SS High Point
M/s SS Group Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	SS High Point		
2.	**Name of the promoter**	M/s SS Group Pvt. Ltd.		
3.	**Nature of the project**	Commercial Colony		
4.	**Location of the project**	Sector- 86, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of license holder**	Shiva Profins Group Pvt. Ltd. Matrix Buildwell Pvt Ltd North Star Tower Pvt Ltd		
7.	**Status of project**	New		
8.	**RERA Registration No.**	36 of 2019 dated 05.07.2019		
9.	**Validity of Registration Certificate**	Valid From 05.07.2019	Valid Up to 31.12.2023 + 6 months COVID-19 = 30.06.2024	
10.	**Date of receipt of application for extension**	22.03.2024		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	30.06.2025		
13.	**Online extension ID**	RERA-GRG-PROJ-1596-2024		
14.	**Registration Temp ID**	RERA-GRG-PROJ-255-2019		
15.	**QPR status**	Jan-Mar 2024 pending and others submitted		
16.	**4(2)(l)(D) reports status**	Submitted		
17.	**Other conditions of RC**	Submission of service plans estimates approval, fire scheme approval and environment clearance – Complied (EC on time & other delayed)		
18.	**4(2)(l)(C) compliance**	Applied for extension		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-4383-2022 – Non compliances of RC conditions RERA-GRG-3222-2022 – Non submission of QPR RERA-GRG-3843-2022 - Non compliances of 4(2)(l)(D) RERA-GRG-2197-2020 - Non compliances of 4(2)(l)(D)		
21.	**License no.**	04 of 2019 dated 17.01.2019	Valid up to 16.01.2024	
22.	**Total licensed area**	2.80625 acres	**Area for extension of registration**	2.80625 acres

23. Statutory approvals either applied for or obtained prior to registration

S.No	Particulars	Date of approval	Validity up to
i)	**License Approval**	04 of 2019 dated 17.01.2019	16.01.2024 (Expired)
ii)	**Zoning plan approval**	DGTCP 6759 dated 17.01.2019	

	iii)	**Building plan Approval**	ZP-1278/AD(RA)/2018/12089 dated 17.05.2019	16.05.2024
	iv)	**Environmental Clearance**	SEIAA/HR/2018/258 dated 30.08.2019	29.08.2026
	v)	**Airport height clearance**	Not Submitted	
	vi)	**Fire scheme approval**	Not Submitted	
	vii)	**Service plans and estimates approval**	Not Submitted	
24.	**Reasons for delay**		Not Submitted	
25.	**Fee details**			
	Registration fee		28,388.65*2.5*20 = Rs 14,19,433/-	
	Late Fee		N/A	
	Processing fee		28,388.65 * 10 = Rs 2,83,887/-	
	Extension Fee (Half of Registration fee)		Rs. 7,09,717/-	
	Processing fee		28,388.65 * 10 = Rs 2,83,887/-	
	Late fee		N/A	
	Total fee		Rs 26,96,924/-	
26.	**DD amount submitted at the time of registration**		Rs 14,19,400/- Rs 2,83,890/- Rs 30/-	
	DD no. and date for registration		542508 dated 17.05.2019 542509 dated 17.05.2019 486340 dated 11.06.2019	
	Name of the bank issuing		ICICI Bank	
	RTGS/Online transfer Amount submitted for extension		Rs 1,98,750/-	
	Ref no. and date for extension		Ref no. 189740378 dated 18.03.2024	
	Name of the bank issuing		-	
	Deficient amount		Rs 7,94,854/-	
27.	**File Status**		**Date**	
	File received on		22.03.2024	
	First notice Sent on		19.04.2024	
	First hearing on		22.04.2024	
28.	**Case History:-** The Promoter M/s SS Group Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate project namely "SS High Point" located at Sector-86, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 68370 dated 22.03.2024 and EPIN-91. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-255-2019 and online generated for project extension temp id RERA-GRG-PROJ-1596-2024. The total licensed area and project area for			

	the extension of registration is 2.80625 acres vide license no – 04 of 2019 dated 17.01.2019 valid upto 16.01.2024. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/91 dated 19.04.2024 was issued to the promoter with an opportunity of being heard on 22.04.2024. The status of documents is mentioned below	
29.	**Present compliance status as on 22.04.2024 of deficit documents as conveyed in notice dated 19.04.2024.**	1 Deficit fee Rs 7,94,854/- needs to be submitted. 2 REP-V form needs to be submitted. 3 Corrections in online DPI needs to be done. 4 Original registration certificate needs to be submitted. 5 Copy of renewed license needs to be submitted. 6 Copy of LC-IV needs to be submitted. 7 Service plan estimates approval needs to be submitted. 8 Fire scheme approval needs to be submitted. 9 Airport height clearance needs to be submitted. 10 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. 11 Information to revenue department regarding entry of license in the revenue record needs to be submitted. 12 Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. 13 Valid electrical load availability connection needs to be submitted. 14 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. 15 HUDA construction water NOC needs to be submitted. 16 PERT chart needs to be submitted. 17 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. 18 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. 19 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. 20 Reasons for delay in completion of project needs to be submitted. 21 Site photographs needs to be submitted.

		22 Approval/NOC from various agencies regarding the external services like roads access, water supply, sewerage supply and storm water needs to be submitted. 23 Allottee related draft documents i.e., Application form and BBA needs to be revised. 24 Brochure/advertisement document needs to be submitted. 25 DPI needs to be revised related to financial details. 26 MOA, AOA, COI, PAN, TAN, GST of company and if in case of name change of entity then COI in new name of company needs to be submitted. 27 KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted. 28 Non-encumbrance certificate certified on latest date not below the Rank of Tehsildar needs to be submitted. 29 CHG 1 forms needs to be submitted. 30 Supporting documents for land cost needs to be submitted. 31 REP I needs to be revised as project costing details is not match with DPI 32 REP II needs to be revised as OC date is missing. 33 QPR for July to Sep 2019 needs to be submitted. 34 Financial statements for last three years of promoter needs to be submitted. If there are any financial obligations, statutory dues then details need to be submitted. 35 If there are any other adverse financial position, then clarification needs to be submitted. 36 Bank undertaking needs to be submitted. 37 CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. 38 Project report with costing details needs to be submitted. 39 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. 40 Original copy of Financial and inventory details certified by CA needs to be submitted. 41 CA certificate for Net worth of promoter needs to be submitted. 42 Schedule and Challan copy of IDC, EDC needs to be submitted. 43 Quarterly expenditure statement needs to be submitted. 44 Statement of Quarterly source of fund needs to be submitted. 45 Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules.

		46 Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. 47 Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(d) needs to be submitted.
	Remarks	All above documents needs to be submitted

(Ashish)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 22.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.04.2024

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

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

The deficiency notice was dispatched recently on 19.04.2024. The promoter is hereby directed to submit the reply to the deficiency notice. Further, the concerned EO to visit the site of the project and submit the report.

The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing.

The matter to come up on 20.05.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar)
Chairman, HARERA