

Hearing brief for project registration u/s 4

| S.No. | Particulars | Details | |
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| 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) | 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. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No | Particulars | Validity upto |
| | i) | License Approval | 105 of 2013 dated 11.12.2013 10.12.2024 |
| | ii) | Zoning Plan Approval | Drg. No. DTCP-7890 dated 01.09.2021 N/A |
| | iii) | Revised Building plan Approval | Memo no. 700 dated 27.01.2023 26.01.2025 |
| | v) | Environmental Clearance | N/A N/A |
| | vi) | Airport height clearance | N/A N/A |
| | vii) | Fire scheme approval | N/A N/A |
| | viii) | Service plan and estimate approval | Memo No. LC-2723/Asstt.(MS)/2022/2713 dated 01.02.2022. |
| 18. | Fee details | | |



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| | 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/- Rs. 1,06,195/- |
| | DD no. and date | 214519 dated 30.01.2023 Online Ref Id 1111382924 dated 20.03.2023 |
| | Name of the bank issuing | Kotak Mahindra Bank |
| | Deficient amount | Nil |
| 19. | File Status | Date |
| | File received on | 02.03.2023 |
| | First notice Sent on | 15.03.2023 |
| | First hearing on | 20.03.2023 |
| | Second hearing on | 03.04.2023 |
| | Third hearing on | 17.04.2023 |
| 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. On 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. The promoter submitted the reply on 20.03.2023 which is scrutinized and the deficiencies were conveyed to the promoter. On 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. The promoter submitted the reply on 20.03.2023 which is scrutinized and the status of the documents is mentioned below: | |





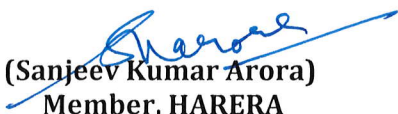
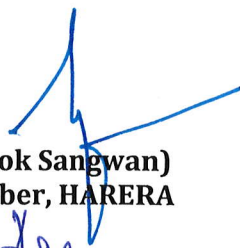

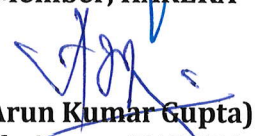
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| <p>21. Present compliance status as on 17.04.2023 of deficient documents as conveyed in the last hearing dated 03.04.2023.</p> | <ol style="list-style-type: none">1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.3. Mutation and Ak-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.4. Land title search report needs to be submitted certified on latest date including Bar Enrolment number of advocate. Status: Submitted.5. Non-encumbrance certificate needs to be submitted certified on latest date. Status: Submitted.6. Revalidated Electrical load availability connection needs to be submitted. Status: Applied on 05.04.2023.7. Draft Application form needs to be revised. Status: Submitted.8. Draft BBA needs to be revised. Status: Submitted.9. Draft Conveyance deed needs to be revised. Status: Submitted.10. Bank undertaking needs to be submitted on bank letter head. Status: Submitted.11. Quarterly schedule of estimated expenditure needs to be Provided. Status: Not Submitted.12. Cash flow statement need to be provided. Status: Submitted.13. CA certificate for source of fund needs to be revised. Status: Not Submitted.14. KYC of director needs to be submitted. Status: Not required as the director has resigned.15. CHG form needs to be provided. Status: Not Submitted.16. Project report needs to be submitted. Status: Submitted.17. Sales deed needs to be provided. Status: Not Submitted. |
| <p>Remarks</p> | <ol style="list-style-type: none">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.2. Online DPI needs to be corrected.3. Revalidated Electrical load availability connection needs to be submitted.4. Quarterly schedule of estimated expenditure needs to be revised.5. CA certificate for source of fund needs to be revised. |



HARERA
GURUGRAM

Project – SS Strada

RERA-GRG-1266-2023

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| | | 6. CHG form needs to be provided. 7. Sales deed needs to be provided. |
|  Asha Chartered Accountant | |  Sumeet Engineering Officer |
| Day and Date of hearing | Monday and 17.04.2023 | |
| Proceeding recorded by | Ram Niwas | |
| PROCEEDINGS OF THE DAY | | |
| Proceedings dated: 17.04.2023. Ms. Asha Chartered Accountant briefed about the facts of the case. Ms. Himani (AR) is present on behalf of the promoter. The Authority directed the promoter to submit the pending QPR and 4(2)(I)(D). The matter to come up on 24.04.2023. | | |
|  (Sanjeev Kumar Arora) Member, HARERA | |  (Ashok Sangwan) Member, HARERA |
|  (Vijay Kumar Goyal) Member, HARERA | |  (Arun Kumar Gupta) Chairman, HARERA |