Project Name- SS Linden Floors
Temp-ID-1500-2023

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016				
S No.	**Particulars**	**Details**		
1.	**Name of the project**	SS Linden Floors		
2.	**Name of the promotor**	M/s SS Group Private Limited		
3.	**Nature of the project**	Independent Residential Floors		
4.	**Location of the project**	Sector-84 and 85, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	M/s Matrix Buildwell Pvt. Ltd. and 7 others		
7.	**Name of the collaborator**	M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited.)		
8.	**Whether registration applied for whole/Phase**	Whole		
9.	**Status**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1500-2023		
11.	**Project Completion Date as declared u/s 4(2)(L)(C)**	28.02.2024		
12.	**QPR Compliance (If applicable)**	Sep-2023-pending		
13.	**4(2)(L)(D) Compliance (If applicable)**	2022-2023-pending		
14.	**Status of change of bank account**	N/A		
15.	**RC Compliances -**	1. Storm Drainage Assurance - Obtained within time. 2. Sewerage Disposal Assurance- Obtained within time		
16.	**4(2)(l)(C) compliance**	N/A		
17.	**Details of proceedings pending against the project**	RERA-GRG-4483-2022- SCN for RC compliance		
18.	**Date of completion of project as per REP-II**	28.02.2024		
19.	**License no.**	105 of 2013 dated 11.12.2013		Valid up to 10.12.2024
20.	**Total licensed area**	26.793 Acres	**Area to be registered**	0.6790 Acres

21.	**RERA Registration Number**	32 of 2022 dated 02.05.2022	29.02.2024
22.	**Extension applied upto**	28.02.2025	
23.	**Fee Calculation**	Registration fee: - Res-7251.86*2.64*10= =₹1,91,449/- Processing fee at the time of registration: - 7251.86*10=₹72,519/- Extension Fee: - ₹95,725/- Processing fee at the time of extension: - 7251.86*10=₹72,519/- **Total fee:** - ₹4,32,212/-	
24.	**DD amount submitted at the time of registration**	1. ₹5,31,000/- 2. ₹5,31,000/- Total=₹10,62,000/-	
25.	**DD no. and date for registration**	1. 699571 dated 03.11.2021 2. 699572 dated 03.11.2021	
3.	**Name of the bank issuing**	Kotak Mahindra Bank	
4.	**IMPS Amount submitted for extension**	₹96,000/-	
5.	**IMPS no. and date for extension**	332512066723 dated 21.11.2023	
6.	**Name of the bank issuing**	Kotak Mahindra Bank	
7.	**Total fee paid**	₹11,58,000/-	
8.	**Deficient amount**	₹7,25,788/- (excess amount paid)	
9.	**Statutory approvals either applied for or obtained prior to registration**		

S.No.	Particulars	Date of approval	Validity up to
i)	**License**	105 of 2013 dated 11.12.2013	10.12.2024
iii)	**Building plan Approval**	Email dated 16.09.2021	15.09.2023
iv)	**Environmental Clearance**	N/A	
v)	**Airport height clearance**	N/A	
vi)	**Fire Scheme approval**	N/A	
vii)	**Service plan and estimate approval**	Not provided	

20.	**File Status**	**Date**
	Project received on	28.11.2023
	1st hearing on	18.12.2023
	Case History: An application regarding extension of registration of Residential independent floors namely "SS Linden Floors" situated at Sector-84 and 85, Gurugram, Haryana being developed by M/s SS Group Private Limited was submitted on 28.11.2023 under section 6 of Real Estate (Regulation and Development), Act 2016.	

	The license no 105 of 2021 dated 11.12.2013 was granted by DTCP for development of plotted colony measuring an area of 26.793 acres in Sector-84 and 85, in favor of M/s Matrix Buildwell Pvt. Ltd. and others others in collaboration with M/s North Star Apartments Pvt. Ltd. now formerly known as (M/s SS Group Private Limited). The Authority granted registration certificate bearing no. 32 of 2022 dated 02.05.2022 and valid up to 29.02.2024 to M/s SS Group Private Limited for the development of residential floors over an area 0.6970 acres. On scrutiny of the application, the deficiencies were observed and conveyed to the promoter.	
21.	**Present compliance status as on 18.12.2023**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Copy of renewed building plan (BR-III) need to be provided. 4. Copy of approved service plans and estimates need to be submitted. 5. REP-II needs to be revised. 6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 7. Details of unsold flats/shops need to be provided. 8. Copy of Site photographs for the physical status of construction need to be provided. 9. PERT Chart specifying date of completion needs to be submitted. 10. Project report need to be submitted. 11. Copy of executed BBA and allotment letter needs to be submitted. 12. Copy of DD submitted at the time of registration needs to be provided. 13. The quarterly progress report for quarter Sep 23 needs to be submitted. 14. Cost plots needs to be clarified according to area applied for registration. 15. Annual Balance Sheet for the last 3 financial year needs to be submitted. 16. Bank undertaking needs to be submitted. 17. Quarterly schedule of estimated expenditure needs to be provided. 18. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

		19. KYC of the Legal representative, Architect, Chartered Accountant, MEP consultant needs to be provided. 20. Cash flow statement need to be provided. 21. CA certificate for expenditure incurred and to be incurred needs to be deposit. 22. Copy of board resolution for authorizing bank a/c operation needs to be provided along with KYC of authorised person.
22.	**Remarks**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Copy of renewed building plan (BR-III) need to be provided. 4. Copy of approved service plans and estimates need to be submitted. 5. REP-II needs to be revised. 6. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 7. Details of unsold flats/shops need to be provided. 8. Copy of Site photographs for the physical status of construction need to be provided. 9. PERT Chart specifying date of completion needs to be submitted. 10. Project report need to be submitted. 11. Copy of executed BBA and allotment letter needs to be submitted. 12. Copy of DD submitted at the time of registration needs to be provided. 13. The quarterly progress report for quarter Sep 23 needs to be submitted. 14. Cost plots needs to be clarified according to area applied for registration. 15. Annual Balance Sheet for the last 3 financial year needs to be submitted. 16. Bank undertaking needs to be submitted. 17. Quarterly schedule of estimated expenditure needs to be provided. 18. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

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(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 18.12.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 18.12.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the project.
The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies. Further, if no response is received from the promoter within next 4 weeks' 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 extension of registration of project may not be rejected following the due procedure under the Act of 2016.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

