



Project - SS Cendana and SS 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 SS 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	31.03.2029	
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	195 of 2008 dated 22.11.2008.
			15 of 2023 dated 30.01.2023.
	ii)	Zoning Plan Approval	DTCP - 8980 dated 06.02.2023
	iii)	Building plan Approval	ZP-637/PA(DK)/2023/169070 dated 05.06.2023
	iv)	Environmental Clearance	Applied on 13.01.2023
	v)	Airport height clearance	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/-	

		Prim. School - 3035.15 * 1.5 * 20 = Rs 91,054/- Resi + Commercial + Nur. School + Prim. School = Rs 64,10,911/-
	Processing Fee	1,82,882.730 * 10 = Rs 18,28,827/-
	Late Fee (For License no. 195 of 2008) -	
	Area - 11.418 acres	1,61,724.66 * 3.5 * 10 = Rs 56,60,363/- (Calculated only for calculation of late fee)
	Late Fee	(500% of Registration fee) 56,60,363 * 5 = Rs 2,83,01,815/-
	Total Fee	Rs 3,65,41,553/-
17.	DD amount	Rs 35,81,655/-
	DD no. and date	000465 dated 03.06.2023.
	Name of the bank issuing	Kotak Mahindra Bank.
	RTGS Amount	Rs 46,58,083/-
	RTGS no. and date	KKBKR52023062300792692 dated 23.06.2023
	Name of the bank issuing	Kotak Mahindra Bank.
	Deficient amount	Rs 2,83,01,815/-
18.	File Status	Date
	File received on	08.06.2023
	First notice Sent on	22.06.2023
	First hearing on	26.06.2023
	Second hearing on	03.07.2023
19.	Case History:	
	<p>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.</p> <p>The application for registration of group housing colony was scrutinized and 1st 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.</p> <p>The promoter has submitted a reply on 23.06.2023 which is scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 26.06.2023, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Ashok Jaunapuria (Director), Sh. Manoj Shukla (AR) and Ms. Himani Sharma (AR) are present on behalf of the promoter. 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</p>	



	<p>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 3rd 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. The matter to come up on 03.07.2023.</p> <p>The promoter has submitted a reply on 27.06.2023 wherein the promoter has submitted a no sale affidavit and other documents which is scrutinized and the status of the documents is mentioned below:</p>
20.	<p>Present compliance status as on 03.07.2023 of deficient documents conveyed in last hearing dated 26.06.2023.</p> <ol style="list-style-type: none">1. Deficit Fee- Rs 2,83,01,815/- (late Fee). Status: Representation submitted for waiver.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.3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.4. Environment Clearance needs to be submitted. Status: Applied on 13.01.2023. Submitted Minutes of Meeting and an undertaking to submit within 1 month from grant of registration.5. Fire Scheme approval needs to be submitted. Status: Applied on 08.06.2023. Submitted an undertaking to submit within 3 months from grant of registration.6. Approved Service plan and estimates needs to be submitted. Status: Applied on 23.06.2023. Submitted an undertaking to submit within 3 months from grant of registration.7. Electrical load availability NOC for the whole area needs to be submitted. Status: Submitted an undertaking to submit within 1 month from grant of registration.8. Bank Undertaking needs to be submitted. Status: Submitted.
21.	<p>Remarks</p> <ol style="list-style-type: none">1. Deficit Fee- Rs 2,83,01,815/-.2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected.4. Environment Clearance needs to be submitted.

	5. Fire Scheme approval needs to be submitted. 6. Approved Service plan and estimates needs to be submitted. 7. Electrical load availability NOC for the whole area needs to be submitted.
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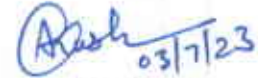

 Asha

Chartered Accountant
Day and Date of hearing

Monday and 03.07.2023

Proceeding recorded by

Ram Niwas


 03/7/23

Ashish Kush
Planning Executive
PROCEEDINGS OF THE DAY

Proceedings dated: 03.07.2023.


Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Ashok Jaunapuria (AR), sh. Manoj Shukla (AR) and Sh. Himani Sharma (AR) are present on behalf of the promoter.

The office has submitted the file for taking a decision on applicability of late fee in the above project in view of revision in the sectoral plan and holding of approval of zoning plan and building plan by DTCP which have been approved only on 06.02.2023 and 05.06.2023 respectively and due to which promoter has not undertaken development works and neither created third party rights till date of application for registration. An undertaking to this effect be submitted in the office and office to put up on file for final decision of Authority. The advice of the AG Haryana received in similar matter be also annexed on file.

The matter to come up on 10.07.2023.


 (Sanjeev Kumar Arora)
 Member, HARERA


 (Ashok Sangwan)
 Member, HARERA


 (Vijay Kumar Goyal)
 Member, HARERA