

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 – 14.09.2028 (To be revised & clarified)	
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
	i)	License Approval	119 of 2023 dated 05.06.2023
	ii)	Zoning Plan Approval	DRG No. DG,TCP- 9304 dated 06.06.2023
	iii)	Building plan Approval	ZP-1826/PA(DK)/2023/32917 dated 04.10.2023
	iv)	Environmental Clearance	SEIAA/HR/2023/395 dated 08.12.2023
	v)	Airport height	N/A (Height less than 30 mtr)
			Validity up to
			04.06.2028
			N/A
			03.10.2028
			07.12.2033



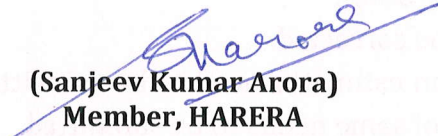
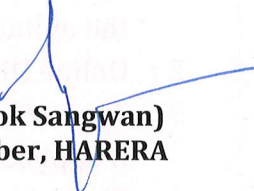

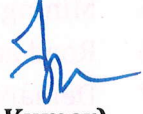
	clearance	
	vi) Fire scheme approval	Applied dated 08.11.2023
	vii) Service plan and estimate approval	Applied dated 02.11.2023
20.	Fee details	
	Registration fee	28257.130 * 1.75 * 20 = Rs 9,89,000/-
	Processing fee	28257.130 * 10 = Rs 2,82,571/-
	Late fee	N/A
	Total	Rs 12,71,571/-
21.	RTGS amount	Rs 11,30,300/- Rs 1,41,571/-
	RTGS no. and date	Ref no. 181809462 dated 01.11.2023 Ref no. 333317171255 dated 29.11.2023
	Name of the bank issuing	N/A
	Deficient amount	Nil
22.	File Status	Date
	File received on	30.10.2023
	First notice Sent on	16.11.2023
	First hearing on	20.11.2023
	Second hearing on	08.01.2024
23.	Case History:-	
	<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 "SS Whitewater" 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>On 20.11.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. 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. 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> <p>As per the approval of authority the matter is fixed for hearing on 08.01.2024.</p> <p>The promoter has submitted the reply on 01.12.2023 & 11.12.2023 which have been scrutinized and the status of the documents is mentioned below:</p>	

24.	<p>Present compliance status as on 08.01.2024 of the deficiencies conveyed in the notice dated 16.11.2023.</p>	<ol style="list-style-type: none"> 1 Deficit fee Rs. 1,41,571/- needs to be submitted. Status: Submitted. Ref no. 333317171255 dated 29.11.2023 amount Rs. 1,41,571/-. 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. Status: Not submitted 3 Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 4 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted. Status: Not submitted. However, applied dated 02.11.2023. 5 Fire Scheme approval needs to be submitted. Status: Not submitted. However, applied dated 08.11.2023. 6 Environment clearance needs to be submitted. Status: Submitted. SEIAA/HR/2023/395 dated 08.12.2023. 7 Airport Height Clearance needs to be submitted. Status: N/A. Affidavit submitted that not applicable as the height of building is less than 30 meters. 8 Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 9 Non-Encumbrance certificate issued by tehsildar/ revenue officer not prior to six months of date of application needs to be submitted. Status: Submitted. 10 Land title search report by advocate on latest date after incorporating the bar enrolment number needs to be submitted. Status: Submitted. 11 NOC/affidavit regarding non applicability of NCZ, Tree cutting permission, Power line shifting and Forest land diversion needs to be submitted. Status: Affidavit Submitted. 12 Mining permission needs to be submitted. Status: Not submitted. However, applied dated 09.10.2023.
-----	---	--

		<p>13 Road access permission needs to be submitted. Status: Not submitted.</p> <p>14 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted. Status: Not submitted</p> <p>15 Pert chart needs to be revised along with services. Status: Submitted</p> <p>16 Allottee related draft documents i.e., allotment letter and BBA needs to be revised as per prescribed format. Status: Not submitted</p> <p>17 Draft brochure/advertisement document of the project needs to be submitted. Status: Needs to be revised.</p> <p>18 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. However relevant sale deed needs to be provided.</p> <p>19 Project report needs to be submitted. Status: Needs to be revised.</p> <p>20 CA certificate for non-default needs to be submitted. Status: Submitted</p> <p>21 Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Submitted</p> <p>22 Quarterly schedule of estimated expenditure needs to be Submitted. Status: Not submitted.</p> <p>23 Annual balance sheet for the last 3 financial year needs to be submitted. Status: Submitted but independent auditor report for last three financial years needs to be submitted.</p> <p>24 Cash flow statement needs to be submitted. Status: Needs to be revised.</p> <p>25 Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(1)(D) needs to be Submitted. Status: Not submitted</p> <p>26 Copy of paid challan of EDC, IDC, conversion charges and License Fee needs to be submitted. Status: Submitted</p> <p>27 CA certificate for REP 1 needs to be submitted. Status: Submitted</p> <p>28 CA certificate for expenditure incurred and to be</p>
--	--	--

		<p>incurred needs to be provided. Status: Submitted</p> <p>29 ROC statement needs to be provided. Status: Submitted</p> <p>30 Undertaking regarding no loan on project land needs to be submitted. Status: Submitted</p> <p>31 KYC of project consultant needs to be provided. Status: KYC of proof consultant has been provided and remaining needs to be provided.</p> <p>32 REP II needs to be revised. Status: Needs to be revised</p>
<p>Remarks</p>		<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. 2 Online DPI needs to be corrected. 3 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted. 4 Fire Scheme approval needs to be submitted. 5 Mining permission needs to be submitted. 6 Road access permission needs to be submitted. 7 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted. 8 Allottee related draft documents i.e., allotment letter and BBA needs to be revised as per prescribed format. 9 Draft brochure/advertisement document of the project needs to be revised. 10 Cost of the land needs to be clarified according to the area applied for the registration - relevant sale deed needs to be provided. 11 Project report needs to be revised. 12 Quarterly schedule of estimated expenditure needs to be submitted. 13 Independent auditor report for the last 3 financial year needs to be submitted. 14 Cash flow statement needs to be revised. 15 Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be Submitted. 16 KYC of project consultant needs to be provided.

5

17 REP II needs to be revised.		
 (Asha) Chartered Accountant	 (Sumeet) Engineering Officer	
Day and Date of hearing	Monday and 08.01.2024	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
Proceedings dated: 08.01.2024 Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Ashok Singh Jaunapuria (AR), Sh. Sunil Shekhawat (AR) and Sh. Rajesh Sharma (AR) are present behalf of the promoter. The AR of the promoter seeks three weeks' time to comply with the deficiencies. Request is allowed. The matter to come up on 29.01.2024.		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
 (Arun Kumar) Chairman, HARERA		