

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 (Revalidated upto 20.06.2025)	upto
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	Date of approval	Validity up to
	i)	License Approval	67 of 2019 dated 21.06.2019	20.06.2024 (Revalidated upto 20.06.2025)
	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 (Revalidated upto 05.01.2026)
	iv)	Environmental Clearance	Promoter states that EC not required as the area is less than 20000 sqm	



	v)	Airport clearance height	Promoter states that AAI not required as height of building is less than 30 mtr	
	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/- Rs 18,500/-	
	RTGS no. and date		Ref Id 1245770288 dated 21.07.2023 Ref no. 191570701 dated 18.04.2024	
	Name of the bank issuing		-	
	Deficient amount		Nil	
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	
	Third hearing on		20.05.2024	
	Fourth hearing on		10.06.2024	
	Fifth hearing on		15.07.2024	
	Sixth hearing on		09.09.2024	
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.

On 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.

The promoter has submitted a reply on 19.04.2024 which has been scrutinized and the remaining deficiencies were conveyed to the promoter.

On 20.05.2024, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the project. S/Shri Ashok Singh Jaunapuria, Manoj Shukla and Sunil Shekhawat are present on behalf of the promoter. AR of the company requests for three weeks' time for completing the deficiencies. Matter to come up on 10.06.2024.

On 10.06.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Ashok Jaunapuria (AR), Sh. Manoj Shukla (AR) and Sh. Sunil Shekhawat (AR) are present on behalf the promoter. The AR states that renewal of license as well as building plan has been applied and renewal shall be submitted within four weeks along with road access permission and other documents. The matter to come up on 15.07.2024.

The license has been expired on 20.06.2024.

The promoter has submitted a reply on 05.07.2024 and 09.07.2024 which were scrutinized and the remaining deficiencies were conveyed to the promoter.

On 15.07.2024, the matter is adjourned and fixed for 09.09.2024.

The promoter has submitted two reply on 01.08.2024 and 28.08.2024 which were scrutinized and the status of documents is mentioned below.

24.	Present compliance status as on 09.09.2024 of the deficiencies conveyed in the last hearing dated 15.07.2024.	1 Deficit Fee- Rs 18,433/- needs to be submitted. Status: Submitted. Online transfer vide Ref no. 191570701 dated 18.04.2024 amount Rs 18,500/-. 2 Renewal of license needs to be submitted. Status: Submitted. Revalidated upto 20.06.2025. 3 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: Needs to be corrected 4 Online DPI needs to be corrected. Status: Submitted but needs to be revised. 5 Building plans expired on 05.01.2024. The same needs to be revalidated. Status: Submitted. Revalidated upto 05.01.2026-
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	6 Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. Status: Not submitted. 7 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. Status: Submitted. 8 Land title search report by advocate incorporation the bar enrolment number needs to be submitted. Status: Not submitted 9 Copy of Electrical load availability NOC needs to be submitted. Status: Assurance submitted. Memo no. Ch-47/DGR-26B dated 26.10.2023. 10 Environmental Clearance needs to be submitted. Status: Promoter states that EC not required as the area is less than 20000 sqm. 11 Airport height clearance needs to be submitted. Status: Promoter states that AAI not required as height of building is less than 30 mtr. 12 NOC/Undertaking regarding NCZ, Tree cutting, Powerline shifting and Forest land diversion needs to be submitted. Status: Affidavit submitted. 13 Mining permission has been expired. The same needs to be clarified. Status: Not clarified 14 Road access permission needs to be submitted Status: Not submitted. However, applied dated 18.04.2024. 15 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. Status: Submitted. Application form, allotment letter needs to be revised. 16 Draft Brochure/advertisement document needs to be submitted. Status: Submitted but needs to be revised. 17 Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted, cost of land needs to be revised as cost of land is based on sale deed dated 05.04.1996 which is less than the circle rate of current year. 18 Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Not Submitted. 19 CA certificate for non-default in payment of Debt and liabilities needs to be Provided.
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		Status: Submitted. 20 Original copy of bank undertaking needs to be provided. Status: Not Submitted. 21 Quarterly schedule of estimated expenditure needs to be provided. Status: Not Submitted. 22 Original copy of affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted. 23 Cash flow statement need to be revised. Status: Submitted but needs to be revised. 24 Original copy of REP II needs to be provided. Status: Submitted but REP II needs to be revised as OC date shall be before the date of CC. 25 CA certificate for expenditure incurred and to be incurred needs to be provided. Status: Not Submitted. 26 CA certificate for REP-I needs to be provided. Status: Submitted. 27 MOA, AOA, and COI need to be provided. Status: Submitted. 28 Affidavit of auto credit of 10% of receipts from the separate account needs to be provided. Status: Submitted. 29 Annual balance sheet for the last three financial years along with independent reports needs to be submitted. Status: Submitted. 30 KYC of project consultants needs to be submitted. Status: Submitted. 31 License fee needs to be clarified as per LOI. Status: Submitted.
	Remarks	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 revised. 3 Non-encumbrance certificate not below the rank of Tehsildar certified on latest date needs to be submitted. 4 Land title search report by advocate incorporation the bar enrolment number needs to be submitted. 5 Mining permission has been expired. The same needs to be clarified. 6 Road access permission needs to be submitted. 7 Allottee related draft documents i.e., application form, allotment letter needs to be revised.



		8 Draft Brochure/advertisement document needs to be revised.
		9 Cost of land needs to be revised as cost of land is based on sale deed dated 05.04.1996 which is less than the circle rate of current year.
		10 Loan sanction letter, disbursement and repayment schedule needs to be provided.
		11 Original copy of bank undertaking needs to be revised.
		12 Quarterly schedule of estimated expenditure needs to be provided.
		13 Cash flow statement need to be revised.
		14 REP II needs to be revised as OC date shall be before the date of CC.
		15 CA certificate for expenditure incurred and to be incurred needs to be provided.

(Ashish Dubey)
Chartered Accountant

(Ashish Kush)
Planning Executive

Day and Date of hearing

Monday and 09.09.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.09.2024

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Sunil Sekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter and seeks two weeks' time for submission of the requisite deficit documents. The request is allowed.

The matter to come up on 30.09.2024.

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA