

Hearing brief for amendment of registration of Project u/s 4

Hearing Order for amendment of registration of Project U/s 4				
S.No	Particulars	Details		
1.	Name of the project	SS Linden Floors III.		
2.	Name of the promoter	M/s SS Group Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector – 84 & 85, Gurugram.		
5.	Legal capacity to act as a promoter	Collaborator.		
6.	Name of the license holder	M/s Matrix Buildwell Pvt. Ltd. & Others		
7.	Name of the landowner (if any)	N/A		
8.	Name of the Collaborator	M/s SS Group Pvt. Ltd.		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
11.	Online application ID	RERA-GRG-2105-2025		
12.	License no.	105 of 2013 dated 11.12.2013 valid up to 10.12.2024(Expired)		
13.	Total licensed area	29.928 Acres	Area applied	4.1570 Acres
14.	Projected completion date	-		
15.	QPR Compliances (if applicable)	RC no 117 of 2022 {SS Linden Floors III} Submitted – March 23 to Sep 25.		
16.	4(2)(I)(D) Compliances (if applicable)	RC no 117 of 2022 {SS Linden Floors III} Submitted – 22-23, 23-24, 24-25.		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	Yes, with the permission of Authority dated 30.01.2023.		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project Cost	Rs 206.67 cr (As per DPI)		
22.	Expenditure Incurred	Rs 103.76 cr (As per DPI)		
23.	Expenditure to be incurred	Rs 102.91 cr (As per DPI)		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	105 of 2013 dated 11.12.2013 valid up to 10.12.2024(Expired) Occupation certificates on 212 floors on 53 plots have been obtained by the promoter.	
	ii)	Zoning Plan Approval	DGTCP 7887 dated 01.09.2021.	



	iii)	Building plan approval	TCP-HOBPAS/5454/2022 dated 28.11.2022	27.11.2024
	iv)	Environmental Clearance	SEIAA/HR/2022/281 dated 30.05.2023	
	v)	Airport height clearance	N/A.	
	vi)	Fire scheme approval for commercial	N/A.	
	vii)	Service plan and estimate approval (Golden City)	LC-2723/Asstt. (MS)/2022/2713 dated 01.02.2022	
25.	Fee Details			
	Registration fee		Residential (2756.47 x 2.4 x 2.4 x 10) + 14067.88 x 2.64 x 2.64 x 10) = Rs. 11,39,246/-	
	Late fee		N/A	
	Processing fee		43754.7312 x 10 = Rs. 4,37,547/-	
	Total fee		11,39,246 + 4,37,547 = Rs. 15,76,793/-	
	Processing fee for amendment		43754.7312 x 10 = Rs. 4,37,547/-	
	Total fees		Rs. 20,14,340/-	
26.	DD details		Rs. 4,47,163/- Rs. 4,47,163/- Rs. 6,82,467/- Rs. 10,000/- Rs 4,27,547/- Total - Rs. 20,14,340/-	
	DD details		964072636 dated 09.11.2022 964074819 dated 28.10.2022 007105001491 dated 08.12.2022 251027248272738 dated 27.10.2025 UTR no KKBKH25325752051 dated 21.11.2025	
	Name of the bank issuing		-	
	Deficient amount		20,14,340- 20,14,340 = 0 (NIL)	
27.	File Status		Date	
	File received on		31.10.2025	
	First notice Sent on		20.11.2025	
	Documents Submitted on		24.11.2025	
	First hearing on		24.11.2025	
28.	Case History:			

The Promoter i.e., M/s SS Group Pvt. Ltd. who is a collaborator of 65 plots i.e., **B-12, B-20, B-21, B-28, B-38, B39, B-48 to B-84, B-86 to B-95, C-01, C-03 to C-12, C-14** has applied for the amendment of registration of real estate Independent Residential Floors namely "SS Linden Floors III" located at Sector-84 & 85, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016.

The application for amendment of registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/981 dated 20.11.2025 was issued to the promoter.

The promoter has published the public notice in 3 newspapers i.e., Indian Express, Financial Express, Hindustan Times and Jan Satta dated 08.11.2025.

Brief facts of the case are as follows:-

1. The land on which 65 plots (B-12, B-20, B-21, B-28, B-38, B39, B-48 to B-84, B-86 to B-95, C-01, C-03 to C-12, C-14) are located was registered with the Authority in the name of "SS Linden" having RC no 65 of 2021 dated 19.10.2021 valid up to 31.12.2026.
2. The 260 independent residential floors on 65 plots (B-12, B-20, B-21, B-28, B-38, B39, B-48 to B-84, B-86 to B-95, C-01, C-03 to C-12, C-14) was registered with Authority in the name of "SS Linden Floors III" vide RC no 117 of 2022 dated 13.12.2022 valid up to 31.10.2025 (Expired).
3. The promoter has obtained the Occupation certificates on 212 floors on 53 plots details of which are mentioned in table below.
4. The promoter has submitted an application dated 31.10.2025 for amendment of registration wherein he states that OC for 212 floors on 53 plots i.e., B-12, B-20, B-21, B-28, B-38, B39, B-48 to B-84, B-86 to B-95 has been obtained by the promoter and on the 12 plots i.e., C-01, C-03 to C-12, C-14 they do not intend to develop floors and these 12 plots have not been allotted and no third-party rights have been created.
5. The registered area 4.1570 Acres becomes 3.4170 acres after removing the registered floors on 13 plots.

S.No.	BLOCK	PLOT NO.	PLOT AREA (SQM)	Date of OC
1	B	B-12	1682.00	08.11.2024
2	B	B-20	264.00	23.07.2024
3	B	B-21	349.80	29.07.2024
4	B	B-28	349.80	08.11.2024
5	B	B-38	300.08	26.08.2025
6	B	B-39	349.80	29.07.2024
7	B	B-48	249.56	25.04.2025
8	B	B-49	249.56	25.04.2025
9	B	B-50	249.56	25.04.2025
10	B	B-51	249.56	25.04.2025
11	B	B-52	249.56	25.04.2025
12	B	B-53	228.10	25.04.2025



13	B	B-54	245.00	25.04.2025
14	B	B-55	245.00	25.04.2025
15	B	B-56	245.00	25.04.2025
16	B	B-57	245.00	25.04.2025
17	B	B-58	245.00	25.04.2025
18	B	B-59	245.00	25.04.2025
19	B	B-60	249.74	14.10.2025
20	B	B-61	249.74	14.10.2025
21	B	B-62	249.74	14.10.2025
22	B	B-63	249.74	14.10.2025
23	B	B-64	249.74	14.10.2025
24	B	B-65	249.74	14.10.2025
25	B	B-66	249.74	14.10.2025
26	B	B-67	249.74	14.10.2025
27	B	B-68	408.54	14.10.2025
28	B	B-69	245.00	14.10.2025
29	B	B-70	245.00	14.10.2025
30	B	B-71	245.00	14.10.2025
31	B	B-72	245.00	14.10.2025
32	B	B-73	245.00	14.10.2025
33	B	B-74	245.00	14.10.2025
34	B	B-75	245.00	14.10.2025
35	B	B-76	245.00	14.10.2025
36	B	B-77	245.00	14.10.2025
37	B	B-78	245.00	14.10.2025
38	B	B-79	245.00	14.10.2025
39	B	B-80	245.00	14.10.2025
40	B	B-81	245.00	14.10.2025
41	B	B-82	245.00	14.10.2025
42	B	B-83	245.00	14.10.2025
43	B	B-84	245.00	14.10.2025
44	B	B-86	384.65	14.10.2025
45	B	B-87	245.00	14.10.2025
46	B	B-88	245.00	14.10.2025
47	B	B-89	245.00	14.10.2025
48	B	B-90	245.00	14.10.2025
49	B	B-91	245.00	14.10.2025
50	B	B-92	245.00	14.10.2025
51	B	B-93	245.00	14.10.2025
52	B	B-94	245.00	14.10.2025
53	B	B-95	245.00	14.10.2025
54	C	C-01	249.90	Not Obtained
55	C	C-03	249.90	Not Obtained
56	C	C-04	249.90	Not Obtained

57	C	C-05	249.90	Not Obtained
58	C	C-06	249.90	Not Obtained
59	C	C-07	249.90	Not Obtained
60	C	C-08	249.90	Not Obtained
61	C	C-09	249.90	Not Obtained
62	C	C-10	249.90	Not Obtained
63	C	C-11	249.90	Not Obtained
64	C	C-12	249.90	Not Obtained
65	C	C-14	249.90	Not Obtained

The promoter has published the public notice dated 08.11.2025 in three newspapers i.e., 2 English (Financial Express and The Indian Express) and 1 Hindi Newspaper i.e., Jansatta.

29. Present compliance status as on 24.11.2025 of deficient documents as observed against the deficiency notice dated 20.11.2025.	- Deficit fee of Rs. 4,27,547/- need to be submitted Status – Submitted Rs. 4,27,547/- vide UTR no KKBKH25325752051 dated 21.11.2025 of Kotak Mahindra Bank - Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Submitted but need to be revised. - Corrections in online DPI need to be done. Status – Submitted but need to be revised. Notarized affidavit regarding no sale or creation of third-party rights on the plots no C-01, C-03 to C-12, C-14 need to be submitted. Status – Submitted the affidavit of AR without signatures. 5 sets of executed BBA and allotment letter need to be submitted. Status – Submitted. - Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. Status – Submitted. - Details of unsold flats need to be provided. Status – Submitted. - Status of building plans of plots no C-01, C-03 to C-12, C-14 need to be submitted. Status – Submitted and buildings plans are revalidated up to 17.09.2026. - Land cost needs to be submitted as per 53 plots apply for amendment in registration. Status – Not Submitted.
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		10. Annual balance sheet for the financial year 2024-25 needs to be submitted. Status - Submitted. 11. Project report needs to be revised. Status - Submitted but need to be revised. 12. Cash flow statement needs to be provided. Status - Not Submitted. 13. Quarterly statement of expenditure and sources needs to be provided. Status - Submitted but need to be revised. 14. CA certificate for expenditure incurred and to be incurred needs to be provided. Status - Submitted. 15. Affidavit of promoter regarding arrangement for the separate bank account needs to be provided. Status - Submitted. 16. Affidavit regarding no loan on project land needs to be submitted. Status - Submitted. 17. CA certificate for financial details of inventory details for 53 plots needs to be provided. Status - Submitted.
30.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. 2. Corrections in online DPI need to be done. 3. Notarized affidavit regarding no sale or creation of third-party rights on the plots no C-01, C-03 to C-12, C-14 need to be submitted. 4. Land cost needs to be submitted as per 53 plots apply for amendment in registration. 5. Project report needs to be revised. 6. Cash flow statement needs to be provided. 7. Quarterly statement of expenditure and sources needs to be provided.
Recommendation - All the required documents for addendum of registration under section 4 of the Act, 2016 have been submitted except the points mentioned at S.No. 30. The Authority may consider for grant of addendum certificate upon submission above.		
 Asha Chartered Accountant		 Shashank Sharma Associate Engineer Executive
Day and Date of hearing		Monday and 24.11.2025
Proceeding recorded by		Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 24.11.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Ashok Singh Jaunpuria (Director), Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter and states that an application dated 31.10.2025 has been submitted in the Authority for amendment of the registration certificate i.e., 117 of 2022 dated 13.12.2022. It is further informed that Occupation certificates in respect of 212 floors on 53 plots bearing Nos. B-12, B-20, B-21, B-28, B-38, B-39, B-48 to B-84, B-86 to B-95 has been obtained under self-certification policy of Department of Town & Country Planning, Haryana.

The promoter further submits that they do not intend to undertake development of independent residential floors on 12 plots bearing Nos. C-01, C-03 to C-12, and C-14, and that no sale, booking, or creation of third-party rights of any nature has taken place in respect of the said 12 plots/48 floors. The promoter also submits that they intend to migrate the said land parcel and undertakes to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016.

The Authority observes that the land on which 65 plots (B-12, B-20, B-21, B-28, B-38, B-39, B-48 to B-84, B-86 to B-95, C-01, C-03 to C-12, C-14) are located was registered with the Authority in the name of "SS Linden" having RC no. 65 of 2021 dated 19.10.2021 and the same was valid up to 31.12.2026. Further, 260 independent residential floors on the above said 65 plots was registered with the Authority in the name of "SS Linden Floors III" vide RC no. 117 of 2022 dated 13.12.2022 and the same was valid up to 31.10.2025.

The promoter through the present application has requested that 48 independent residential floors on these 12 plots be excluded/separated from the aforesaid registration certificate as they are not going to develop the same. In this regard, the promoter is directed to submit a notarized affidavit duly sworn by the Director of the Company, unequivocally affirming that no sale, booking, allotment, or creation of third-party rights has taken place in respect of plots/floors bearing Nos. C-01, C-03 to C-12, and C-14.

Keeping in view of the above foregoing facts, the amendment of registration certificate is allowed subject to submissions of the documents mentioned at S.No. 30.

The addendum certificate shall be issued after submission of deficiencies mentioned above including correction in A-H form, online DPI and notarized affidavit from director as above.



(Arun Kumar)
Chairman, HARERA