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

PROJECT HEARING BRIEF FOR AMENDMENT OF REGISTRATION CERTIFICATE				
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		Valid up to 21.11.2030 Valid up to 29.01.2028
13.	**Total licensed area**	12.6118 Acres	**Area to be registered**	12.6118 Acres
14.	**Project completion date as declared u/s 4(2)(l)(C)**	31.03.2029		
15.	**QPR Compliance (If applicable)**	Submitted from Oct 2023- Dec 2023 till Oct 2025- Dec 2025.		
16.	**4(2)(l)(C) Compliance (If applicable)**	N/A		
17.	**4(2)(l)(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		
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	Date of approval	Validity up to
1.	License Approval	195 of 2008 dated 22.11.2008	21.11.2030
		15 of 2023 dated 30.01.2023	29.01.2028
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 environmental 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	
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 x 3.5 x 10 = Rs. 62,20,877/- Commercial:

		893.16 x 3.5 x 20 =Rs. 62,521/- Primary School: 3035.15 x 1.5x 10 =Rs. 45,527/- Nursery School 1: 1214.06 x 1.5x 10 =Rs. 18,211/- Nursery School 2: 1214.06 x 1.5x 10 =Rs. 18,211/- Total: Rs. 63,65,347/-
	Late fee	N/A
	Processing fee for application 1347-2023	182882.730 x 10 **=Rs. 18,28,827/-**
	Processing fee for application 2135-2025	184095.77 x 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/-
	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
	5th hearing on	20.04.2026
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 Growmore Buildtech Pvt Ltd., M/s Goldline Buildtech 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:

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
Total		**12.61175 acres**

5. 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.
6. Details of revisions in the sanctioned building plans of the project are as follows:

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.	Tower 2	**No. of floors: 2B+ S+ 33** No. of units: 132 No. of units per floor: 4	**No. of floors: 3B+ S+ 33** No. of units: 132 No. of units per floor: 4
3.	Tower 3	**No. of floors: 2B+ S+ 33** No. of units: 132 No. of units per floor: 4	**No. of floors: 3B+ S+ 33** No. of units: 132 No. of units per floor: 4
4.	EWS	No. of floors: S+9 No. of units: 236	No. of floors: S+12 No. of units: 253
5.	Nursery school	No. of nursery schools: 1	No. of nursery schools: 2

7. 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).
8. 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.
9. 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.
10. On 26.02.2026, Sh. Ashok Singh Jaunapuria (Director), Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) appeared on behalf of the promoter and sought 8 weeks' time to submit the consent of 2/3 allottees of the project with respect to the revision in the building plans of the project.
    The request of the promoter was allowed. The AR was directed to submit the remaining deficiencies along with the consent of 2/3rd allottees of the project before the next date of hearing. The matter got fixed for next date of hearing on 20.04.2026.
11. The promoter submitted the consents of **968 allottees out of 1239 allottees (78%).**
12. However, an objection to the proposed revision in building plan of the project raised by Mrs. Satinder Lamba Gurpartap Singh Lamba has been forwarded to the Authority by ACS, TCP through email dated 28.02.2026 and 09.03.2026.
13. 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. The commencement of excavation for EWS tower (tower 12) has not yet started.
14. Various replies submitted by the promoter have been examined and the status of deficiencies is listed below:

36.	**Present compliance status as on 20.04.2026 of deficient documents as observed on 26.02.2026**	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 968 allottees out of 1239 allottees (78%)** 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: Submitted** 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: An affidavit through the Managing Director of the company is submitted stating that there is no ongoing litigation in relation to the real estate projects developed or being developed by the promoter in the state.** 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** 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. **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: Affidavit from Managing Director regarding no loan on the project is 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**

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		2. Corrections in online DPI need to be done. **Status: Not submitted** 3. Revised fire scheme approval needs to be submitted. **Status: Not submitted** 4. Revised service plans and estimates approval need to be submitted. **Status: Not submitted** 5. Revised environmental clearance as per the revised building plans need to be submitted. **Status: Not submitted** 6. Valid mining permission needs to be submitted. **Status: Not submitted** 7. CA certificate for Net worth needs to be submitted. **Status: Net worth as on latest date needs to be submitted.**
38.	**Recommendation:** The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 37. It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of approval of revised service plans & estimates and revised fire scheme within a period of 4 months; revised environmental clearance within a period of 6 months along with other remaining deficiencies before the issuance of the registration certificate; mining permission before excavation; security amount of Rs. 25 lakhs each on account of timely submission of revised service plans & estimates, revised fire scheme and revised environmental clearance.	

(Asha)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday, 20.04.2026
Proceeding recorded by	H S Mehta

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) and Sh. Sunil Shekhawat (AR) are present on behalf of the promoter.

The Authorized Representative of the promoter states that presently the approval of revised service plans and estimates, revised fire scheme and revised environmental clearance are under process and the said approvals have not yet been obtained as on date. Further, the Authorized Representative of the promoter undertakes to obtain and submit:

i. Revised Service Plans and Estimates within 4 months from the date of grant of amendment in registration;
ii. Revised Fire Scheme within 4 months from the date of grant of amendment in registration;
iii. Revised Environmental Clearance within 6 months from the date of grant of amendment in registration; and
iv. Mining permission before commencement of excavation.

Further, he undertakes to submit three Demand Draft/Bank Guarantee amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i), (ii) and (iii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frame, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit three Demand Draft/ Bank Guarantee, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amounts for timely submission of Revised Service Plans and Estimates, Revised Fire Scheme and Revised Environmental Clearance within the time period mentioned above. The Mining permission shall be submitted before commencement of excavation at the site.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount(s) shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 37.

The addendum certificate shall be issued after submission of remaining deficiencies mentioned above including correction in form REP-I (Part A-H), Online DPI and submission of three DD/BG of Rs. 25 lakhs each for submission of Revised Service Plans and Estimates, Revised Fire Scheme and Revised Environmental Clearance within the timeframe mentioned above.

Arun Kumar

(Arun Kumar)
Chairman, HARERA