



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

SS Whitewater  
RERA-GRG-PROJ-1472-2023

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details	
1.	Name of the project	SS Whitewater	
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 Colony	
4.	Location of the project	Sector-90, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	North Star Towers Pvt Ltd and Matrix Buildwell Pvt Ltd	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.04.2029	
10.	Online application ID	RERA-GRG-PROJ-1472-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account (if applicable)	N/A	
15.	Details of proceedings pending against the project (if applicable)	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	119 of 2023 dated 05.06.2023	valid upto 04.06.2028
18.	Total licensed area	3.99 acres	Area to be registered 3.99 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval Validity up to
	i)	License Approval	119 of 2023 dated 05.06.2023 04.06.2028
	ii)	Zoning Plan Approval	DRG No. DG,TCP- 9304 dated 06.06.2023 N/A
	iii)	Building plan Approval	ZP-1826/PA(DK)/2023/32917 dated 04.10.2023 03.10.2028
	iv)	Environmental Clearance	Not submitted



	v)	Airport height clearance	Not submitted
	vi)	Fire scheme approval	Not submitted
	vii)	Service plan and estimate approval	Not submitted
20.	<b>Fee details</b>		
	<b>Registration fee</b>		28257.130 * 1.75 * 20 = Rs 9,89,000/-
	<b>Processing fee</b>		28257.130 * 10 = Rs 2,82,571/-
	<b>Late fee</b>		N/A
	<b>Total</b>		Rs 12,71,571/-
21.	<b>RTGS amount</b>		Rs 11,30,300/-
	<b>RTGS no. and date</b>		Ref no. 181809462 dated 01.11.2023
	<b>Name of the bank issuing</b>		N/A
	<b>Deficient amount</b>		Rs 1,41,571/-
22.	<b>File Status</b>		<b>Date</b>
	<b>File received on</b>		30.10.2023
	<b>First notice Sent on</b>		16.11.2023
	<b>First hearing on</b>		20.11.2023
23.	<b>Case History:-</b>		
	<p>The promoter M/s SS Group Pvt. Ltd. (Earlier Known as North Star Apartments Pvt. Ltd.) who is a collaborator had applied for the registration of real estate project namely "<b>SS Whitewater</b>" located at Sector-90, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 61068 dated 30.10.2023 and RPIN-667. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1472-2023. The project area for registration is same as that of the licensed area i.e., 3.99 acres. License no - 119 of 2023 dated 05.06.2023 valid up to 04.06.2028.</p> <p>The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/667 dated 16.11.2023 was issued to the promoter with an opportunity of being heard on 20.11.2023.</p> <p>The status of the documents is mentioned below:</p>		
24.	<b>Present compliance status as on 20.11.2023 of the deficiencies conveyed in the notice dated 16.11.2023.</b>		<ol style="list-style-type: none"> <li>1 Deficit fee Rs. 1,41,571/- needs to be submitted.</li> <li>2 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li> <li>3 Online DPI needs to be corrected.</li> <li>4 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted.</li> <li>5 Fire Scheme approval needs to be submitted.</li> <li>6 Environment clearance needs to be submitted.</li> <li>7 Airport Height Clearance needs to be submitted.</li> </ol>

**HARERA****GURUGRAM**

SS Whitewater

RERA-GRG-PROJ-1472-2023

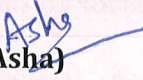

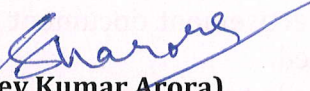
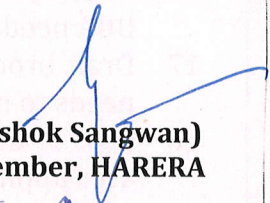

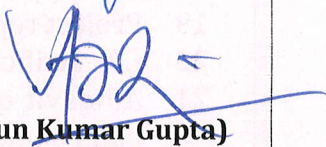
		<ol style="list-style-type: none"><li>8 Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.</li><li>9 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted.</li><li>10 Land title search report by advocate on latest date after incorporating the bar enrolment number needs to be submitted.</li><li>11 NOC/affidavit regarding non applicability of NCZ, Tree cutting permission, Power line shifting and Forest land diversion needs to be submitted.</li><li>12 Mining permission needs to be submitted.</li><li>13 Road access permission needs to be submitted.</li><li>14 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted.</li><li>15 Pert chart needs to be revised along with services.</li><li>16 Allottee related draft documents i.e., allotment letter and BBA needs to be revised as per prescribed format.</li><li>17 Draft brochure/advertisement document of the project needs to be submitted.</li><li>18 Cost of the land needs to be clarified according to the area applied for the registration.</li><li>19 Project report needs to be submitted.</li><li>20 CA certificate for non-default needs to be submitted.</li><li>21 Affidavit of promoter regarding arrangement with the bank of master account needs to be provided.</li><li>22 Quarterly schedule of estimated expenditure needs to be Submitted.</li><li>23 Annual balance sheet for the last 3 financial year needs to be submitted.</li><li>24 Cash flow statement needs to be submitted.</li><li>25 Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be Submitted.</li><li>26 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted.</li><li>27 CA certificate for REP 1 needs to be submitted.</li><li>28 CA certificate for expenditure incurred and to be incurred needs to be provided.</li><li>29 ROC statement needs to be provided.</li><li>30 Undertaking regarding no loan on project land needs to be submitted.</li><li>31 KYC of project consultant needs to be provided.</li><li>32 REP II needs to be revised.</li></ol>
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**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

<b>Remarks</b>	Reply not submitted. All above documents needs to be submitted.	
 <b>(Asha)</b> <b>Chartered Accountant</b>	 <b>(Sumeet)</b> <b>Engineering Officer</b>	
<b>Day and Date of hearing</b>	Monday and 20.11.2023	
<b>Proceeding recorded by</b>	Ram Niwas	
<b>PROCEEDINGS OF THE DAY</b>		
<p>Proceedings dated: 20.11.2023.</p> <p>Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through notice dated 16.11.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.</p> <p>Further, if no response is received from the promoter within next 4 week's time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.</p>		
 <b>(Sanjeev Kumar Arora)</b> <b>Member, HARERA</b>	 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
 <b>(Arun Kumar Gupta)</b> <b>Chairman, HARERA</b>		