

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

No.	HARERA/GGM/RPIN/421	Date:	19/01/2022
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From	To
Haryana Real Estate Regulatory Authority, Gurugram	M/s SS Group Pvt. Ltd. SS House, Plot No. 77, Sector-44, Gurugram, Haryana-122003

**Sub: Registration of the real estate Residential Floors Colony "SS Linden" at Sector-84 and 85, Gurugram, Haryana - removal of deficiencies in the application and clarifications thereof.**

With reference to your application regarding registration of the Residential Floors Colony project "SS Linden", submitted under Section 4 of the Real Estate (Regulation and Development) Act, 2016 on 11.01.2022. It is intimated that on scrutiny of your application, following deficiencies have still not been fulfilled which are as follows: -

#### **Detailed Project Information**

The deficiencies/Observations found after the scrutiny of DPI are as under:

#### **Major Deficiencies-**

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
2. Corrections in Detailed Project Information needs to be done.
3. Copy of revised LC-IV and LC-IVA need to be submitted.
4. Copy of revised LOI need to be submitted.
5. Copy of collaboration agreement executed with the landowners for the revised land area admeasuring 29.928 acres needs to be provided.
6. Copy of amalgamation/merger order of M/s North Star Apartments Pvt. Ltd. to M/s SS Group Pvt. Ltd. need to be submitted.
7. Project report and brochure of the projects needs to be revised.
8. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted.
9. Copy of land title search report need to be certified by advocate on the latest date.
10. Jamabandi, Mutation and Akshjra duly certified by revenue officer six months prior to date of application needs to be provided.
11. Copy of REP-II need to be provided.
12. Copy of building plan BR-III need to provided.
13. No objection certificate (NOC) from fire department and structural stability and strength certified by a qualified professional need to be provided.



14. Copy of approved electrical load availability not submitted.
15. Copy of HUDA construction water NOC Not submitted.
16. Approvals for water supply, sewage disposal and storm water drainage need to be submitted.
17. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need to be submitted.
18. PERT Chart is not submitted.
19. Copy of approved environmental clearance need to be submitted.
20. Copy of approved service plans and estimates/sanction letter needs to be provided.
21. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.
22. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.
23. The Legal documents related to allottees are not in the proper format. The same needs to be provided.
24. Deficit fee ₹8,67,307/-
25. Details of inventory plot wise needs to be submitted.
26. Copy of approved zoning plan, layout plan and demarcation plan need to be provided.

#### **Observations-**

#### **Part-E-Project Cost/sale Proceeds**

27. Cost of land needs to be mentioned as per area applied for registration and an annexure in support of the same needs to be submitted.

#### **Part H-Bank account details**

28. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, the promoter needs to revise an affidavit duly signed by the authorised signatory and witness.
29. Bank undertaking needs to be provided.
30. Board resolution authorizing to approve the bank account needs to be submitted.
31. Name of the authorized person to operate the bank account needs to be mentioned in the DPI.

#### **Part-I-Quarterly schedule of physical and financial progress**

32. CA Certificate for the equity infused by the promoter needs to be provided.
33. CA Certificate for expenditure up to the date of application needs to be submitted and same needs to be corrected in DPI.p
34. Directors report for the last three financial year needs to be provided.





35. Annual report for the financial year 2020-21 needs to be submitted.  
36. Financial resources of the project needs to be corrected.

In view of above you are directed to remove the above deficiencies/ observations immediately failing which the application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (regulation and Development) Rules, 2017. You are also given an opportunity of hearing on 31/01/2022 at 2.00 p.m. in the office of HARERA, Gurugram at the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana.

*17/01/2022*  
**Planning Coordinator**  
**For: Haryana Real Estate**  
**Regulatory Authority, Gurugram**

*Pse.  
AD  
27/01/22*

*Israni*