



Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	SS East 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-48, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s SS Group Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.03.2027	
10.	Online application ID	RERA-GRG-PROJ-1371-2023	
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.	67 of 2019 dated 21.06.2019	valid upto 20.06.2024
18.	Total licensed area	0.3508 acres	Area to be registered 0.3508 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	67 of 2019 dated 21.06.2019 20.06.2024
	ii)	Zoning Plan Approval	DRG No. DTCP 7309 dated 23.12.2019 N/A
	iii)	Building plan Approval	ZP-1369/AD(RA)/2021/433 dated 06.01.2022 05.01.2024
	iv)	Environmental Clearance	Not submitted

	v)	Airport clearance height	Not submitted
	vi)	Fire scheme approval	FS/2022/243 dated 21.09.2022
	vii)	Service plan and estimate approval	LC-3963/JE(SJ)/2023/9993 dated 10.04.2023
20.	Fee details		
	Registration fee		4957.389 sqm * 3.5 * 20 = Rs 3,47,017/-
	Processing fee		4957.389 sqm * 10 = Rs 49,574/-
	Late fee		N/A
	Total		Rs 3,96,591/-
21.	RTGS amount		Rs 3,78,158/-
	RTGS no. and date		Ref Id 1245770288 dated 21.07.2023
	Name of the bank issuing		-
	Deficient amount		Rs 18,433/-
22.	File Status		Date
	File received on		14.12.2023
	First notice Sent on		04.01.2024
	First hearing on		08.01.2024
	Second hearing on		22.04.2024
23.	Case History:- The promoter M/s SS Group Pvt. Ltd. who is a license holder had applied for the registration of real estate project namely "SS East Point" located at Sector-48, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 63246 dated 14.12.2023 and RPIN-684. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1371-2023. The project area for registration is same as that of the licensed area i.e., 0.3508 acres. License no - 67 of 2019 dated 21.06.2019 valid upto 20.06.2024. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/684 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024. On 08.01.2024, 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 deficiency notice dated 04.01.2024. 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. A show cause notice dated 21.03.2024 was issued to the promoter as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016 against which no reply has been submitted by the promoter.		



The status of the documents is mentioned below:		
24.	Present compliance status as on 22.04.2024 of the deficiencies conveyed in the notice dated 04.01.2024.	1 Deficit Fee- Rs 18,433/- needs to be submitted. 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. 3 Online DPI needs to be corrected. 4 Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. 5 Mutation, Jamabandi and Aks-shajra certified on the latest date not more than six months prior from the date of application needs to be submitted. 6 Land title search report by advocate incorporation the bar enrolment number needs to be submitted. 7 Copy of Electrical load availability NOC needs to be submitted. 8 Environmental Clearance needs to be submitted. 9 Airport height clearance needs to be submitted. 10 NOC/Undertaking regarding NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. 11 Mining permission has been expired. The same needs to be clarified. 12 Road access permission needs to be submitted 13 Allottee related draft documents i.e., application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted as per prescribed format. 14 Draft Brochure/advertisement document needs to be submitted. 15 Cost of the land needs to be clarified according to the area applied for the registration. 16 Loan sanction letter, disbursement and repayment schedule needs to be provided 17 CA certificate for non-default in payment of Debt and liabilities needs to be Provided. 18 Original copy of bank undertaking needs to be provided. 19 Quarterly schedule of estimated expenditure needs to be provided. 20 Original copy of affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.



	21 Cash flow statement need to be revised. 22 Original copy of REP II needs to be provided. 23 CA certificate for expenditure incurred and to be incurred needs to be provided. 24 CA certificate for REP-I needs to be provided. 25 MOA, AOA, and COI need to be provided. 26 Affidavit of auto credit of 10% of receipts from the separate account needs to be provided. 27 Annual balance sheet for the last three financial years along with independent reports needs to be submitted. 28 KYC of project consultants needs to be submitted. 29 License fee needs to be clarified as per LOI.
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.

A reply has been submitted by the promoter on 19.04.2024. The same be examined by the concerned official. The director/CEO/Project-Incharge of the promoter company is directed to be present 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