Project – SS Quadro
RERA-GRG-2338-2026

Hearing brief for Amendment of project registration u/s 4

S.No.	Particulars	Details
1.	Name of the project	SS Quadro
2.	Name of the promoter	M/s A & D Estates Pvt. Ltd.
3.	Brief of the promoter	M/s A & D Estates Private Limited (CIN: U45201HR2005PTC066980) is an unlisted private limited company incorporated on 13 June 2005 and engaged in real estate development and construction activities. The company is registered with the Registrar of Companies, Delhi, and its registered office is situated at SS House, Plot No. 77, Sector-44, Gurugram, Haryana–122003. The company has an authorised share capital of ₹10 crore and a paid-up share capital of ₹5.94 crore. The current directors are Sh. Ashok Singh Jaunapuria (DIN: 01472497), appointed on 13 June 2005, and Sh. Sushil Singh Jaunapuria (DIN: 02896724), appointed on 1 March 2023. The company is reported to be associated with the SS Group in the real estate sector.
4.	Nature of the project	Group Housing Colony
5.	Location of the project	Sector- 83, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of license holder	M/s Growmore Buildtech Pvt. Ltd, M/s A & D Estates Pvt. Ltd. and Others
8.	Status of project	New
	Whether registration applied for whole	Phase
	Phase no.	4
9.	Completion date as mentioned in REP-II	OC – 31.01.2032 CC – 31.03.2032
10.	Online application ID	RERA-GRG-PROJ-2338-2026
11.	QPR Compliances	RC no. 77 of 2023 – Submitted upto June 2026
12.	4(2)(l)(D) Compliances	RC no. 77 of 2023 – All Submitted
13.	4(2)(l)(C) Compliances	N/A
14.	Status of change of bank account	N/A
15.	Details of proceedings pending against the project	N/A
16.	RC Conditions Compliances	RC no. 77 of 2023 amended on 27.05.2026

		Revised Service plan and estimates within 4 months – Not Submitted Revised Fire Scheme within 4 months – Not Submitted Revised Environment Clearance within 4 months – **Submitted** Mining Permission before commencement of Excavation – Not Submitted
17.	**Number of Towers**	3 Towers (T-14, T-15 and T-16)
18.	**Number of Floors**	T14 – G + 31 T15 – G + 31 T16 - G + 31
19.	**Carpet Area Range**	978.06 sq ft to 1451.30 sq ft
20.	**Number of units**	372 Residential + 1 Commercial
21.	**Total Project cost**	Rs 587.01/- Crores
22.	**Project Expenditure So far**	Rs 107.74/- Crores
23.	**Estimates expenditure for completion so far**	Rs 479.27/- Crores
24.	**Construction Cost of Tower**	Not mentioned
25.	**License no.**	195 of 2008 dated 22.11.2008 valid upto 21.11.2030 15 of 2023 dated 30.01.2023 valid up to 29.01.2028 102 of 2025 dated 17.06.2025 valid upto 16.06.2030
26.	**Total area**	15.16175 acres **Area to be registered** 2.5500 acres

27. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity upto
i)	**License Approval**	195 of 2008 dated 22.11.2008 15 of 2023 dated 30.01.2023 102 of 2025 dated 17.06.2025	21.11.2030 29.01.2028 16.06.2030
ii)	**Zoning Plan Approval**	Drg. No. DGTCP 8980 dated 06.02.2023	N/A
	Revised Zoning Plan Approval	Drg. No. DGTCP 11904 dated 18.02.2026	N/A
iii)	**Building plan Approval**	ZP-637/PA(DK)/2023/169070 dated 05.06.2023	04.06.2028
	Revised Building plan Approval	ZP-637-III/PA(DK)/2025/22658 dated 17.06.2025	16.06.2030
	Revised Building plan Approval	ZP-637-III/PA(DK)/2026/33069 dated 11.09.2026	10.09.2031
iv)	**Environment Clearance**	SEIAA/HR/2023/318 dated 30.06.2023	29.06.2033
	Revised Environment Clearance	SEIAA/HR/2026/076 dated 05.08.2026	04.08.2036

	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/939/5034-5037 dated 07.12.2022	06.12.2030
		Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/787/2572-75 dated 10.07.2025 (For 2.55 acres)	09.07.2033
	vi)	Fire scheme approval	FS/2023/1047 dated 20.09.2023	-
		Revised Fire scheme approval	Applied on 16.09.2026	
	vii)	Service plan and estimate approval	LC-1660/JE(SK)2023/34260 dated 13.10.2023	
		Revised Service plan and estimate approval	Applied on 15.09.2026	

28.	**Fee details**		
	a)	**Registration fee**	Resi- 59,103.718 * 3.91 * 10 =Rs. 23,10,955/- Comm- 254.898 * 3.5 * 20 = Rs 17,843/- **Total – 23,28,798/-**
	b)	**Processing fee**	59,358.616 * 10 =Rs. 5,93,586/-
	c)	**Late fee**	N/A
	d)	**Total (a+b+c)**	**Rs 29,22,384/-**
	DD Details		
	(a)	**DD/RTGS amount**	Rs. 1,00,000/- Rs 28,22,384/-
	(b)	**DD/RTGS no. and date**	NEFT/AXISAN0019460655/1809202608 dated 18.09.2026 UTIBR72026100700343564 dated 07.10.2026
	(c)	**Name of the bank issuing**	Axis Bank
	(d)	**Total amount paid**	**Rs 29,22,384/-**
	(e)	**Deficient amount**	**NIL**
29.	**File Status**		**Date**
	File received on		21.09.2026
	First notice Sent on		06.10.2026
	First hearing on		19.10.2026
	Second hearing on		21.10.2026

30. Case History:

The license no. 195 of 2008 dated 22.11.2008 and 15 of 2023 dated 30.01.2023 were issued in favour of M/s Growmore Buildtech Pvt. Ltd. and Others in collaboration with M/s A & D Estates Pvt. Ltd. for the development of Group housing colony over an area admeasuring 12.6118 acres situated in Sector 83, Gurugram.

The project was earlier registered on 17.07.2023 with the name "**SS Cendana and SS Kiavasa**" with the Haryana Real Estate Regulatory Authority, Gurugram vide Registration No. 77 of 2023 dated 17.07.2023. Further, amended on 27.05.2026 due to revision in the

building plans and obtaining phasing plan wherein the project is to be developed in 5 phases.

The promoter has obtained an additional license vide 102 of 2025 dated 17.06.2025 admeasuring 2.55 acres in favour of M/s Growmore Buildtech Pvt. Ltd. and M/s A & D Estates Pvt. Ltd. in collaboration with M/s A & D Estates Pvt. Ltd. Total area admeasuring 15.16175 acres.

It is informed that now the Director, Town and Country Planning Department has approved the revised building plans vide memo No. ZP-637-III/PA(DK)/2026/33069 dated 11.09.2026 and revised phasing plan vide memo no. ZP-637-II/PA(DK)/2026/12820 dated 16.04.2026. Now, the project is to be developed in Six phases.

As per phasing plan, the project is to be developed in Six phases.

Phase no.	Area	Status
Phase 1	9.35000 acres	Registration no. 77 of 2023 dated 17.07.2023
Phase 2	0.87500 acres	
Phase 3	0.82900 acres	
Independent Phase	0.83600 acres	
No Phase	0.72175 acres	
Phase 4	2.55 acres	Applied for registration

Now, the promoter i.e., **M/s A & D Estates Pvt. Ltd.** has applied vide application dated 21.09.2026 for the registration of the Phase 4 namely "**SS Quadro**".

The current application dated 21.09.2026 for registration submitted by M/s A & D Estates Pvt. Ltd. pertains to area admeasuring 2.55 acres (Phase 4).

Now, the Promoter M/s A & D Estates Pvt. Ltd. who is a Collaborator has applied for the registration of real estate Group Housing Colony namely "**SS Quadro**" located at Sector-83, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2338-2026.

The application for registration of project is scrutinized and as per the directions of the Authority a notice is issued to the promoter vide no. HARERA/GGM/RPIN/1105 dated 06.10.2026 with an opportunity of hearing on 19.10.2026.

The promoter has submitted two replies on 07.10.2026 which were scrutinized and wherein the copy of the public notice published in three newspapers i.e., Financial Express (English), The Indian Express (English) and Jansatta (Hindi) dated 30.09.2026 for objection till 16.10.2026 has been submitted along with the reply to the deficiencies. No objections have been received w.r.t the above public notice till date.

The site visit has been conducted on 16.10.2026 and found that the site has access through 24 m proposed sector road. Further, the construction work at site is in progress.

On 19.10.2026, the matter is adjourned and fixed for 21.10.2026.

	The promoter has submitted a reply on 13.10.2026 which was scrutinized and the status of documents is mentioned below:	
31.	**Present compliance status as on 21.10.2026 of the deficiencies conveyed through notice dated 06.10.2026.**	1. Deficit Fee – Rs 28,22,384/- needs to be submitted. **Status: Submitted. Vide RTGS no. UTIBR72026100700343564 dated 07.10.2026 amounting to Rs 28,22,384/-.** 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. 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: Submitted.** 5. Two third consent from the existing allottees regarding the revision of building plans needs to be submitted. **Status: The promoter has submitted an affidavit stating that as per DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the requirement of obtaining two-third consent of existing allottees is not applicable.** 6. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted. **Status: The promoter has submitted an affidavit stating that there is no change in the building plan of Phase IV of the project except the EWS.** 7. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 16.09.2026, Copy attached. 8. Revised Service plan and estimates need to be submitted. Status: Applied on 15.09.2026, Copy attached. 9. Revised Electrical Load availability needs to be submitted. Status: Applied. Copy attached. Deficiencies conveyed vide memo no. Ch-05/SE/OLNC-HT/GGM-I/EP-647 dated 25.09.2026. 10. Affidavit/ NOC for Forest Land Diversion needs to be submitted. **Status: Submitted an affidavit regarding non-applicability.**

		11. Latest Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Submitted.** 12. Pert Chart needs to be revised. Status: Submitted but needs to be revised. 13. Draft Application form needs to be revised. Status: Submitted but needs to be revised. 14. Draft Allotment Letter needs to be revised. Status: Submitted but needs to be revised. 15. Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised. 16. Draft Conveyance deed needs to be revised. **Status: Submitted.** 17. Mining permission needs to be submitted. Status: Applied on 12.09.2026. Copy attached. 18. REP-II needs to be revised. **Status: Submitted.** 19. Draft Brochure needs to be revised. **Status: Submitted.** 20. Cost of the land amounts to Rs 6455.20 lakhs needs to be clarified according to the area applied for the registration is 2.55 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. 21. Details of any other cost amounts to Rs 1538.52 lakhs and financial resources from equity amounts to Rs 12000 lakhs mentioned in DPI needs to be submitted. **Status: Submitted.** 22. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated19.03.2025. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. 23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised. Status: Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section

		4(2)(l)(D) needs to be revised. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised. 24. Bank Undertaking dated 23.04.2026 of Kotak Mahindra Bank needs to be revised as bank and bank account details do not match with DPI. Status: Submitted but bank undertaking needs to be revised as bank is not taking any liability towards the bank undertaking. 25. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H), CA Certificate of net worth of promoter on latest date, CA Certificate of non-default in payment of debt & statutory liabilities, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted.** 26. Project report needs to be revised. Quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted. Status: Submitted but Project report needs to be revised. 27. Schedule of EDC and IDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 28. Background and experience of work of the promoter needs to be submitted along with KYC of Engineer, Architect, CA and Consultant. Status: Submitted but Background and experience of work of the promoter needs to be submitted.
32.	**Remarks**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Two third consent from the existing allottees regarding the revision of building plans needs to be submitted. **Status: The promoter has submitted an affidavit stating that as per DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023, the requirement of obtaining two-third consent of existing allottees is not applicable.** 4. Comparison sheet regarding the revision in the building plans in the tabular form and duly marked on the plans needs to be submitted.

		Status: The promoter has submitted an affidavit stating that there is no change in the building plan of Phase IV of the project except the EWS. 5. Revised Fire scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 16.09.2026, Copy attached. 6. Revised Service plan and estimates need to be submitted. Status: Applied on 15.09.2026, Copy attached. 7. Revised Electrical Load availability needs to be submitted. Status: Applied. Copy attached. Deficiencies conveyed vide memo no. Ch-05/SE/OLNC-HT/GGM-I/EP-647 dated 25.09.2026. 8. Pert Chart needs to be revised. Status: Submitted but needs to be revised. 9. Draft Application form needs to be revised. Status: Submitted but needs to be revised. 10. Draft Allotment Letter needs to be revised. Status: Submitted but needs to be revised. 11. Draft Builder Buyer Agreement needs to be revised. Status: Submitted but needs to be revised. 12. Mining permission needs to be submitted. Status: Applied on 12.09.2026. Copy attached. 13. Cost of the land amounts to Rs 6455.20 lakhs needs to be clarified according to the area applied for the registration is 2.55 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. Status: Submitted but cost of land needs to be clarified. Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. 14. Original non-encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted as previously dated19.03.2025. Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted but Affidavit for no loan on project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. 15. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised. Status: Submitted but Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be revised. Board resolution duly

		acknowledged for operation of bank account as per RERA Regulation 2016 needs to be revised. 16. Bank Undertaking dated 23.04.2026 of Kotak Mahindra Bank needs to be revised as bank and bank account details do not match with DPI. Status: Submitted but bank undertaking needs to be revised as bank is not taking any liability towards the bank undertaking. 17. Project report needs to be revised. Quarterly source of funds, estimated expenditure and quarterly net cash flow statement needs to be submitted. Status: Submitted but Project report needs to be revised. 18. Background and experience of work of the promoter needs to be submitted along with KYC of Engineer, Architect, CA and Consultant. Status: Submitted but Background and experience of work of the promoter needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Revised Fire Scheme Approval, Revised Service plan and Estimates and the documents mentioned above at Sr No. 32.

It is recommended that the Authority may consider the grant of registration certificate subject to the submission of above.

21/10/26
Ashish Dubey
Chartered Accounta

21/10/26
Ashish Kush
Planning Executive

Day and Date of hearing	Wednesday and 21.10.2026
Proceeding recorded by	H.R Mehta

PROCEEDINGS OF THE DAY

Proceedings dated: 21.10.2026.

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Manoj Shukla (AR), Sh. Sunil Shekhawat (AR) and Sh. Lovekush Sharma (AR) are present on behalf of the promoter.

The AR of the promoter company submits that an application dated 21.09.2026 has been submitted in the Authority seeking registration of the project namely "**SS Quadro**" as Phase IV. The license no. 102 of 2025 dated 17.06.2025 valid up to 16.06.2030 was issued by DTCP in favour of M/s Growmore Buildtech Pvt. Ltd and M/s A & D Estates Pvt. Ltd. in collaboration with the M/s A & D Estates Pvt. Ltd. for the development of Group Housing Colony over an area

admeasuring 2.55 acres in addition to the earlier license no. 195 of 2008 dated 22.11.2008 and 15 of 2023 dated 30.01.2023 which were issued in favour of M/s Growmore Buildtech Pvt. Ltd. and Others in collaboration with M/s A & D Estates Pvt. Ltd. for the development of Group housing colony over an area admeasuring 12.6118 acres situated in Sector 83, Gurugram. Now, total licensed area is 15.16175 acres.

Further, the AR of the promoter company states that the reply to the above deficiencies has been submitted on 19.10.2026 and two third consent of the existing allottees is not required as per clause 3.1.2, (ii) of the DTCP Policy issued vide Memo no. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023. Clause 3.1.2 (ii) is reiterated below.

3.1.2. However, additions or alterations in the layout/ building plan made on account of the following shall not be construed as revision of layout/ building plan, where:

i. ....

ii. the existing layout/ building plan of the colony is getting amended on account of grant of license for additional area with changes limited to an area not exceeding five percent but not exceed 1 acres, without disturbing the green areas, of the amended combined layout plan to enable proper connectivity and proper planning;

The Authority has considered the submissions made by the AR of the promoter company and notes that the claim of exemption from obtaining the consent of two-thirds of the existing allottees under Clause 3.1.2(ii) of the DTCP Policy dated 24.04.2023 has been examined by the concerned planning executive. Accordingly on the basis of the submissions made by the AR and examination by the office, the exemption from obtaining the consent of two-thirds of the existing allottees is accepted.

The AR of the promoter company further submits that presently, Revised Fire Scheme Approval, Revised Service plan and Estimates and Revised Electrification plan have not yet been obtained as on date. Further, the AR of the promoter company undertakes to obtain and submit:

i. Revised Fire Scheme within 6 months from the date of grant of registration Certificate.
ii. Revised Service Plans and Estimates within 6 months from the date of grant of registration Certificate.
iii. Revised Electrification plan within 6 months from the date of grant of registration Certificate.
iv. Mining permission before start of construction of project.

Further, he undertakes to submit two separate Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each as a security deposit for timely compliance with the above requirement at point (i) and (ii). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the security amount shall be liable to be forfeited by the Authority.

The Authority has taken note of the submissions made by the AR of the promoter company regarding the non-availability of the aforesaid statutory approvals as on date. In view of the submissions made by the AR of the Promoter, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/Bank Guarantees, amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority, as security amount for timely submission of the following approvals:

a. Revised Fire Scheme: within 6 months from the date of grant of registration Certificate.
b. Revised Service Plans and Estimates: within 6 months from the date of grant of registration Certificate.

Needless to mention that in the event of non-submission of any of the above approvals within the stipulated time frames as requested by the promoter, the security amount 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. Further, the promoter shall submit Mining permission before the start of construction of project and Revised Electrification plan within 6 months from the date of grant of registration Certificate. The conditions to the above effect be incorporated in the registration certificate.

The promoter is further directed to apply for the amendment of registration no. 77 of 2023 dated 17.07.2023 due to revision in the EWS block which was already registered in the aforesaid registration certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No 32 and scrutiny of the reply dated 19.10.2026.

The registration Certificate shall be issued after submission of remaining deficiencies mentioned at S. No. 32 including correction in A-H form, Online DPI and submission of two BG's/DD's of Rs. 25 lakhs each for submission of Revised Fire Scheme approval and Revised Service plan and Estimates within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA