

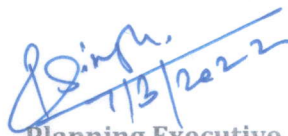


**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	The Nation	
2.	Name of the promoter	M/s JMS Infra Reality Pvt. Ltd.	
3.	Nature of the project	Affordable Plotted Colony (DDJAY)	
4.	Location of the project	Sector- 95, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Status of project	New	
7.	Whether registration applied for whole/ Phase	Whole	
8.	Online application ID	RERA-GRG-PROJ-1013-2022	
9.	License no.	11 of 2022 dated 02.02.2022	Valid upto 01.02.2027
10.	Total licensed area	16.55625 acres	Area to be registered 16.55625 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	02.02.2022
	ii)	Zoning Plan Approval	Not Provided
	iii)	Layout Approval plan	04.02.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire approval scheme	N/A
	vii)	Service plan and estimate approval	Not provided
12.	File Status	Date	
	File received on	03.09.2021	
	First notice Sent on	09.09.2021	
13.	Status of Documents	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 approved zoning plan need to be submitted. 4. Project report needs to be revised. 5. PERT Chart is not submitted.	

6. Latest copy of mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.
7. Latest copy of land title search report by the advocate needs to be provided.
8. Electrical load availability NOC not submitted.
9. Copy of demarcation plan, layout plan and Zoning plan need to be submitted.
10. Details of inventory plot wise needs to be submitted.
11. 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.
12. Approval/assurance for water supply, sewage disposal and storm water drainage from competent authority needs to be submitted.
13. Copy of forest NOC, natural conservation zone NOC, tree cutting permission /NOC, forest land diversion and power line shifting NOC need to be submitted.
14. Copy of approved service plans and estimates along with the sanction letter from DTCP, Haryana needs to be submitted.
15. Payment plans need to be revised.
16. The Legal documents i.e., application form related to allottees is not in the proper format. The same needs to be provided.

**Observations-**

17. Cost of license fees and IDC needs to be mentioned as per LOI.
18. Expenditure incurred till date to be mentioned in DPI.
19. Financial resources of the project need to be corrected.
20. Non default certificate needs to be mentioned no default in repayment of statutory dues.
21. CA Certificate for expenditure incurred till the date of application of registration needs to be submitted.
22. CA Certificate for promoter equity needs to be submitted.
23. Annual report for the financial year 2019-20 needs to be submitted.
24. Directors report for the preceding two years needs to be submitted.

	<p>25. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid.</p> <p>26. Bank undertaking needs to be revised.</p> <p>27. The Promoter affidavit keeping in view of section 4(2)(I)(D) of Real estate (Regulation and Development) Act, 2016 needs to be submitted.</p> <p>28. KYC of consultant needs to be submitted.</p> <p>29. Escrow agreement with the bank needs to be submitted. Escrow agreement with the bank needs to be submitted.</p>
<b>Day and Date of hearing</b>	Monday and 07.03.2022
<b>Proceeding recorded by</b>	Ram Niwas
<p><b>Case History:</b> The promoter M/s JMS Infra Reality Pvt. Ltd. who is a license Holder for 16.55625 acres applied for the registration of affordable plotted colony (DDJAY) project namely "The Nation" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 28617 dated 10.02.2022 and RPIN-437. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1013-2022. The project area for registration falls under the license no. 11 of 2022 dated 02.02.2022 valid up to 01.02.2027 was issued by DTPC, Haryana. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide no. HARERA/GGM/RPIN/437 dated 21.02.2022 was issued to the promoter with an opportunity of being heard on 07.03.2022. No reply is submitted by the promoter till date.</p>	
 <b>Prachi Singh</b> <b>Planning Executive</b>	
<b>PROCEEDINGS OF THE DAY</b>	
<p>Ms. Prachi Singh, Planning Executive briefed the facts about the project. No one is present on behalf of the promoter. The authority has decided to grant 1week time to fulfil the deficiencies and matter to come up on 14.03.2022.</p>	
 <b>Vijay Kumar Goyal</b> <b>(Member)</b>	 <b>Dr. K.K. Khandelwal</b> <b>(Chairman)</b>

