




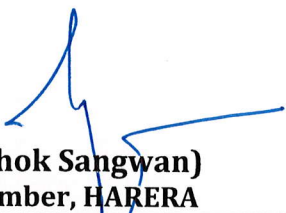

Hearing brief for project registration u/s 4

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	Area to be registered 1.0 acres
13.	Completion date declared u/s 4(2)(I)(C)	Not submitted	
14.	QPR compliances (if applicable)	December 2022 pending	
15.	4(2)(I)(D) compliances (if applicable)		
16.	RC conditions (65 of 2021)		
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	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.	Fee details		



	Registration fee	7081.988 * 1.75 * 20 = Rs. 2,47,870/-
	Processing fee	7081.988 * 10 = Rs. 70,820/-
	Late fee	N/A
	Total	Rs. 3,18,690/-
	DD Details	
	DD amount	Rs. 2,12,495/-
	DD no. and date	214519 dated 30.01.2023
	Name of the bank issuing	Kotak Mahindra Bank
	Deficient amount	Rs 1,06,195/-
19.	File Status	Date
	File received on	02.03.2023
	First notice Sent on	15.03.2023
	First hearing on	20.03.2023
20.	Case History: 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. The promoter did not submit any reply. The status of the documents is mentioned below:	
21.	Present compliance status as on 20.03.2023 of deficient documents as conveyed in the notice dated 15.03.2023.	<ol style="list-style-type: none">1. Deficit Fee- Rs 1,06,195/-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.3. Online DPI needs to be corrected.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.5. Mutation, Jamabandi, Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.6. Land title search report needs to be submitted certified on latest date including Bar Enrolment number of advocate.7. Non-encumbrance certificate needs to be submitted certified on latest date.



		<ol style="list-style-type: none">8. Revalidated Electrical load availability connection needs to be submitted.9. Tree Cutting Permission affidavit/NOC needs to be submitted.10. Forest Land Diversion affidavit/NOC needs to be submitted.11. Powerline Shifting affidavit/NOC needs to be submitted.12. HUDA construction water NOC needs to be submitted.13. Draft Application form needs to be revised.14. Draft Allotment letter needs to be revised.15. Draft BBA needs to be revised.16. Draft Conveyance deed needs to be revised.17. Draft payment receipt needs to be revised.18. Draft Brochure needs to be submitted.19. Bank undertaking needs to be submitted on bank letter head.20. Quarterly schedule of estimated expenditure needs to be Provided.21. Affidavit of promoter regarding arrangement with the bank of master account needs to be resubmitted on the notarized affidavit.22. Cash flow statement need to be provided.23. REP II needs to be resubmitted on the notarized affidavit.24. CA certificate for source of fund needs to be revised.25. KYC of director needs to be submitted.26. CHG form needs to be provided.27. Project report needs to be submitted.28. Sales deed needs to be provided.29. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be provided.
	Remarks	All the above mentioned deficiencies needs to be rectified as the promoter did not submit any reply till date.
 Asha Chartered Accountant		 Sumeet Engineering Officer
Day and Date of hearing	Monday and 20.03.2023	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 20.03.2023. 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.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA

