



**Project - SS Cendana and Kiavasa**  
**RERA-GRG-1347-2023**

**Hearing brief for registration of Project u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	SS Cendana and Kiavasa	
2.	Name of the promoter	M/s A&D Estates Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector- 83, Gurugram	
5.	Legal capacity to act as a promoter	(Collaborator)	
6.	Name of the license holder	M/s Growmore Buildtech Pvt. Ltd. and Others	
7.	Status of project	Ongoing	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1347-2023	
10.	License no.	195 of 2008 dated 22.11.2008.	valid up to 21.11.2025.
		15 of 2023 dated 30.01.2023.	valid up to 29.01.2028.
11.	Total licensed area	12.6118 acres	Area to be registered 12.6118 acres
12.	Projected completion date		
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	21.11.2025
		195 of 2008 dated 22.11.2008.	29.01.2028
		15 of 2023 dated 30.01.2023.	
	ii)	Zoning Plan Approval	
		DTCP - 8980 dated 06.02.2023	
	iii)	Building plan Approval	04.06.2028
		ZP-637/PA(DK)/2023/169070 dated 05.06.2023	
	iv)	Environmental Clearance	
		Applied on 13.01.2023	
	v)	Airport height clearance	06.12.2030
		AAI/RHQ/NR/ATM/NC/2022/939/5 034-5037 dated 07.12.2022	
	vi)	Fire scheme approval	
		Applied on 08.06.2023	
	vii)	Service plan and estimate approval	
		Applied on 23.06.2023	
16.	Fee Details		
	Registration Fee	Resi- 1,77,740.36 * 3.5 *10 = Rs 62,20,913/- Comm- 893.17 * 3.5 * 20 = Rs 62,522/- Nur. School - 1214.06 * 1.5 * 20 = Rs 36,422/-	




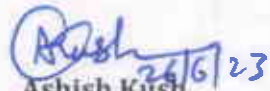
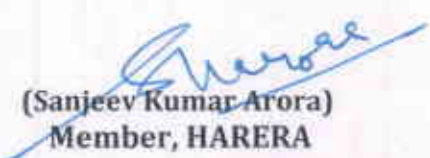
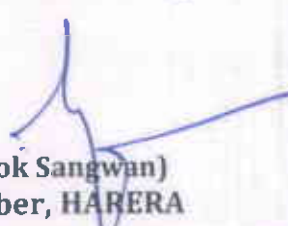
		<b>Prim. School - 3035.15 * 1.5 * 20 = Rs 91,054/-</b> <b>Resi + Commercial + Nur. School + Prim. School = Rs 64,10,911/-</b>
	<b>Processing Fee</b>	1,82,882.730 * 10 = Rs 18,28,827/-
	<b>Late Fee (For License no. 195 of 2008) -</b>	
	<b>Area - 11.418 acres</b>	1,61,724.66 * 3.5 * 10 = Rs 56,60,363/- (Calculated only for calculation of late fee)
	<b>Late Fee</b>	(500% of Registration fee) 56,60,363 * 5 = Rs 2,83,01,815/-
	<b>Total Fee</b>	Rs 3,65,41,553/-
<b>17.</b>	<b>DD amount</b>	Rs 35,81,655/-
	<b>DD no. and date</b>	000465 dated 03.06.2023.
	<b>Name of the bank issuing</b>	Kotak Mahindra Bank.
	<b>RTGS Amount</b>	Rs 46,58,083/-
	<b>RTGS no. and date</b>	KKBKR52023062300792692 dated 23.06.2023
	<b>Name of the bank issuing</b>	Kotak Mahindra Bank.
	<b>Deficient amount</b>	Rs 2,83,01,815/-
<b>18.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	08.06.2023
	<b>First notice Sent on</b>	22.06.2023
	<b>First hearing on</b>	26.06.2023
<b>19.</b>	<b>Case History:</b> The Promoter M/s A&D Estates Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "SS Cendana and Kiavasa" located at Sector-83, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 24933 dated 08.06.2023 and RPIN-625. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1347-2023. The project area for registration is 12.6118 acres same as the licensed area i.e., 12.6118 acres granted under License no – 195 of 2008 dated 22.11.2008 which is valid upto 22.11.2025 and 15 of 2023 dated 30.01.2023 which is valid upto 29.01.2028.  The application for registration of group housing colony was scrutinized and 1 <sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/625 dated 22.06.2023 was issued to the promoter with an opportunity of being heard on 26.06.2023.  The promoter has submitted a reply on 23.06.2023 which is scrutinized and the status of the documents is mentioned below:	
<b>20.</b>	<b>Present compliance status as on 26.06.2023 of deficient documents conveyed vide notice dated 22.06.2023.</b>	1. Deficit Fee- Rs 3,29,59,898/- (out of which late Fee - Rs 2,83,01,815/-). <b>Status: Submitted amount of Rs 46,58,083/- vide RTGS no. KKBKR52023062300792692 dated 23.06.2023. Deficit Fee - Rs 2,83,01,815/-).</b>



	<ol style="list-style-type: none"><li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be corrected.</li><li>3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.</li><li>4. Environment Clearance needs to be submitted. Status: Applied on 13.01.2023.</li><li>5. Fire Scheme approval needs to be submitted. Status: Applied on 08.06.2023.</li><li>6. Approved Service plan and estimates needs to be submitted. Status: Applied on 23.06.2023.</li><li>7. Airport height clearance needs to be submitted. <b>Status: Submitted, approved vide memo. No. AAI/RHQ/NR/ATM/NC/2022/939/5034-5037 dated 07.12.2022</b></li><li>8. Electrical load availability NOC for the whole area needs to be submitted. Status: Not Submitted.</li><li>9. Affidavit for non-applicability of Natural conservation zone NOC, Tree cutting permission, Forest land diversion and Powerline shifting needs to be notarized and re-submitted. <b>Status: Submitted.</b></li><li>10. Land title search report needs to be submitted. <b>Status: Submitted.</b></li><li>11. Copy of demarcation plan superimposed on the layout plan needs to be submitted. <b>Status: Submitted.</b></li><li>12. Pert chart needs to be revised. <b>Status: Submitted.</b></li><li>13. Draft Application form needs to be revised. <b>Status: Submitted.</b></li><li>14. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>15. Draft Builder Buyer Agreement needs to be revised. <b>Status: Submitted.</b></li><li>16. Mining permission needs to be submitted. <b>Status: Submitted.</b></li><li>17. Draft brochure needs to be revised. <b>Status: Submitted.</b></li><li>18. Cost of the land needs to be clarified according to the area applied for the registration. <b>Status: Submitted.</b></li><li>19. Loan sanction letter, disbursement and repayment schedule needs to be submitted. <b>Status: Submitted.</b></li></ol>
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		<p>20. CA certificate for expenditure incurred needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Quarterly schedule of estimated expenditure needs to be submitted. <b>Status: Submitted.</b></p> <p>22. Affidavit of promoter regarding arrangement with the bank of master account needs to be corrected, signed and notarized. <b>Status: Submitted.</b></p> <p>23. CHG form needs to be submitted. <b>Status: Submitted.</b></p> <p>24. Cash flow statement need to be submitted. <b>Status: Submitted.</b></p> <p>25. REP II needs to be notarized. <b>Status: Submitted.</b></p> <p>26. KYC of project consultants needs to be submitted. <b>Status: Submitted.</b></p> <p>27. EDC and IDC expenditure incurred needs to be match with copy of paid challan of EDC and IDC. <b>Status: Submitted.</b></p> <p>28. Project report needs to be revised. <b>Status: Submitted.</b></p> <p>29. TAN needs to be submitted. <b>Status: Submitted.</b></p> <p>30. License fee and conversion fee as per LOI needs to be filed in the DPI. <b>Status: Submitted.</b></p> <p>31. CA certificate for non-default needs to be submitted. <b>Status: Submitted.</b></p> <p>32. CA certificate for REP 1 needs to be submitted. <b>Status: Submitted.</b></p> <p>33. Board resolution regarding operation of bank account under section 4(2)(l)(D) needs to be submitted. <b>Status: Submitted.</b></p> <p>34. ROC statement showing details needs to be submitted. <b>Status: Submitted.</b></p> <p>35. Bank Undertaking needs to be submitted. Status: Submitted but needs to be re-submitted in the prescribed format.</p> <p>36. Documents regarding relation with SS group needs to be submitted. <b>Status: Submitted.</b></p>
21.	Remarks	<p>1. Deficit Fee- Rs 2,83,01,815/-.</p> <p>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>3. Online DPI needs to be corrected.</p>



		<p>4. Environment Clearance needs to be submitted.</p> <p>5. Fire Scheme approval needs to be submitted.</p> <p>6. Approved Service plan and estimates needs to be submitted.</p> <p>7. Electrical load availability NOC for the whole area needs to be submitted.</p> <p>8. Bank Undertaking needs to be submitted.</p>
	<p> Asha Chartered Accountant</p>	<p> Ashish Kush Planning Executive</p>
<b>Day and Date of hearing</b>	Monday and 26.06.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 26.06.2023.</p> <p>Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ashok Jaunapuria (Director), Sh. Manoj Shukla (AR) and Ms. Himani Sharma (AR) are present on behalf of the promoter.</p> <p>It is clarified by the promoter that the name of the project is SS Cendana and SS Kiavasa and they have corrected the same in DPI as well as other documents submitted in the Authority. The promoter shall submit the BG of Rs. 25 lakhs each for submission of the approved service plan and estimates and fire scheme approval within three months from the grant of registration. Further the promoter shall submit the undertaking regarding the submission of approved environmental clearance and electrical load availability within one month. Further, the promoter applicant has requested for waiver of late fee on the ground that no development, marketing, advertisement or creation of 3<sup>rd</sup> party rights have been created on the subject land as the sector plan for the said land was under litigation and was finally approved by the DTCP in 2022 and building plans for the project were approved on 05.06.2023. An affidavit in this regard is being submitted.</p> <p>The matter to come up on 03.07.2023.</p>		
	<p> (Sanjeev Kumar Arora) Member, HARERA</p>	<p> (Ashok Sangwan) Member, HARERA</p>

