HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM
हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

SS 100
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	SS100	
2.	Name of the promoter	M/s SS Group Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of Residential Plotted Colony)	
4.	Location of the project	Sector- 37C, Gurugram	
5.	Legal capacity to act as a promoter	Not Clarified	
6.	Name of license holder	M/s SS Group Pvt. Ltd. M/s Shiva Profins Pvt. Ltd. M/s North Star Towers Pvt. Ltd. M/s Esteem Towers Pvt. Ltd. M/s Blue Chip Properties Pvt. Ltd. M/s Green Gem Estates Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	RERA Registration No.	21 of 2020 dated 17.08.2020	
9.	Validity of Registration Certificate	Valid From 17.08.2020	Valid Up to 30.09.2024
10.	Date of receipt of application for extension	28.06.2024	
11.	Whether extension of registration applied for whole/phase	Phase	
12.	Extension applied till	30.09.2025	
13.	Online extension ID	RERA-GRG-PROJ-1684-2024	
14.	Registration Temp ID	RERA-GRG-PROJ-705-2020	
15.	QPR status	Submitted	
16.	4(2)(l)(D) reports status	Submitted	
17.	Other conditions of RC	1. As per clause 12, If the M/s SS Group Pvt. Ltd. alone markets the project than the M/s SS Group and others needs to take BIP from DTCP, Haryana in due course- **Not Submitted** 2. As per clause 13, Notice for non-registration of license no. (28-33) was sent, which is a part of residential plotted colony measuring 160.6 acres.	
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	1. RERA-GRG-4336-2022- Project RC Compliance Hearing 2. RERA-GRG-3433-2022- Show cause notice for non-submission of quarterly progress report. 3. RERA-GRG-4067-2022- Compliance us 42ld	

21.	License no.	28 of 1997 dated 06.05.1997 29 of 1997 dated 06.05.1997 30 of 1997 dated 06.05.1997 31 of 1997 dated 06.05.1997 32 of 1997 dated 06.05.1997 33 of 1997 dated 06.05.1997	valid upto 05.05.2024 valid upto 05.05.2024 valid upto 05.05.2024 valid upto 05.05.2024 valid upto 05.05.2024 valid upto 05.05.2024	
22.	Total licensed area	160.6 acres	Area for extension of registration	1.334 acres

23.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	28 of 1997 dated 06.05.1997 29 of 1997 dated 06.05.1997 30 of 1997 dated 06.05.1997 31 of 1997 dated 06.05.1997 32 of 1997 dated 06.05.1997 33 of 1997 dated 06.05.1997	05.05.2024 05.05.2024 05.05.2024 05.05.2024 05.05.2024 05.05.2024 **(Expired)**
	ii)	Zoning plan approval	6749 dated 09.01.2019	
	iii)	Building plan Approval	4987 dated 01.10.2019	30.10.2024 **(Expired)**
	iv)	Environmental Clearance	SEIAA (124)/HR/2020/345 dated 27.08.2020	26.08.2030
	v)	Architectural Control Sheet	N/A	
	vi)	Fire scheme approval	FS/2021/60 dated 26.03.2021	
	vii)	Service plans and estimates approval	N/A	
24.	Reasons for delay		Not Submitted	
25.	Total Project cost		Rs. 129.35 Cr.	
26.	Expenditure incurred		Rs. 78.73 Cr.	
27.	Expenditure to be Incurred		Rs. 50.62 Cr.	
28.	Fee details			
	Registration fee		₹18893.008* 3.5*₹20 = ₹13,22,510/-	
	Late Fee		150% * ₹13,22,510/- = ₹19,83,766 Fees imposed at the time of registration was 150% of the registration fee whereas the corrected fees calculation at the time of registration should be 200% of registration fee .i.e. =200% * ₹13,22,510/- = ₹26,45,020/-. Late 50% fees to be imposed= ₹26,45,020- ₹. 19,83,766 =₹6,61,254	
	Processing fee		₹18893.008* ₹10 =₹ 1,88,930/-	

	Extension Fee (Half of Registration fee)	₹ 6,61,255/-
	Processing fee	18893.008 * 10= ₹ 1,88,930/-
	Late fee	N/A (Note: Due to erroneously, 50% fees of registration fee were calculated considering validity of RC till 30.08.2024 but actual validity of RC is 30.09.2024. Therefore, no late fees will be levied)
	Total fee	₹ 53,37,273/-
29.	**DD amount submitted at the time of registration**	₹ 1,89,000/- ₹ 13,22,650/- ₹ 19,84,000
	DD no. and date for registration	508670 dated 26.06.2020 508671 dated 26.06.2020 946696 dated 02.09.2020
	Name of the bank issuing	ICICI Bank
	DD Amount submitted for extension	₹ 6,61,400/-
	Reference DD no. and date for extension	195357305 dated 27.06.2024
	Name of the bank issuing	ICICI Bank
	Deficient amount	**₹ 8,49,595/-**
30.	**File Status**	**Date**
	File received on	28.06.2024
	First notice Sent on	01.08.2024
	First hearing on	12.08.2024 (adjourned)
	Second hearing on	21.10.2024 (adjourned)
	Third hearing on	18.11.2024 (adjourned)
	Fourth hearing on	13.01.2025
28.	**Case History: -** The Promoter M/s SS Group Pvt. Ltd. who has applied for the extension of registration of real estate project namely "SS 100" located at Sector-49, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 74317 dated 28.06.2024 and EPIN-109. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-705-2020 and online generated for project extension temp id RERA-GRG-PROJ-1684-2024. The total licensed area is 160.6 acres and project area for the extension of registration is 1.334 acres vide license no – 28-33 of 1997 dated 06.05.1997 valid upto 05.05.2024. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/109 dated 01.08.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024. On 12.08.2024, The matter is adjourned and to come up on 21.10.2024.	

	On 21.10.2024, The matter is adjourned and to come up on 18.11.2024. On 18.11.2024, The matter is adjourned and to come up on 13.01.2025. The status of documents is mentioned below:		
29.	**Present compliance status as on 13.01.2025 of deficit documents as conveyed in notice dated 01.08.2024.**	1	Deficit fee Rs. 8,49,595/- needs to be submitted. **Status: Not Submitted**
		2	REP-V form needs to be submitted along with the requisite documents. **Status: Not Submitted**
		3	Corrections in online DPI needs to be done. **Status: Submitted but needs to be revised**
		4	Original registration certificate needs to be submitted. **Status: Not Submitted**
		5	Renewal of license needs to be submitted. **Status: Not Submitted**
		6	Revalidated Building Plan need to be submitted. **Status: Not Submitted**
		7	Legal Capacity of the Promoter needs to be clarified. The promoter was also directed to get the Beneficial Interest Permission in the name of M/s SS Group Pvt. Ltd. from the DTCP, Haryana at the time of registration of the project. **Status: Not Submitted**
		8	Mutation certified on the latest date not prior to six months of application needs to be submitted. **Status: Not Submitted**
		9	Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted**
		10	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. **Status: Not Submitted, the promoter has submitted an affidavit regarding as on date not allotted/ sold any of the unit being part of the project under registration "SS100".**
		11	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. **Status: Not Submitted**
		12	Draft Allotment Letter, BBA, Conveyance deed & Payment receipt needs to be revised.

		Status: Submitted 13 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Not Submitted** 14 Approval/NOC from various agencies regarding the external services like roads access and storm water needs to be submitted. **Status: Not Submitted, the promoter has applied for assurance of storm water connection on date 04.09.2024.** 15 Supporting documents for reasons for delay of the project needs to be submitted. **Status: Not Submitted** 16 Brochure/advertisement document needs to be submitted. **Status: Brochure submitted but needs to be revised. Advertisement needs to be submitted.** 17 KYC details of the all the directors and key personal needs to be submitted. **Status: Submitted** 18 REP II needs to be revised as completion certificate date is missing. **Status: Submitted but needs to be revised, land is not free from encumbrance.** 19 Original bank Undertaking dated 21.06.2024 needs to be submitted. **Status: Original bank undertaking needs to be submitted.** 20 CA certificate needs to be submitted for equity infusion in the project. **Status: Submitted but needs to be revised as details of expenditure to be incurred is not mentioned and costing details do not match with DPI.** 21 CA certificate for no default needs to be submitted. **Status: Submitted** 22 Tan number submitted by the promoter is mismatched needs to be clarified or Amended TAN number needs to be submitted. **Status: Submitted** 23 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Challan of License Fee & conversion fees submitted whereas EDC and IDC are not incurred.**

		24	Cost of the land needs to be clarified according to the area applied for the registration. **Status: Not Submitted**
		25	Original Non-Encumbrance Certificate needs to be submitted. **Status: Not Submitted**
		26	Creation of Charge (CHG) Form needs to be submitted. **Status: Submitted, NOC from lender and repayment schedule needs to be submitted and details needs to fill in the DPI.**
		27	CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted but needs to be revised as details of expenditure to be incurred is not mentioned and costing details do not match with DPI.**
		28	CA certificate for Net worth of promoter needs to be submitted. **Status: Needs to be submitted for latest date as previously dated was 31.03.2023**
		29	Original copy of Financial and inventory details certified by CA needs to be submitted. **Status: Submitted, Certificate certifies that no sold units.**
		30	Readable copy of Independent Auditor Report along with financial statement for the FY 2022-23, FY 2021-22 & FY 2021-22 needs to be submitted. **Status: Submitted**
		31	Statement of quarterly expenditure needs to be submitted. **Status: Submitted but needs to be revised**
		32	Statement of quarterly source of funds needs to be submitted. **Status: Submitted but needs to be revised**
		33	Quarterly Net Cash Flow statement needs to be submitted. **Status: Submitted but needs to be revised**
	Remarks	1	Deficit fee Rs. 8,49,595/- needs to be submitted.
		2	REP-V form needs to be submitted along with the requisite documents.
		3	Corrections in online DPI needs to be done.
		4	Original registration certificate needs to be submitted.
		5	Renewal of license needs to be submitted.
		6	Revalidated Building Plan need to be submitted.

		7 Legal Capacity of the Promoter needs to be clarified. The promoter was also directed to get the Beneficial Interest Permission in the name of M/s SS Group Pvt. Ltd. from the DTCP, Haryana at the time of registration of the project. 8 Mutation certified on the latest date not prior to six months of application needs to be submitted. 9 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. Status: Not Submitted, the promoter has submitted an affidavit regarding as on date not allotted/ sold any of the unit being part of the project under registration "SS100". 10 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. 11 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. 12 Approval/NOC from various agencies regarding the external services like roads access and storm water needs to be submitted. 13 Supporting documents for reasons for delay of the project needs to be submitted. 14 Brochure/advertisement document needs to be submitted. 15 REP II needs to be revised as completion certificate date is missing. 16 Original bank Undertaking dated 21.06.2024 needs to be submitted. 17 CA certificate needs to be submitted for equity infusion in the project. 18 Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. 19 Cost of the land needs to be clarified according to the area applied for the registration. 20 Original Non-Encumbrance Certificate needs to be submitted. 21 Creation of Charge (CHG) Form needs to be submitted. 22 CA Certificate for expenditure incurred & to be incurred needs to be submitted. 23 CA certificate for Net worth of promoter needs to be submitted. 24 Original copy of Financial and inventory details certified by CA needs to be submitted.

		25	Statement of quarterly expenditure needs to be submitted.
		26	Statement of quarterly source of funds needs to be submitted.
		27	Quarterly Net Cash Flow statement needs to be submitted.

(Ashish Dubey)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 13.01.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.01.2025.

Ms. Nikita Mittal, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project.

Sh. Sunil Shekhawat (AR) and Sh. Love Kush Sharma (AR) are present on behalf of the promoter and seeks four weeks' time for submission of renewed license and other deficiencies including the BIP permission in name of the applicant company.

The matter to come up on 17.02.2025.

on leave
(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA