**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- 49, Gurugram | |
| 5. | Legal capacity to act as a promoter | Not Clarified | |
| 6. | Name of license holder | M/s SS Group Pvt. Ltd.<br>M/s Shiva Profins Pvt. Ltd.<br>M/s North Star Towers Pvt. Ltd.<br>M/s Esteem Towers Pvt. Ltd.<br>M/s Blue Chip Properties Pvt. Ltd.<br>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**<br>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<br>2. RERA-GRG-3433-2022- Show cause notice for non-submission of quarterly progress report.<br>3. RERA-GRG-4067-2022- Compliance us 42ld | |
| 21. | License no. | 28 of 1997 dated 06.05.1997 | valid upto 05.05.2029 |

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|---|---|---|---|---|---|
| | | 29 of 1997 dated 06.05.1997<br>30 of 1997 dated 06.05.1997<br>31 of 1997 dated 06.05.1997<br>32 of 1997 dated 06.05.1997<br>33 of 1997 dated 06.05.1997 | | valid upto 05.05.2029<br>valid upto 05.05.2029<br>valid upto 05.05.2029<br>valid upto 05.05.2029<br>valid upto 05.05.2029 | |
| 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<br>29 of 1997 dated 06.05.1997<br>30 of 1997 dated 06.05.1997<br>31 of 1997 dated 06.05.1997<br>32 of 1997 dated 06.05.1997<br>33 of 1997 dated 06.05.1997 | | 05.05.2029<br>05.05.2029<br>05.05.2029<br>05.05.2029<br>05.05.2029<br>05.05.2029 |
| | ii) | **Zoning plan approval** | 6749 dated 09.01.2019 | | |
| | iii) | **Building plan Approval** | 4987 dated 01.10.2019 | | 30.09.2029 |
| | 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** | | Covid 19 partial lockdown, shutdown of construction activity and unavailability of labors, NGT restrain orders on construction activities. | | |
| 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<br>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.<br>=200% * ₹13,22,510/- = ₹26,45,020/-.<br>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/- | | |

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|---|---|---|
| | **Late fee** | N/A<br>(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/-<br>₹ 13,22,650/-<br>₹ 19,84,000 |
| | **DD no. and date for registration** | 508670 dated 26.06.2020<br>508671 dated 26.06.2020<br>946696 dated 02.09.2020 |
| | **Name of the bank issuing** | ICICI Bank |
| | **DD Amount submitted for extension** | ₹ 6,61,400/-<br>₹ 6,60,665/-<br>₹ 1,88,930/- |
| | **Reference DD no. and date for extension** | 195357305 dated 27.06.2024<br>KKBKH25079985824 dated 20.03.2025<br>KKBKH25078848532 dated 19.03.2025 |
| | **Name of the bank issuing** | ICICI Bank |
| | **Deficient amount** | - |
| **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 |
| | **Fifth hearing on** | 17.02.2025 (adjourned) |
| | **Sixth hearing on** | 17.03.2025 |
| | **Seventh hearing on** | 07.04.2025 |
| **28.** | **Case History: -**<br>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.<br>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.<br><br>On 12.08.2024, The matter is adjourned and to come up on 21.10.2024.<br><br>On 21.10.2024, The matter is adjourned and to come up on 18.11.2024.<br><br>On 18.11.2024, The matter is adjourned and to come up on 13.01.2025. | |

**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 17.02.2025, The matter is adjourned and to come up on 17.03.2024.

**Proceedings dated: 17.03.2025.**

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter. The AR states that the license renewal has been obtained and building plan also revalidated and has been submitted in the Authority on 14.11.2024. The AR further states that BIP permission is no required as the license is in the name of applicant promoter only and DTCP has renewed the license accordingly. The office to examine the same.

The matter to come up on 07.04.2025.

**As per directions of Authority, it is examined that:**

| S. No. | License No. | Date of License | Licensee |
|---|---|---|---|
| 1. | 28 of 1997 | 06.05.1997 | M/s Sukh Realtors Pvt. Ltd. |
| 2. | 29 of 1997 | 06.05.1997 | M/s Shiva Profins Pvt. Ltd. |
| 3. | 30 of 1997 | 06.05.1997 | M/s Esteem Towers Pvt. Ltd. |
| 4. | 31 of 1997 | 06.05.1997 | M/s North Star Towers Pvt. Ltd. |
| 5. | 32 of 1997 | 06.05.1997 | M/s Blue Chip Properties Pvt. Ltd. |
| 6. | 33 of 1997 | 06.05.1997 | M/s Green Gem estates Pvt. Ltd. |

**Renewal of license no. 28-33 dated 1997 has also been granted to M/s Sukh Realtors Pvt. Ltd. M/s Shiva Profins Pvt. Ltd., M/s Esteem Towers Pvt. Ltd., M/s North Star Towers Pvt. Ltd., M/s Blue Chip Properties Pvt. Ltd., M/s Green Gem estates Pvt. Ltd. valid upto 05.05.2029.**

**Meanwhile, the khasra numbers under distinct commercial component of residential plotted colony "SS100" comes under license no. 28 of 1997 whose licensee is M/s Sukh Realtors Pvt. Ltd. whereas the promoter has submitted the merger order which states scheme of amalgamation between M/s Sukh Realtors Pvt. Ltd., M/s Ma- Ganga Builders Pvt. Ltd., M/s Belisma Buildcon Pvt. Ltd., M/s North Star Apartments Pvt. Ltd. and M/s SS Group Pvt. Ltd. whereas M/s Shiva Profins Pvt. Ltd., M/s Esteem Towers Pvt. Ltd., M/s Blue Chip Properties Pvt. Ltd., M/s Green Gem estates Pvt. Ltd. are not amalgamated in SS Group Pvt. Ltd.**

**Accordingly, BIP Permission is still required for recognition as per condition stated at the time of registration of SS100 vide RC No. 21 of 2020 dated 17.08.2020 as per clause 12 which states that 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.**

The status of documents is mentioned below:

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| 29. | **Present compliance status as on 07.04.2025 of deficit documents as conveyed in notice dated 17.03.2025.** | 1 | Deficit fee Rs. 8,49,595/- needs to be submitted.<br>**Status: Submitted** |
| | | 2 | REP-V form needs to be submitted along with the requisite documents.<br>**Status: Submitted** |
| | | 3 | Corrections in online DPI needs to be done.<br>**Status: Submitted but needs to be revised** |
| | | 4 | Original registration certificate needs to be submitted.<br>**Status: Not Submitted** |
| | | 5 | Renewal of license needs to be submitted.<br>**Status: Submitted** |
| | | 6 | Revalidated Building Plan need to be submitted.<br>**Status: 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.<br>**Status: The promoter has submitted a representation stating that BIP Permission is required in the cases where the project is proposed to be marketed by a person other than the licensee.** |
| | | 8 | Mutation certified on the latest date not prior to six months of application needs to be submitted.<br>**Status: Submitted** |
| | | 9 | Project report along with brochure of current project and project photos needs to be submitted.<br>**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.<br>**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.<br>**Status: Not Submitted** |
| | | 12 | Draft Allotment Letter, BBA, Conveyance deed & Payment receipt needs to be revised.<br>**Status: Submitted** |

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| | | 13 | Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted.<br>**Status: Not Submitted** |
| | | 14 | Approval/NOC from various agencies regarding the external services like roads access and storm water needs to be submitted.<br>**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.<br>**Status: Submitted** |
| | | 16 | Brochure/advertisement document needs to be submitted.<br>**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.<br>**Status: Submitted** |
| | | 18 | REP II needs to be revised as completion certificate date is missing.<br>**Status: Submitted** |
| | | 19 | Original bank Undertaking dated 21.06.2024 needs to be submitted.<br>**Status: Submitted.** |
| | | 20 | CA certificate needs to be submitted for equity infusion in the project.<br>**Status: Submitted** |
| | | 21 | CA certificate for no default needs to be submitted.<br>**Status: Submitted** |
| | | 22 | Tan number submitted by the promoter is mismatched needs to be clarified or Amended TAN number needs to be submitted.<br>**Status: Submitted** |
| | | 23 | Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted.<br>**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.<br>**Status: Not Submitted** |

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| | | 25 | Original Non-Encumbrance Certificate needs to be submitted.<br>**Status: Submitted** |
| | | 26 | Creation of Charge (CHG) Form needs to be submitted.<br>**Status: Submitted** |
| | | 27 | CA Certificate for expenditure incurred & to be incurred needs to be submitted.<br>**Status: Submitted** |
| | | 28 | CA certificate for Net worth of promoter needs to be submitted.<br>**Status: Not submitted** |
| | | 29 | Original copy of Financial and inventory details certified by CA needs to be submitted.<br>**Status: Submitted** |
| | | 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.<br>**Status: Submitted** |
| | | 31 | Statement of quarterly expenditure needs to be submitted.<br>**Status: Submitted** |
| | | 32 | Statement of quarterly source of funds needs to be submitted.<br>**Status: Submitted** |
| | | 33 | Quarterly Net Cash Flow statement needs to be submitted.<br>**Status: Submitted** |
| **30.** | **Remarks** | 1 | Corrections in online DPI needs to be done. |
| | | 2 | Original registration certificate needs to be submitted. |
| | | 3 | 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. |
| | | 4 | 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. |
| | | 5 | Approval/NOC from various agencies regarding the external services like roads access and storm water needs to be submitted. |
| | | 6 | Brochure needs to be revised and draft advertisement document needs to be submitted. |
| | | 7 | Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. |
| | | 8 | Cost of the land needs to be clarified according to the area applied for the registration. |

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| | | 9 | CA certificate for Net worth of promoter needs to be submitted. |

**Recommendation:** The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 30. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

**(Asha)**
**Chartered Accountant**

**(Nikita Mittal)**
**Planning Executive**

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| **Day and Date of hearing** | Monday and 07.04.2025 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 07.04.2025.

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

Sh. Ashok Singh Jaunpuria (AR), Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter and states that DTCP has revalidated the building plans in the name of M/s SS Group Pvt. Ltd. as M/s Sukh Realtors Pvt. Ltd. has been merged into SS Group Pvt. Ltd. vide order dated 30th September,2014 & 10th November, 2014. Further, the promoter states that license has also been renewed and the recognition of the same in name of SS Group Pvt. Ltd. has already been applied to DTCP. The same will be submitted within four weeks. The promoter also states that no 3rd party rights in respect of any of the unit of the project has been created till date.

Approved as proposed subject to rectification of remaining deficiencies.

**(Ashok Sangwan)**
**Member, HARERA**

**(Vijay Kumar Goyal)**
**Member, HARERA**

**(Arun Kumar)**
**Chairman, HARERA**