



New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम,

Project - The Hibiscus
RERA-GRG-1534-2024

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	The Hibiscus
2.	Name of the promoter	M/s SS Group Private Limited
3.	Nature of the project	Group Housing Colony
4.	Location of the project	Sector- 50, Gurugram
5.	Legal capacity to act as a promoter	Not clarified
6.	Name of the license holder	M/s North Star Apartments Private Limited.
7.	Status of project	Ongoing
8.	Whether registration applied for whole	No
	Phase no.	Not specified
9.	Online application ID	RERA-GRG-PROJ-1534-2024
	License no.	874 of 2006 dated 24.04.2006 Valid up to 23.04.2008
		875 of 2006 dated 24.04.2006 Valid up to 23.04.2008
		876 of 2006 dated 24.04.2006 Valid up to 23.04.2008
		877 of 2006 dated 24.04.2006 Valid up to 23.04.2008
10.	Total licensed area	13.48 acres Area to be registered 0.2856 acres
11.	Projected completion date	03.12.2019(It is submitted by the promoter that the project is always completed)
12.	QPR Compliances (if applicable)	N/A
13.	4(2)(I)(D) Compliances (if applicable)	N/A
14.	4(2)(I)(C) Compliances (if applicable)	N/A
15.	Status of change of bank account	N/A
16.	Details of proceedings pending against the project	RERA-GRG-1782-2023-Show cause for non-registration
17.	RC Conditions Compliances (if applicable)	N/A
18.	Statutory approvals either applied for or obtained prior to registration	



RERA-GRG-1534-2024			
S.No	Particulars	Date of approval	Validity upto
i)	License Approval	874 of 2006 dated 24.04.2006	Valid up to 23.04.2008
		875 of 2006 dated 24.04.2006	Valid up to 23.04.2008
		876 of 2006 dated 24.04.2006	Valid up to 23.04.2008
		877 of 2006 dated 24.04.2006	Valid up to 23.04.2008
ii)	Zoning Plan Approval	21645 dated 18.08.2006	-
iii)	Building plan Approval	Not Legible	
iv)	Environmental Clearance	26.11.2007	25.11.2017(expired)
v)	Airport height clearance	05.04.2007	04.04.2012(expired)
vi)	Fire scheme approval	30.08.2013	
vii)	Service plan and estimate approval	27.10.2010	
19.	Fee Details		
	Registration Fee	Fee cannot be calculated as the building plans are not submitted.	
	Processing Fee	Fee cannot be calculated as the building plans are not submitted.	
	Late Fee	Fee cannot be calculated as the building plans are not submitted.	
	Total Fee	Fee cannot be calculated as the building plans are not submitted.	
20.	Reference amount	Rs. 45,600/-	
	Reference no. and date	186028692 dated 15.01.2024	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Fee cannot be calculated as the building plans are not submitted.	
21.	File Status	Date	
	File received on	18.01.2024	
	First hearing on	12.02.2024	
	First reply submitted on	12.04.2024	
22.	Case History: The Promoter M/s SS Group Private Limited who has applied for the registration of real estate group housing colony namely "The Hibiscus" located at Sector- 50, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 64882 dated 18.01.2024 and RPIN- 702. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1534-2024. The project area for registration is 0.2856 acres as that of the licensed area i.e., 13.48 acres		



granted under License no – 875 to 877 of 2006 dated 24.04.2006 which is valid upto 23.04.2008 is issued in favour of M/s North Star Apartments Private Limited.

The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.

Proceedings dated: 12.02.2024

Ms. Prachi Singh (Planning Executive) briefed about the facts of the case.

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.

23.	Present compliance status as on 22.04.2024 of deficiencies observed in the scrutiny	- The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status:- - Online DPI needs to be corrected. Status:- - Copy of renewed licenses no. 874 -877 of 2006 dated 24.04.2006 need to be submitted. Status:-Applied on 04.01.2024. Receipt enclosed - Copy of LC-IV bilateral agreement need to be submitted. Status:-Submitted - The legal capacity of M/s SS Group Private Limited need to be clarified. Status:-Not clarified - Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status:-Submitted but need to be on latest date - Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status:-Not submitted - Land title search report needs to be submitted. Status:- Not submitted - Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Not submitted - Copy of sale deed executed between landowner and promoter need to be submitted. Status:- Submitted - Copy of renewed environment clearance need to be submitted. Status:- Not submitted - Fire Scheme approval needs to be submitted. Status:-Submitted
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13. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable.

Status:- Not submitted

14. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified.

Status:- Not submitted

15. Building plan approval (BR-III) alongwith the approved drawings need to be submitted.

Status:- Not submitted

16. Copy of Airport Height clearance needs to be submitted.

Status:-Submitted but renewal needed

17. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.

Status:-Submitted

18. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.

Status:- Not submitted

19. Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted.

Status:- Not submitted

20. Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted.

Status:- Not submitted

21. Mining permission needs to be submitted.

Status:- Not submitted

22. Copy of approved layout plan and zoning plan need to be submitted.

Status:- Not submitted

23. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.

Status:- Not submitted

24. Copy of approved fire scheme plans need to be submitted.

Status:- Not submitted

25. Pert Chart needs to be submitted.

Status:- Not submitted

26. Copy of project report along with brochure of current project and project photos need to be submitted.

Status: Not submitted

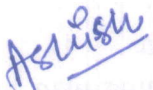
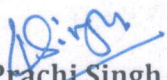
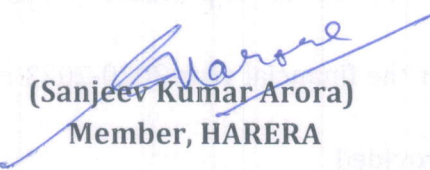
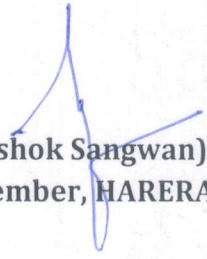
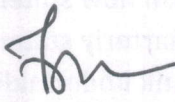


	27. REP-II needs to be revised. Status:- Submitted but need to be revised 28. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be provided. Status:-Need to be revised 29. Copy of draft allotment letter, application form, agreement for sale, conveyance deed and payment receipt need already executed by the promoter need to be submitted. Status:-Submitted 30. Draft Brochure and advertisement documents needs to be submitted. Status:- Not submitted 31. Details of sold and unsold inventory unit wise needs to be submitted. Status:- Not submitted 32. Cost of lands needs to be clarified according to area apply for registration. Status:- Not submitted 33. MOA, AOA, and COI need to be provided. Status:- submitted 34. PAN, TAN and GST certificate of promoter need to be provided. Status:- submitted 35. KYC of project consultant needs to be provided. Status:- submitted 36. CA certificate regarding net worth of the promoter needs to be provided. Status:- Not submitted 37. Annual balance sheet for the financial year 2020-2023 needs to be provided. Status:- Not submitted 38. CHG form needs to be provided. Status:- Not submitted 39. Cash flow statement needs to be provided. Status:- Not submitted 40. Quarterly statement of expenditure needs to be provided. Status:- Not submitted 41. Bank undertaking needs to be provided. Status:- Not submitted 42. Board resolution for operation of bank account needs to be provided. Status:- Not submitted 43. Affidavit regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be provided.
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		Status:- Not submitted 44. CA certificate for non-default needs to be provided. Status:- Not submitted 45. CA certificate regarding no dues in respect of statutory dues needs to be provided. Status:- Not submitted 46. Loan disbursement and repayment schedule needs to be provided. Status:- Not submitted 47. Financial resources of the project needs to be clarified along with supporting document. Status:- Not submitted 48. CA certificate for expenses incurred and to be incurred needs to be revised. Status:- Not submitted 49. Document regarding the relation with the M3M needs to be provided. Status:- Not submitted
24.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 2. Online DPI needs to be corrected. 1) Copy of renewed licenses no. 874 -877 of 2006 dated 24.04.2006 need to be submitted. 2) The legal capacity of M/s SS Group Private Limited need to be clarified. 3) Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. 4) Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. 5) Land title search report needs to be submitted. 6) Non-encumbrance certificate not below the rank of tehsildar 7) Copy of renewed environment clearance need to be submitted. 8) Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. 9) The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified. 10) Building plan approval (BR-III) alongwith the approved drawings need to be submitted. 11) Copy of Airport Height clearance needs to be submitted.



- 12) Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.
- 13) Natural conservation zone, Tree cutting permission, Forest land diversion, Power Line shifting NOC/affidavit for non-applicability needs to be submitted.
- 14) Approval NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be submitted.
- 15) Mining permission needs to be submitted.
- 16) Copy of approved layout plan and zoning plan need to be submitted.
- 17) Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
- 18) Copy of approved fire scheme plans need to be submitted.
- 19) Pert Chart needs to be submitted.
- 20) Copy of project report along with brochure of current project and project photos need to be submitted.
- 21) REP-II needs to be revised.
- 22) Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt needs to be provided.
- 23) Draft Brochure and advertisement documents needs to be submitted.
- 24) Details of sold and unsold inventory unit wise needs to be submitted.
- 25) Cost of lands needs to be clarified according to area apply for registration.
- 26) CA certificate regarding net worth of the promoter needs to be provided.
- 27) Annual balance sheet for the financial year 2020-2023 needs to be provided.
- 28) CHG form needs to be provided.
- 29) Cash flow statement needs to be provided.
- 30) Quarterly statement of expenditure needs to be provided.
- 31) Bank undertaking needs to be provided.
- 32) Board resolution for operation of bank account needs to be provided.
- 33) Affidavit regarding arrangement of separate bank account under section 4(2)(I)(D) needs to be provided.
- 34) CA certificate for non-default needs to be provided.
- 35) CA certificate regarding no dues in respect of statutory dues needs to be provided.
- 36) Loan disbursement and repayment schedule needs to be provided.

		37) Financial resources of the project needs to be clarified along with supporting document. 38) CA certificate for expenses incurred and to be incurred needs to be revised. 39) Document regarding the relation with the M3M needs to be provided.
 Ashish Dubey Chartered Accountant  Prachi Singh Planning Executive		
Day and Date of hearing		Monday and 12.02.2024
Proceeding recorded by		Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 22.04.2024 Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Manoj Shukla (AR) and Sh. Sunil Shekhawat (AR) are present on behalf of the promoter. The AR of the promoter seeks an adjournment to rectify the deficiencies pointed out. A final opportunity of one month is granted to the promoter to rectify the deficiencies pointed out. 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)		