- Rs. 1,06,195/-
	<b>DD no. and date</b>	214519 dated 30.01.2023 Online Ref Id 1111382924 dated 20.03.2023
	<b>Name of the bank issuing</b>	Kotak Mahindra Bank
	<b>Deficient amount</b>	Nil
<b>19.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	02.03.2023
	<b>First notice Sent on</b>	15.03.2023
	<b>First hearing on</b>	20.03.2023
	<b>Second hearing on</b>	03.04.2023
<b>20.</b>	<b>Case History:</b>  The Promoter M/s SS Group Pvt. Ltd. who is a Collaborator applied for the registration of real estate commercial colony (Distinct Commercial Component of Residential Plotted Colony) namely "SS Strada" located at Sector-84, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 49799 dated 02.03.2023 and RPIN-589. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1266-2023. The project area for registration is 1.0 acres commercial part of the licensed area i.e., 29.928 acres vide License no -105 of 2013 dated 11.12.2013.  The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/589 dated 15.03.2023 was issued to the promoter with an opportunity of being heard on 20.03.2023.  <b>On 20.03.2023</b> , Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Ms. Himani (AR) is present on behalf of the promoter and submits that detailed reply along with deficit documents have been submitted today. The office to examine the same and to put before the next date of hearing. The matter to come up on 03.04.2023.  The promoter submitted the reply on 20.03.2023 which is scrutinized and the status of the documents is mentioned below:	
<b>21.</b>	<b>Present compliance status as on 03.04.2023 of deficient documents</b>	1. Deficit Fee- Rs 1,06,195/- <b>Status: Paid via Online Ref Id 1111382924 dated 20.03.2023.</b>



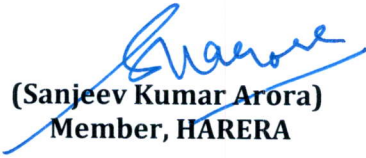

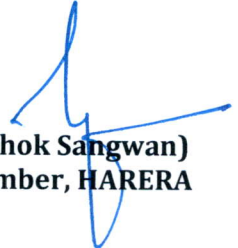


<p>as conveyed in the last hearing dated 20.03.2023.</p>	<ol style="list-style-type: none"><li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.</li><li>3. Online DPI needs to be corrected. Status: Needs to be corrected.</li><li>4. Consent of 2/3rd allottees in the project/ no sale in the project till date needs to be submitted as the building plans are revised for the project. <b>Status: Submitted an affidavit for no sale in the project.</b></li><li>5. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Jamabandi submitted. Ak-Shajra and mutation not submitted.</li><li>6. Land title search report needs to be submitted certified on latest date including Bar Enrolment number of advocate. Status: Not submitted.</li><li>7. Non-encumbrance certificate needs to be submitted certified on latest date. Status: Not submitted.</li><li>8. Revalidated Electrical load availability connection needs to be submitted. Status: Not submitted.</li><li>9. Tree Cutting Permission affidavit/NOC needs to be submitted. <b>Status: Affidavit of not applicability submitted.</b></li><li>10. Forest Land Diversion affidavit/NOC needs to be submitted. <b>Status: Affidavit of not applicability submitted.</b></li><li>11. Powerline Shifting affidavit/NOC needs to be submitted. <b>Status: Affidavit of not applicability submitted.</b></li><li>12. HUDA construction water NOC needs to be submitted. <b>Status: Affidavit submitted that the promoter will arrange water for construction from its own source of STP.</b></li><li>13. Draft Application form needs to be revised. <b>Status: Not revised and promoter stated that the term super area is mentioned along with carpet area.</b></li><li>14. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>15. Draft BBA needs to be revised. <b>Status: Not revised and promoter stated that the term super area is mentioned along with carpet area.</b></li><li>16. Draft Conveyance deed needs to be revised. <b>Status: Not revised and promoter stated that the term super area is mentioned along with carpet area.</b></li><li>17. Draft payment receipt needs to be revised. <b>Status: Submitted.</b></li><li>18. Draft Brochure needs to be submitted. <b>Status: Submitted.</b></li><li>19. Bank undertaking needs to be submitted on bank letter head. Status: Submitted but needs to be resubmitted with name and</li></ol>
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		<p>designation along with employee code of signing official of bank.</p> <p>20. Quarterly schedule of estimated expenditure needs to be Provided. Status: Needs to be revised.</p> <p>21. Affidavit of promoter regarding arrangement with the bank of master account needs to be resubmitted on the notarized affidavit. <b>Status: Submitted.</b></p> <p>22. Cash flow statement need to be provided. Status: Needs to be revised.</p> <p>23. REP II needs to be resubmitted on the notarized affidavit. <b>Status: Submitted.</b></p> <p>24. CA certificate for source of fund needs to be revised. Status: Needs to be revised.</p> <p>25. KYC of director needs to be submitted. Status: Not submitted.</p> <p>26. CHG form needs to be provided. Status: Not Submitted.</p> <p>27. Project report needs to be submitted. Status: Not Submitted.</p> <p>28. Sales deed needs to be provided. Status: Not Submitted.</p> <p>29. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided. <b>Status: Submitted.</b></p>
<b>Remarks</b>		<ol style="list-style-type: none"><li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li><li>2. Online DPI needs to be corrected.</li><li>3. Mutation, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>4. Land title search report needs to be submitted certified on latest date including Bar Enrolment number of advocate.</li><li>5. Non-encumbrance certificate needs to be submitted certified on latest date.</li><li>6. Revalidated Electrical load availability connection needs to be submitted.</li><li>7. Draft Application form needs to be revised.</li><li>8. Draft BBA needs to be revised.</li><li>9. Draft Conveyance deed needs to be revised.</li><li>10. Bank undertaking needs to be resubmitted with name and designation along with employee code of signing official of bank.</li><li>11. Quarterly schedule of estimated expenditure needs to be revised.</li><li>12. Cash flow statement needs to be revised.</li><li>13. CA certificate for source of fund needs to be revised.</li><li>14. KYC of director needs to be submitted.</li><li>15. CHG form needs to be provided.</li></ol>



		16. Project report needs to be submitted. 17. Sales deed needs to be provided.
 <b>Asha</b> Chartered Accountant		 <b>Sumeet</b> Engineering Officer
<b>Day and Date of hearing</b>	Monday and 03.04.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
Proceedings dated: 03.04.2023. Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case. Ms. Himani Sharma (AR) is present on behalf of the promoter and states that the reply with regard to the deficiencies already conveyed will be submitted within two days. The matter is adjourned and to come up on 17.04.2023.		
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA	 <b>(Arun Kumar Gupta)</b> Chairman, HARERA	 <b>(Ashok Sangwan)</b> Member, HARERA

