



Temp ID- RERA-GRG-PROJ-1182-2022
Project Name- SS Linden Floors-III

HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016			
SN	Particulars	Details	
1.	Name of the project	SS Linden Floors-III	
2.	Name of the promotor	M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector-84 and 85, Gurugram	
5.	Legal capacity	Collaborator	
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -		
a)	Name of the license holder	M/s Matrix Buildwell Pvt. Ltd. and 7 others	
	Name of the collaborator	Formerly M/s North Star Apartments Pvt. Ltd. now known as (M/s SS Group Private Limited.)	
b)	License no.	105 of 2013	
c)	Total area of the licensed colony	29.928 acres	
d)	Total area of the plots applied for registration	4.1570 acres	
e)	Total number of independent floors	260(S+4) units on 65 plots	
g)	Status of project	New	
h)	Whether registration applied for whole/ phase	Whole	
7.	Online application ID	RERA-GRG-PROJ-1182-2022	
8.	Statutory approvals either applied for or obtained prior to registration		
i)	License Approval	Date of approval	
		16.12.2013	10.12.2024
ii)	Zoning Plan Approval	01.09.2021	
iii)	Layout plan Approval	25.05.2021	
iv)	Building approval plan for residential	05.11.2022	04.11.2024
vii)	Environmental Clearance	Not provided	

	viii)	Service plan and estimate approval	01.02.2022
9.	Fee Details		
	Registration Fee	$(2756.47*2.40*2.40*10) + (14067.88*2.64*2.64*10) = ₹11,39,246/-$	
	Processing Fee	43754.7312*10=₹4,37,547/-	
	Late Fee	Nil	
	Total Fee	₹15,76,793/-	
10.	Online payment amount	1. ₹4,47,163/- 2. ₹4,47,163/- 3. ₹6,82,467/- Total- ₹15,76,793/-	
	Reference ID no. and date	1.964072636 dated 09.11.2022 2.964074819 dated 28.10.2022 3.007105001491 dated 08.12.2022	
	Deficient amount	Nil	
9.	File Status	Date	
	Project received on	22.11.2022	
	1 st deficiency notice sent on	30.11.2022	
	1 st Hearing on	12.12.2022 (Adjourned)	
	1 st reply submitted on	01.12.2022	
	2 nd reply submitted on	09.12.2022	
10.	Projected date of completion of the project	31.10.2025	
11.	Present stage of completion for ongoing projects (%)	New	
12.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -260	
13.	Detail of encumbrances	Loan of Rs 31 crore has been taken against the security of receivables	
14.	Case History: - An application regarding registration of residential floors projects namely "SS Linden Floors -III" 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 22.11.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the residential plotted colony which falls under license no. 105 of 2013 for area admeasuring 26.793 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.) which got registered by the authority vide RC no. 65 of 2021 dated 19.10.2021.

The project comprises of 241 plots. The application submitted by the promoter for the said project contains 65 plots on which a total of 260 units are to be constructed. 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/535 dated 30.11.2022. The promoter has submitted the reply dated 01.12.2022 and 09.12.2022 which was scrutinized and the status of the same is as under: -

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. Corrections in Detailed Project Information needs to be done.
3. Copy of approved environmental clearance need to be submitted.

15. Present compliance status as on 13.12.2022 of deficient documents as conveyed in the notice dated 30.11.2022. (On 12.12.2022 matter was adjourned to 13.12.2022)

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
Status: - Not done
2. Corrections in Detailed Project Information needs to be done.
Status: - Not done
3. Project report and brochure of the projects needs to be provided.
Status: - **Submitted.**
4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department on latest date need to be submitted.
Status: - **Not applicable**
5. Copy of land title search report need to be certified by advocate on the latest date.
Status: - Submitted
6. Copy of REP-II need to be provided.
Status: - Submitted
7. Copy of approved building plan BR-III need to provided.
Status: - Submitted
8. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.
Status: - Submitted
9. PERT Chart is not submitted.
Status: - Submitted
10. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid.
Status: - Submitted
11. Copy of service plans and estimates approval letter need to be submitted.
Status: - Submitted
12. Copy of approved environmental clearance need to be submitted.
Status: - Not Submitted
13. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted.

	<p>Status: - Submitted</p> <p>14. Copies of approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan need to be submitted. Status: - Submitted</p> <p>15. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided. Status: - Submitted</p> <p>16. Payment receipt need to be revised. Status: - Submitted</p> <p>17. Details of inventory plot wise needs to be submitted. Status: - Submitted</p> <p>18. CA Certificate for cost incurred up to the date of application of registration as per books of A/C needs to be submitted. Status: - Submitted</p> <p>19. Copy of board resolution for authorizing bank a/c operation needs to be provided. Status: - Submitted</p> <p>20. ROC statement showing detail of charge on the project needs to be submitted. Status: - Submitted</p> <p>21. Details of assets mortgaged/charged to the bank (CHG-1) needs to be submitted. Status: - Submitted</p> <p>22. KYC of the Legal representative, Architect, Chartered Accountant, MEP consultant needs to be provided. Status: - Submitted</p> <p>23. Quarterly schedule of estimated expenditure needs to be Provided. Status: - Submitted</p> <p>24. Bank undertaking needs to be submitted in original copy. Status: - Submitted</p> <p>25. Financial resources of the project need to be corrected. Status: - Submitted</p> <p>26. CA Certificate for the equity infused by the promoter needs to be provided. Status: - Submitted</p> <p>27. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016 needs to be revised. Status: - Submitted</p>
15. Remarks	<ol style="list-style-type: none">1. The online corrections have been made in the DPI and REP-I i.e., online information in (A-H) format.2. The promoter has informed that application for environmental clearance has been made to the SEIAA and further informed that their environment clearance matter is being considered by the concerned authority and will be submitted in the Authority within 6 months for which as a guarantee the promoter has offered to submit a cheque amounting to Rs 25 Lakhs.
<p>Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved environmental clearance for which as a guarantee to submit the same within 6 months from the</p>	

grant of registration, a cheque amounting to Rs 25 Lakhs is to be submitted. As soon as the cheque is received the same be entered in the register by the Planning Coordinator and Planning Coordinator shall send it to Accounts Branch for encashment. The construction can only be commenced by the promoter only after environmental clearance and in case environmental clearance is not obtained within 6 months and booking/sales have been made than any allottee who wish to withdraw from the project may seek refund alongwith interest on the deposited amount without any deduction.

It is recommended that the Authority may consider the grant of registration subject to above.


Asha

(Chartered Accountant)


Prachi Singh

(Planning Executive)


Sumeet

(Planning Coordinator)

Day and Date of hearing

Tuesday and 13.12.2022

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

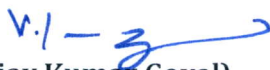
Proceedings dated: 13.12.2022


Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Sunil Shekhawat (AR) and Ms. Himani Sharma (AR) are present on behalf of the promoter.

Approved as recommended with the conditions.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

