
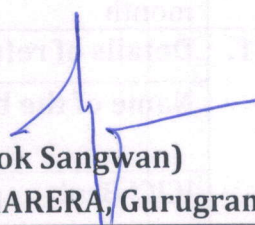


New PWD Rest House, Civil Lines, Gurugram, Haryana

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

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	692/424/2023/36		
2.	Date of Registration	02.02.2023		
3.	Date of expiry of validity of registration	31.12.2026		
4.	Name of promoter	M/s JMS Infra Realty Pvt. Ltd.		
5.	Name of project	The Nation		
6.	Area of project	19.0125 Acres		
7.	Nature of project	Affordable Residential Plotted Colony under DDJAY		
8.	Location of project	Sector-95, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-2902-2023		
10.	Status of compliance done by the promoter			
	Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
	The promoter shall submit the approval of service plans & estimates within 3 months	02.05.2023	16.08.2023	Delay of 106 days
	The promoter shall submit the approval of zoning plan within 3 months	02.05.2023	27.07.2023	Delay of 66 days
	The promoter shall submit the electrical load availability in one month	02.03.2023	23.02.2023	Within time
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date refundable securit	Amount	Submitted for
	ICICI Bank	Cheque no. 000878 dated 02.02.2023	25 lacs	Service plans and estimates

	ICICI Bank	Cheque no. 426207 dated 21.06.2023	25 lacs	zoning
12.	File status		Date	
	Show cause notice sent on		21.08.2023	
	First reply received on		15.09.2023	
13.	<p>Case history</p> <p>Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s JMS Infra Realty Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter failed to comply with the conditions mentioned in the registration certificate within the prescribed time, the Authority issued a show- cause notice dated 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 22.09.2023.</p> <p>The promoter has submitted a reply dated 15.09.2023 in the Authority along with the approval of service plans and estimates dated 16.08.2023, zoning plan approval dated 26.07.2023, and assurance of power supply dated 23.02.2023.</p> <p style="text-align: right;"> (Ar. Neeraj Gautam) Associate Architectural Executive</p>			
Day and date of hearing			Friday and 22.09.2023	
Proceedings recorded by			Ram Niwas	
Proceedings dated 22.09.2023 Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter. He states that all compliances have been made, though, delayed. The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending. The matter to come up on 24.11.2023.				
<p> (Ashok Sangwan) Member, HARERA, Gurugram</p>				