



PROCEEDINGS OF THE DAY

Day and Date	Monday and 27.09.2021
Subject	Project Hearing
RPIN	372
Project	JMD Suburbio-I
Promoter	M/s JMD Ltd.
Represented through	Mr. Karan Bedi (Director) Mr. Sunil Bedi (Managing Director)
Proceeding recorded by	Sh. Ashish Kush, Planning Executive

Subject: Project hearing regarding the registration of Commercial Colony namely "JMD Suburbio-I" admeasuring 2.912 acres situated at Sector 67, Gurugram developed by M/s JMD Limited.

Sh. Ashish Kush, Planning Executive briefed the facts about the project.

Mr. Karan Bedi (Director) and Mr. Sunil Bedi (MD) are present on behalf of the promoter.

The promoter M/s JMD Ltd. who is a BIP Holder for 2.912 applied for the registration of commercial project namely "JMD Suburbio-1" located at Sector-67, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 22947 dated 03.09.2021 and RPIN-372. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-762-2020. The project area for registration is 2.912 acres out of the licensed area i.e. 4.237 acres. License no - 291 of 2007 dated 31.12.2007.

The licensed area of the project is 4.237 acres. Further, the project is divided into 2 phases i.e

1 Phase- I - 2.912 acres

2 Phase- II - 1.325 acres

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/372 dated 09.09.2021 was issued to the promoter with an opportunity of being heard on 21.09.2021. The promoter submitted the reply on 20.09.2021, after scrutiny of the reply remaining deficiencies are mentioned below:

1. Deficit Fee- Rs 23,43,419/-.
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.
3. DPI needs to be corrected.
4. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
Status:
5. Non-encumbrance certificate needs to be submitted.
6. Information to the revenue department regarding the entry of project land licensed and bonded for setting up of a colony.
7. Project report needs to be revised.
8. Approvals / NOC's from various agencies for connecting external services like roads, storm water drainage and sewerage disposal needs to be submitted.
9. Quarterly schedule physical progress of infrastructure and services needs to be filled in DPI.
10. Draft Allotment letter is not as per the prescribed format.
11. Draft Builder Buyer Agreement is not as per the prescribed format.

Temp ID- RERA-GRG-818-2021




12. Pert Chart needs to be revised.
13. List of sold and unsold inventory needs to be submitted.
14. Cost of land needs to be corrected as per the applied area of the project.
15. Cost of conversion, license fees, EDC, IDC needs to be clarified.
16. KYC of project consultant needs to be submitted.
17. CA certificate for financial and inventory details needs to be submitted.

The promoter requested for one week time for rectification of deficiencies and the authority grants the same. The matter to come up on 27.09.2021. The authority directed the promoter to remove the above mentioned deficiencies and the matter to come up on 11.10.2021.


Samir Kumar
(Member)


Vijay Kumar Goyal
(Member)


Dr. K.K. Khandelwal
(Chairman)