

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)	31.03.2026	
14.	QPR compliances (if applicable)	Submitted	
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	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/- 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
	Fourth hearing on	24.04.2023
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 was scrutinized and the remaining deficiencies were conveyed to the promoter. On 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. The promoter submitted the reply on 17.04.2023 which is scrutinized and the status of the documents is mentioned below:	
21.	Present compliance status as on 24.04.2023 of deficient documents	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.



<p>as conveyed in the last hearing dated 17.04.2023.</p>	<p>Status: Submitted but still correction needs to be done.</p> <p>2. Online DPI needs to be corrected. Status: Not submitted.</p> <p>3. Revalidated Electrical load availability connection needs to be submitted. Status: Applied on 05.04.2023.</p> <p>4. Quarterly schedule of estimated expenditure needs to be Provided. Status: Not submitted.</p> <p>5. CA certificate for source of fund needs to be revised. Status: Not submitted.</p> <p>6. CHG form needs to be provided. Status: Not submitted. However, stated that there is no loan on the project land.</p> <p>7. Sales deed for the land cost for the registration as taken in the DPI needs to be provided. Status: Not submitted.</p>
<p>Remarks</p>	<p>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.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Revalidated Electrical load availability connection needs to be submitted.</p> <p>4. Quarterly schedule of estimated expenditure needs to be revised.</p> <p>5. CA certificate for source of fund needs to be revised.</p> <p>6. Sales deed for the land cost for the registration as taken in the DPI needs to be provided.</p>
<p><i>Asha</i> Asha Chartered Accountant</p>	<p><i>Sumeet</i> Sumeet Engineering Officer</p>
<p>Day and Date of hearing</p>	<p>Monday and 24.04.2023</p>
<p>Proceeding recorded by</p>	<p>Ram Niwas</p>
<p>PROCEEDINGS OF THE DAY</p>	
<p>Proceedings dated: 24.04.2023.</p> <p>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. It is observed that the following compliances with respect to the conditional registration certificate issued for the land on which the present project is proposed to be built (RC No. - 65 of 2021 Project Name SS Linden) are pending:</p> <p>a) Deposit of deficit fee <i>Rs 36,33,435/- Int.</i></p> <p>b) 4(2)(I)(D) report of the year 2021-22</p> <p>The applicant is directed to clarify the above issues within the next three days. Concerned Planning Executive to submit a clear report before the next date of hearing.</p> <p>The matter to come up on 01.05.2023.</p> <p><i>(Sanjeev Kumar Arora)</i> (Sanjeev Kumar Arora) Member, HARERA</p> <p><i>(Ashok Sangwan)</i> (Ashok Sangwan) Member, HARERA</p> <p><i>(Vijay Kumar Goyal)</i> (Vijay Kumar Goyal) Member, HARERA</p>	

