



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project -SS Strada
RERA-GRG-1266-2023

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)	Submitted		
16.	RC conditions (65 of 2021)	Pending		
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	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			
	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
	Fifth hearing on	01.05.2023
	Sixth hearing on	15.05.2023
20.	Case History:	
	<p>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.</p>	
	<p>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.</p>	
	<p>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.</p>	
	<p>The promoter submitted the reply on 20.03.2023 which is scrutinized and the deficiencies were conveyed to the promoter.</p>	



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 was scrutinized and the status of the remaining deficiencies were conveyed to the promoter.

On 24.04.2023, 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. 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:

- a) Deposit of deficit fee
- b) 4(2)(I)(D) report of the year 2021-22.

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. The matter to come up on 01.05.2023.

On 01.05.2023, Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.

Regarding the deposition of deficit fee in the project registered vide RC no. 65 of 2021, the promoter has submitted the representation on 27.04.2023 and 28.04.2023 wherein promoter stated that the current project and the project registered vide RC no 65 of 2021 are separate projects. The registration and processing fee for project registration was fully paid and the late fee imposed by the authority for applying late was not paid which is mentioned as deficit fee. The promoter further states that the late fee should not be applicable as the promoter neither launched nor did any sale before registration of the project. Further the revised site plan and revised layout plan was approved on 25.05.2021 and zoning was approved on 01.09.2021. The licence of the project has been renewed for 26.793 acres after surrendering licensed land measuring 77.763 acres. Therefore, the late fee is not applicable.

The status of the documents is mentioned below:

21. Present compliance status as on 15.05.2023 of deficient documents as conveyed in the last hearing dated 01.05.2023.	<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: Needs to be corrected.2. Online DPI needs to be corrected. Status: Needs to be corrected.3. Revalidated Electrical load availability connection needs to be submitted. Status: Applied on 05.04.2023.4. Quarterly schedule of estimated expenditure needs to be revised. Status: Submitted.
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	<p>5. CA certificate for source of fund needs to be revised. Status: Submitted.</p> <p>6. Sales deed needs to be provided. Status: Not submitted.</p> <p>7. Deficit fee Rs. 36,33,435/- for RC no. 65 of 2021 needs to be submitted. Status: Promoter submitted representation for waive off as explained above.</p>
Remarks	<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. Sales deed needs to be provided.</p> <p>5. Deficit fee Rs. 36,33,435/- for RC no. 65 of 2021 needs to be submitted.</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 corrections in online DPI, corrections in online (A-H) form, Revalidated Electrical load availability connection and copy of sales deed. Further, deficit fee Rs. 36,33,435/- for RC no. 65 of 2021 mentioned in the conditions needs to be submitted.

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

Asha
Asha

Chartered Accountant

Sumeet
Sumeet

Engineering Officer

Day and Date of hearing Monday and 15.05.2023

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.05.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha Chartered Accountant briefed about the facts of the case.

Ms. Himani (AR), Sh. Sunil Shekhawat (AR), Sh. Ashok Singh Jaunapuria (AR) and Sh. Manoj Shukla (AR) are present on behalf of the promoter.

The authority decides to grant the registration of project "SS Strada" subject to submission of deficit fee Rs. 36,33,435/- for RC no. 65 of 2021 as per condition imposed at the time of issuance of registration certificate that the promoter shall pay deficit fee.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

v.1 - 3
(Vijay Kumar Goyal)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA