

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
			Validity up to
			04.06.2028
			N/A
			03.10.2028
			07.12.2033

	v)	Airport height clearance	N/A (Height less than 30 mtr)
	vi)	Fire scheme approval	FS/2024/58 dated 12.01.2024
	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
	Third hearing on		29.01.2024
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 deficiencies conveyed to the promoter.</p> <p>On 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.</p> <p>The promoter has submitted the reply on 08.01.2024 & 15.01.2024 which have been scrutinized and the status of the documents is mentioned below.</p>	
24.	<p>Present compliance status as on 29.01.2024 of the deficiencies conveyed in the hearing dated 08.01.2024.</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. Status: Not submitted 2 Online DPI needs to be corrected. Status: Submitted but needs to be corrected. 3 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. 4 Fire Scheme approval needs to be submitted. Status: Submitted. Approved Memo no. FS/2024/58 dated 12.01.2024. 5 Mining permission needs to be submitted. Status: Submitted. But it's mentioned Group Housing colony instead of commercial and other details same. Memo no. 1445 dated 14.12.2023 valid upto 13.12.2024. 6 Road access permission needs to be submitted. Status: Affidavit submitted that road access permission is not applicable as the site has access to the approach road. 7 Demarcation Plan superimposed on the approved layout plan showing khasra no. needs to be submitted. Status: Submitted 8 Allottee related draft documents i.e., allotment letter and BBA needs to be revised as per prescribed format. Status: Not submitted 9 Draft brochure/advertisement document of the project needs to be submitted. Status: Needs to be revised.

		<p>10 Cost of the land needs to be clarified according to the area applied for the registration. Status: Sale deed provided and needs to be clarified.</p> <p>11 Project report needs to be revised. Status: Submitted.</p> <p>12 Quarterly schedule of estimated expenditure needs to be Submitted. Status: Needs to be submitted separate sheet from cash flow.</p> <p>13 Independent auditor report for the last 3 financial year needs to be submitted. Status: Submitted but details required for financial borrowings mentioned in latest audited report.</p> <p>14 Cash flow statement needs to be revised. Status: Needs to be submitted separate sheet from quarterly expenditure.</p> <p>15 Affidavit regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be Submitted. Status: Submitted.</p> <p>16 KYC of project consultant needs to be provided. Status: Submitted.</p> <p>17 REP II needs to be revised. Status: Not submitted</p>
	<p>Remarks</p>	<p>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.</p> <p>2 Online DPI needs to be corrected.</p> <p>3 Approved service plan estimates need to be submitted. If applied, then copy of same needs to be submitted.</p> <p>4 Road access permission needs to be submitted.</p> <p>5 Allottee related draft documents i.e., allotment letter and BBA needs to be revised as per prescribed format.</p> <p>6 Draft brochure/advertisement document of the project needs to be revised.</p> <p>7 Cost of the land needs to be clarified according to the area applied for the registration - relevant sale deed needs to be clarified.</p> <p>8 Quarterly schedule of estimated expenditure needs to be submitted.</p>



		9 Independent auditor report for the last 3 financial year needs to be submitted - details required for financial borrowings mentioned in latest audited report. 10 Cash flow statement needs to be revised. 11 REP II needs to be revised.
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Ashish
29/01/24

(Ashish Dubey)
Chartered Accountant

Sumeet

(Sumeet)
Engineering Officer

Day and Date of hearing

Monday and 29.01.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 29.01.2024

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Ajeet Sharma (AR) are present on behalf of the promoter.

The AR of the promoter states that BG amounting to Rs. 82.635 lakh has been deposited on demand with DTCP Haryana in lieu of issuing approval for service plans and estimates. The copy of the approval letter along with annexures shall be submitted with the Authority within a period of one month. So far as the road access permission is concerned, the same has been applied and shall be submitted with the Authority within a period of three months for which a BG amounting to Rs. 25 lakh shall be deposited with the Authority. Regarding the balance corrections in documents, the same shall be done within two days.

In view of the above, it was decided to issue the registration certificate subject to the above compliances. The certificate shall be released after the above compliances have been done.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

