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**	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	N/A as per NOC ID PALM/NORTH/B/050519/393100 dated 07.05.2019.	
	vi)	Fire scheme approval	FS/2022/395 dated 26.11.2022 valid till 25.11.2027	
	vii)	Service plans and estimates approval	LC-3960-JE (SB) 2023/3303 dated 03.02.2023	
24.	Reasons for delay		Submitted – Covid 19, Ban on construction etc.	
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/- Rs 7,94,900/-	
	Ref no. and date for extension		Ref no. 189740378 dated 18.03.2024 UTR no. KKBKH24122988525 dated 01.05.2024	
	Name of the bank issuing		Kotak Bank	
	Deficient amount		Nil	

27.	**File Status**	**Date**
	File received on	22.03.2024
	First notice Sent on	19.04.2024
	First hearing on	22.04.2024
	Second hearing on	20.05.2024

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.

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. 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.

The promoter has submitted a reply on 15.05.2024 which has been scrutinized and the status of documents is mentioned below:

On 20.05.2024, Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey, 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. The AR of the promoter company requests for three weeks' time for completing the deficiencies. The same is allowed. Matter to come up on 10.6.2024.

29.	**Present compliance status as on 10.06.2024 of deficit documents as conveyed in last hearing dated 20.05.2024**	1 Deficit fee Rs 7,94,854/- needs to be submitted. **Status: Submitted. Online transfer vide UTR no. KKBKH24122988525 dated 01.05.2024 amount Rs 7,94,900/-.** 2 REP-V form needs to be submitted. Status: Not submitted 3 Corrections in online DPI needs to be done. Status: Needs to be corrected

		4 Building plans expired on 16.05.2024. The same needs to be revalidated. Status: Not submitted 5 Original registration certificate needs to be submitted. Status: Photocopy submitted. 6 Copy of renewed license needs to be submitted. Status: Applied dated 29.01.2024. 7 Copy of LC-IV needs to be submitted. **Status: Submitted** 8 Service plan estimates approval needs to be submitted. **Status: Submitted. Memo no. LC-3960-JE (SB) 2023/3303 dated 03.02.2023.** 9 Fire scheme approval needs to be submitted. **Status: Submitted. Memo no. FS/2022/395 dated 26.11.2022 valid till 25.11.2027.** 10 Airport height clearance needs to be submitted. **Status: Submitted NOC ID PALM/NORTH/B/050519/393100 dated 07.05.2019 wherein NOC not required for height clearance.** 11 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Latest Jamabandi submitted wherein land is recorded in the name of landowners along with Ak shijra.** 12 Information to revenue department regarding entry of license in the revenue record needs to be submitted. **Status: Submitted** 13 Land title search report by the Advocate certified on the latest date incorporating the bar enrollment number needs to be submitted. **Status: Submitted** 14 Valid electrical load availability connection needs to be submitted. **Status: Submitted updated. Endst no. Ch-156/CE-OP/DELHI/GGN-I/SOL-366 dated 18.10.2023** 15 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. **Status: Submitted** 16 HUDA construction water NOC needs to be submitted. Status: Not submitted. 17 PERT chart needs to be submitted.

		Status: Submitted 18 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: Needs to be revised & authenticated. 19 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: Needs to be revised & authenticated. 20 Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Application form, allotment letter, BBA, payment receipt submitted and conveyance deed not executed.** 21 Reasons for delay in completion of project needs to be submitted. **Status: Submitted** 22 Site photographs needs to be submitted. **Status: Submitted** 23 Approval/NOC from various agencies regarding the external services like roads access, water supply, sewerage supply and storm water needs to be submitted. Status: **Water supply, sewerage supply submitted** others pending 24 Allottee related draft documents i.e., Application form and BBA needs to be revised. Status: BBA submitted, application form pending. 25 Brochure/advertisement document needs to be submitted. Status: Needs to be revised. 26 DPI needs to be revised related to financial details. Status: Needs to be revised 27 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. **Status: Submitted** 28 KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted. **Status: Submitted** 29 Non-encumbrance certificate certified on latest date not below the Rank of Tehsildar needs to be submitted. **Status: Submitted** 30 CHG 1 forms needs to be submitted.

		Status: Submitted 31 Supporting documents for land cost needs to be submitted. Status: Not Provided 32 REP I needs to be revised as project costing details is not match with DPI Status: Not Provided 33 REP II needs to be revised as OC date is missing. **Status: Submitted** 34 QPR for July to Sep 2019 needs to be submitted. Status: Not Provided 35 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. **Status: Submitted** 36 If there are any other adverse financial position, then clarification needs to be submitted. **Status: Submitted** 37 Bank undertaking needs to be submitted. **Status: Submitted** 38 CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. Status: Provided but not match with DPI 39 Project report with costing details needs to be submitted. Status: Provided but not match with DPI 40 Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. **Status: Submitted** 41 Original copy of Financial and inventory details certified by CA needs to be submitted. Status: Not Provided 42 CA certificate for Net worth of promoter needs to be submitted. Status: Not Provided 43 Schedule and Challan copy of IDC, EDC needs to be submitted. **Status: Submitted** 44 Quarterly expenditure statement needs to be submitted. Status: Provided but not match with DPI 45 Statement of Quarterly source of fund needs to be submitted. Status: Not Provided

		46 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. **Status: Submitted** 47 Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. **Status: Submitted** 48 Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(d) needs to be submitted. Status: Provided but account no. is not match with Bank undertaking.
	Remarks	1 REP-V form needs to be submitted. 2 Corrections in online DPI needs to be done. 3 Building plans expired on 16.05.2024. The same needs to be revalidated. 4 Original registration certificate needs to be submitted. 5 Copy of renewed license needs to be submitted. 6 HUDA construction water NOC needs to be submitted. 7 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 revised and authenticated. 8 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 revised and authenticated. 9 Approval/NOC from various agencies regarding the external services like roads access, and storm water needs to be submitted. 10 Allottee related draft documents i.e., Application form needs to be revised. 11 Brochure/advertisement document needs to be revised. 12 DPI needs to be revised related to financial details. 13 Supporting documents for land cost needs to be submitted. 14 REP I needs to be revised as project costing details is not match with DPI 15 QPR for July to Sep 2019 needs to be submitted. 16 CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted – not matched with DPI.

		17	Project report with costing details needs to be submitted– not matched with DPI.
		18	Original copy of Financial and inventory details certified by CA needs to be submitted.
		19	CA certificate for Net worth of promoter needs to be submitted.
		20	Quarterly expenditure statement needs to be submitted – not matched with DPI.
		21	Statement of Quarterly source of fund needs to be submitted.
		22	Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(d) needs to be submitted - account no. is not match with Bank undertaking.

Recommendations: - The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the above listed deficiencies. The Authority may consider for the grant of extension of registration subject to the submission of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 10.06.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 10.06.2024

Ms. Prachi Singh, Planning Executive 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 has been obtained and along with revalidated building plans have been submitted in the registry on 07.06.2024 along with other deficit documents. In view of the same the proposal for grant of extension under section 6 of the Act is being granted subject to verification of all deficit documents by the office.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA