

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project	SS Cendana And SS Kiavasa
Promoter	M/s A & D Estates Pvt. Ltd.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details
1.	Name of the project	SS Cendana And SS Kiavasa
2.	Name of the license holders	M/s Growmore Buildtech Pvt. Ltd., M/s Goldline Buildtech Pvt. Ltd., M/s Style Towers Pvt. Ltd., M/s A & D Estates Pvt. Ltd.
3.	Name of the promoter	M/s A & D Estates Pvt. Ltd.
4.	About the promoter	M/s A & D Estates Pvt. Ltd. is incorporated on 13.06.2005 having its registered address at SS House, Plot no. 77, Sector-44, Gurugram, Haryana- 122003. Sh. Ashok Singh Jaunapuria and Sh. Sushil Singh Jaunapuria are the directors of the promoter company.
5.	Nature of the phase	Group Housing Colony
6.	Location of the project	Sector 83, Gurugram
7.	Legal capacity to act as a promoter	Collaborator
8.	Status of project	Ongoing
9.	Whether registration applied for whole/Phase	Applied for amendment of the whole project.
10.	Phase no. (If applicable)	N/A
11.	Online application ID	RERA-GRG-2135-2025
12.	License no.	195 of 2008 dated 22.11.2008 15 of 2023 dated 30.01.2023
13.	Total licensed area	12.6118 Acres
		Area to be registered Valid up to 21.11.2030 Valid up to 29.01.2028 12.6118 Acres
14.	Project completion date as declared u/s 4(2)(I)(C)	31.03.2029
15.	QPR Compliance (If applicable)	Submitted from Oct 2023- Dec 2023 till Oct 2025- Dec 2025.
16.	4(2)(I)(C) Compliance (If applicable)	N/A
17.	4(2)(I)(D) Compliance (If applicable)	Submitted for 2023-24, 2024-25
18.	Status of change of bank account	N/A
19.	RC compliance	Complied and requisite security amount stands refunded. a) Fire scheme: Submitted within time b) Service plans and estimates: Submitted within time c) Order of de freeze: Submitted with delay of 19 days



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20.	Number of towers	12 Residential Towers (including 1 EWS Tower)	
21.	Number of units	1426 units	Sold: 1239 Unsold: 187
22.	Total Project cost	Rs. 1066.20 Crore	
23.	Project Expenditure So far	Rs. 321.26 Crore	
24.	Estimates to be incurred	Rs. 744.94 Crore	
25.	Total Sale Consideration Received from sold units	Rs. 1844.66 Crores	
26.	Total amount received from sold units	Rs. 544.91 Crores	
27.	Total amount to be received from sold units	Rs. 1299.75 Crores	
28.	Construction cost per sq ft.	Rs. 2235/- per sq ft	
29.	Bank Balance in RERA Bank A/c as on 31.12.2025	Rs. 92.73 Crores	
30.	Status of completion of the project as per QPR	20.89%	
31.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	195 of 2008 dated 22.11.2008 15 of 2023 dated 30.01.2023
	2.	Zoning Plan Approval	DTCP 8980 dated 06.02.2023
	3.	Phasing plan	ZP-637/PA(DK)/2025/17834 dated 06.02.2023
	4.	Building plan approval	ZP-637/PA(DK)/2023/169070 dated 05.06.2023 04.06.2028
	5.	Revised Building plan approval	ZP-637-III/PA(DK)/2025/22658 dated 17.06.2025 16.06.2030
	6.	Environment Clearance approval	SEIAA/HR/2023/318 dated 30.06.2023 16.06.2030
	7.	Revised environment Clearance	Not submitted
	8.	Airport height clearance	AA1/RHQ/NR/ATM/NC/2022/939/5034-5037 dated 07.12.2022 06.12.2030
	9.	Fire scheme approval	FS/2023/1047 dated 20.09.2023



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10.	Revised fire scheme approval	Not submitted
11.	Service plan and estimate approval	LC-1660/JE (SK)/2023/34260 dated 13.10.2023
12.	Revised service plan and estimate approval	Not submitted
13.	Electrical load	Ch. 44/ Drg.- PLC dated 15.09.2023
32.	Fee Details	
	Registration fee as per amended application 2135-2025	Residential: $177739.35 \times 3.5 \times 10$ = Rs. 62,20,877/- Commercial: $893.16 \times 3.5 \times 20$ =Rs. 62,521/- Primary School: $3035.15 \times 1.5 \times 10$ =Rs. 45,527/- Nursery School 1: $1214.06 \times 1.5 \times 10$ =Rs. 18,211/- Nursery School 2: $1214.06 \times 1.5 \times 10$ =Rs. 18,211/- Total: Rs. 63,65,347/-
	Late fee	N/A
	Processing fee for application 1347-2023	182882.730×10 =Rs. 18,28,827/-
	Processing fee for application 2135-2025	184095.77×10 = Rs. 18,40,958/-
	Total fee	Rs. 1,00,35,132/-
33.	DD Details	
	DD/RTGS amount	Rs. 46,58,083/- Rs. 35,81,655/- Rs. 17,86,330/- Rs. 10,000/-

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	DD/RTGS no. and date	000465 dated 03.06.2023 KKBKR52023062300792692 dated 23.06.2023 Ref. no. 225906214 dated 13.01.2026 Ref. no. 535012621676 dated 16.12.2025																		
	Name of the bank issuing	Kotak Mahindra Bank																		
	Total fee paid	Rs. 1,00,36,068/-																		
	Deficient amount	Nil																		
	Note: The Authority decided to grant the waiver of deposition of late fee subject to the condition that in case any liability/demand on this account occurs in future, the applicant promoter shall be liable to pay the same on demand.																			
34.	File Status	Date																		
	File received on	13.01.2026																		
	First notice Sent on	06.02.2026																		
	1st hearing on	09.02.2026 (adjourned)																		
	2nd hearing on	23.02.2026 (adjourned)																		
	3rd hearing on	02.03.2026 (preponed)																		
	4th hearing on	26.02.2026																		
35.	Case History: -																			
	1. The applicant M/s A & D Estates Pvt. Ltd. has applied on 13.01.2026 for amendment of registration of Group Housing Colony namely "SS CENDANA AND SS KIAVASA" vide temp ID RERA-GRG-2135-2025.																			
	2. The Department of Town and Country Planning, Haryana granted license no. 195 of 2008 dated 22.11.2008 in favour of M/s Grownore Buildtech Pvt Ltd., M/s Goldline Buidtech Pvt. Ltd., M/s Style Towers Pvt, Ltd, M/s A & D Estate Pvt. Ltd. measuring 11.418 acres; and 15 of 2023 dated 30.01.2023 in favor of M/s Growmore Buildtech Pvt. Ltd. in collaboration with M/s A & D Estates Pvt. Ltd. measuring 1.19375 acres for setting up of Group Housing Colony under TOD policy in the revenue estate of village Sihi, Sector-83, Gurugram.																			
	3. The above project measuring 12.6118 acres (11.418 +1.19375) is registered as "SS CENDANA AND SS KIAVASA" in the Authority vide RC no. 77 of 2023 dated 17.07.2023 valid up to 31.03.2029.																			
	4. Thereafter, the promoter obtained the phasing plan of the project from Directorate of Town & Country Planning, Haryana vide memo no. ZP-637/PA(DK)/2025/17834 dated 13.05.2025 wherein the project is proposed to be developed in the following 5 phases:																			
	<table><tr><th>Phase No.</th><th>Description</th><th>Area</th></tr><tr><td>Phase 1</td><td>Tower 2 to Tower 11 + Community 2</td><td>9.35 acres</td></tr><tr><td>Phase 2</td><td>Tower 1 + Community 1</td><td>0.875 acres</td></tr><tr><td>Phase 3</td><td>Commercial block</td><td>0.829 acres</td></tr><tr><td>Independent Phase</td><td></td><td>0.836 acres</td></tr><tr><td>No Phase</td><td>EWS (tower 12)</td><td>0.72175 acres</td></tr></table>	Phase No.	Description	Area	Phase 1	Tower 2 to Tower 11 + Community 2	9.35 acres	Phase 2	Tower 1 + Community 1	0.875 acres	Phase 3	Commercial block	0.829 acres	Independent Phase		0.836 acres	No Phase	EWS (tower 12)	0.72175 acres	
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Total

12.61175 acres

- The promoter further obtained the revised building plans of the project for Tower1 (Part of Phase 2), EWS Bock, 2 nos. of nursery school (Independent Phase and Basement 3 (phase 2 and part of phase 1) vide memo dated 17.06.2025.
- The promoter further submitted that following revisions have been made in the building plans:

S. No.	Tower	Earlier Plan	Revised Plan
1.	Tower 1	No. of floors: 2B+ G+ 39 No. of units: 36 No. of units per floor: 1 Carpet area of each unit: 298.96 sqm	No. of floors: 3B+ 5+ 42 No. of units: 126 No. of units per floor: 3 Carpet area of each unit: 1A: 91.64 sqm 1B: 92.88 sqm 2B: 94.38 sqm
2.	EWS	No. of floors: S+9 No. of units: 236	No. of floors: S+12 No. of units: 253

- However, it is noted that following revisions are visible on the sanctioned plans of the project:

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	3.	Nursery school	No. of nursery schools: 1	No. of nursery schools: 2
	4.	Basements	No. of basements: 2	No. of basements: 3 (below phase 2 and part of phase 1)
8. Public notices dated 24.01.2026 with respect to the application dated 13.01.2026 for amendment of the project submitted by the promoter was issued in The Tribune (English), Hindustan Times (English), and Dainik Tribune (Hindi). No objection is received in the Authority till date. 9. Further, the promoter submitted the consents of 12 allottees of the Tower 1 (Phase 2) with respect to the revision in the building plans. However, the units from which the consents are obtained were booked only after the building plan had been revised. Additionally, it is noted that the revision is not limited to tower 1 and 1239 out of 1426 units in the project have been sold as per the CA certificate submitted by the promoter. 10. The application was scrutinized and the deficiencies were conveyed to the promoter vide notice dated 06.02.2026 with an opportunity of hearing on 09.02.2026. 11. On 09.02.2026, the matter was adjourned to 23.02.2026 and further to 02.03.2026 which was then preponed to 26.02.2026. 12. The site of the project was visited and it is noted that the site is accessible through 24 m sectoral road. The development on site is 15-20 % and the laying of structural work for basement as per revised building plans is in progress. 13. Various replies submitted by the promoter have been examined and the status of deficiencies is listed below:				
36.	Present compliance status as on 26.02.2026 of deficient documents as conveyed through notice dated 06.02.2026		1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. Written consent from 2/3rd unique allottees of the whole project with respect to the revision in building plans of the project needs to be submitted along with contact details of the allottees. Status: Promoter has submitted the consent of 12 allottees of Tower 1 (Phase 2) of the project. These units were booked after the revision of building plan (17.06.2025). It is also noted that the changes have occurred in Phase 2 (tower 1), Phase 1 (basement of Tower 2 and 3), EWS (No phase), and Nursery School (Independent phase). Therefore, 2/3 consent from the allottees of the entire project is required.	



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	4. List of sold units showing details such as name of the allottee, contact no., date of booking, unit No., carpet area of the unit, total consideration, amount realized from the allottee, amount yet to be realized from the allottee, etc. needs to be submitted. Status: Promoter states detail is attached at annexure 3. However, it is noted that Annexure 3 is not attached in file. 5. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: It is stated that no litigation is pending in the last five years. An affidavit to this effect may be submitted by the director of the promoter company. 6. Details of revision in the building plans in tabular form as well as marked on the site/ building plan needs to be submitted. Status: Submitted but needs to be revised. 7. Renewal of license no. 195 of 2008 needs to be submitted. Status: Submitted 8. Revised fire scheme approval needs to be submitted. Status: Not submitted 9. Revised service plans and estimates approval need to be submitted. Status: Not submitted 10. Valid mining permission needs to be submitted. Status: Not submitted 11. Revised environmental clearance as per the revised building plans need to be submitted. Status: Not submitted 12. Copies of 5 sets of executed allotment letter, payment plan and BBA need to be submitted. Status: Submitted 13. Project report needs to be revised. Status: Submitted 14. Latest non encumbrance certificate not below the rank of tehsildar needs to be submitted.
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		Status: Submitted 15. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Submitted 16. Quarterly schedule of estimated expenditure and sources needs to be submitted. Status: Not submitted 17. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. Status: Submitted 18. CA certificate for financial details of sold inventories needs to be submitted. Status: Submitted 19. Cash flow statement needs to be submitted. Status: Submitted 20. Current status of Loan on project needs to be submitted. Status: Not submitted 21. CA certificate for REP I needs to be submitted. Status: Submitted 22. CA certificate for Net worth needs to be submitted. Status: Net worth as on latest date needs to be submitted. 23. Annual balance sheet for the financial year 2023-24 and 2024-25 needs to be submitted. Status: Submitted 24. CA certificate for non-default needs to be submitted. Status: Submitted 25. Latest bank undertaking needs to be submitted. Status: Submitted 26. Latest details of promoter from MCA site needs to be submitted. Status: Submitted
37.	Remarks	1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Not submitted 2. Corrections in online DPI need to be done. Status: Not submitted 3. Written consent from 2/3rd unique allottees of the whole project with respect to the revision in building plans of the project needs to be submitted along with contact details of the allottees.



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		Status: Promoter has submitted the consent of 12 allottees of Tower 1 (Phase 2) of the project. These units were booked after the revision of building plan (17.06.2025). It is also noted that the changes have occurred in Phase 2 (tower 1), Phase 1 (basement of Tower 2 and 3), EWS (No phase), and Nursery School (Independent phase). Therefore, 2/3 consent from the allottees of the entire project is required. 4. List of sold units showing details such as name of the allottee, contact no., date of booking, unit No., carpet area of the unit, total consideration, amount realized from the allottee, amount yet to be realized from the allottee, etc. needs to be submitted. Status: Promoter states detail is attached at annexure 3. However, it is noted that Annexure 3 is not attached in file. 5. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: It is stated that no litigation is pending in the last five years. An affidavit to this effect may be submitted by the director of the promoter company. 6. Details of revision in the building plans in tabular form as well as marked on the site/ building plan needs to be submitted. Status: Submitted but needs to be revised. 7. Revised fire scheme approval needs to be submitted. Status: Not submitted 8. Revised service plans and estimates approval need to be submitted. Status: Not submitted 9. Valid mining permission needs to be submitted. Status: Not submitted 10. Revised environmental clearance as per the revised building plans need to be submitted. Status: Not submitted
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	11. Quarterly schedule of estimated expenditure and sources needs to be submitted. Status: Not submitted
	12. Current status of Loan on project needs to be submitted. Status: Not submitted
	13. CA certificate for Net worth needs to be submitted. Status: Net worth as on latest date needs to be submitted.


(Asha)

Chartered Accountant



(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing

Thursday, 26.02.2026

Proceeding recorded by

Ram Niwas

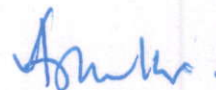
PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Ashok Singh Jaunapuria (Director), Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter and seek 8 weeks' time to submit the consents of 2/3rd existing unique allottees of the said project with respect to the revision in the building plans of the project.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter and observes that revisions have been carried out in the building plans of the said project. Accordingly, the promoter is directed to submit the consents of two-thirds of the existing unique allottees of the project as mandated under Section 14 of the Real Estate (Regulation and Development) Act, 2016, along with the other remaining deficiencies as mentioned at Sr. No. 37.

The matter to come up n 20.04.2026.



(Arun Kumar)

Chairman, HARERA