



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                       | 02.03.2023  | 23.02.2023                   | Within time                               |

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

|            |  |  |               |                             |
|------------|--|--|---------------|-----------------------------|
|            | one month  |  |               |                             |
| <b>11.</b> | <b>Details of refundable security submitted by the promoter</b>  |  |               |                             |
|            | <b>Name of the bank</b>  | <b>No. And date of refundable security</b> | <b>Amount</b> | <b>Submitted for</b>        |
|            | 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                      |
| <b>12.</b> | <b>File status</b>   | <b>Date</b>                                |               |                             |
|            | <b>Show cause notice sent on</b>   | 21.08.2023                                 |               |                             |
|            | <b>First reply received on</b>   | 15.09.2023                                 |               |                             |
|            | <b>First hearing on</b>  | 22.09.2023                                 |               |                             |
| <b>13.</b> | <b>Case history</b>  |  |               |                             |
|            | <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 <b>M/s JMS Infra Realty Pvt. Ltd.</b> 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><u>Proceedings dated 22.09.2023</u></p> <p>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.</p> <p>The Authority is in the process of framing guidelines/Regulation to deal with cases of</p> |  |               |                             |

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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.



(Ar. Neeraj Gautam)

Associate Architectural Executive

**Day and date of hearing**

Friday and 24.11.2023

**Proceedings recorded by**

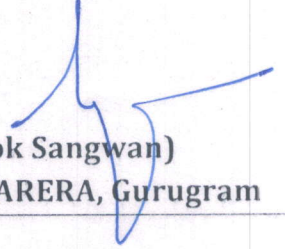
Ram Niwas

Proceedings dated 24.11.2023

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

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 29.02.2024.



(Ashok Sangwan)

Member, HARERA, Gurugram

