

Project The Pride  
 Promoter M/s JMS Buildwell Realty Pvt. Ltd.

**HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

SNo.	Particulars	Details	
1.	Name of the project	The Pride	
2.	Name of the promotor	M/s JMS Buildwell Realty Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 95, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Dharam Singh, Ravinder Singh, Jitender Singh Ss/o Jai Narayan and Kalyan Singh S/o Suresh Kumar	
7.	Whether registration applied for whole/ phase	Whole	
8.	Phase no.	N/A	
9.	Temp. ID	RERA-GRG-PROJ-1186-2022	
10.	License no.	166 of 2022	Valid up to 17.10.2027
11.	Total licensed area	5.0458 Acres	Area to be registered 5.0458 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	17.10.2027	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	18.10.2022
	ii)	Zoning Plan Approval	Not submitted
	iii)	Layout plan Approval	18.10.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A

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	vii)	Service plan and estimate approval	Not submitted
	viii)	Electrical load availability connection	Applied on 19.10.2022
16.	<b>Fee details</b>		
		Registration fee	(19602.843 x 10) + (816.785 x 20) =Rs. 2,12,365/-
		Processing fee	20419.628 x 10 = Rs. 2,04,197/-
		Late fee	N/A
		Total fee	Rs. 4,16,562/-
17.	<b>DD amount</b>		Rs. 2,13,000/- Rs. 20,500/- Rs. 1,84,500/-
	<b>DD no. and date</b>		517561 dated 21.10.2022 517560 dated 21.10.2022 551842 dated 21.10.2022
	<b>Name of the issuing bank</b>		ICICI Bank
	<b>Deficit fee</b>		Nil
18.	<b>File Status</b>		<b>Date</b>
	<b>Project received on</b>		31.10.2022
	<b>First notice sent on</b>		18.11.2022
	<b>First reply submitted on</b>		18.11.2022
19.	<b>Status of documents</b>		<ol style="list-style-type: none"> <li>1. Forest NOC need to be submitted. <b>Status: Applied on 09.10.2022</b></li> <li>2. Revised cash flow statement needs to be submitted. <b>Status: Submitted</b></li> <li>3. PERT chart depicting the proposed progress of the project need to be submitted. <b>Status: Submitted</b></li> <li>4. Bank undertaking needs to be submitted. <b>Status: Submitted</b></li> <li>5. CA certificate for cost incurred up to the date of application of registration need to be submitted.</li> </ol>

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**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

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		<p><b>Status: Submitted</b></p> <p>6. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p><b>Status: Clarified</b></p> <p>7. Revised builder buyer agreement as per the prescribed format needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>8. Revised payment plan needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>9. Financial resources of the project need to be clarified.</p> <p><b>Status: Clarified</b></p>
20.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</li> <li>2. Corrections marked on the hard copy of online DPI need to be done.</li> <li>3. Non- encumbrance certificate issued by an officer not below the rank of Tehsildar needs to be submitted.</li> <li>4. Forest NOC need to be submitted.</li> <li>5. HUDA construction water NOC need to be submitted.</li> <li>6. Demarcation plan needs to be submitted.</li> <li>7. Approved zoning plan needs to be submitted.</li> <li>8. Approved service plans including the roads and pavement plans, electrical supply plan, water supply plan, sewerage plan, solid waste management plan, storm water plan, street light plan, landscape plan need to be submitted.</li> <li>9. CA certificate for equity infused by the promoter need to be submitted.</li> <li>10. CA certificate for financial and inventory details need to be submitted.</li> </ol>
21.	<b>Case history-</b>	<p>The promoter i.e. M/s JMS Buildwell Realty Pvt. Ltd. has applied on dated 31.10.2022 for registration of their affordable plotted colony under DDJAY namely "The Pride" located in Sector-95, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p>

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This application is for the project land admeasuring an area of 5.0458 acres for which the license no. 166 of 2022 dated 18.10.2022 valid upto 17.10.2027 has been issued by DTCP in favour of M/s JMS Buildwell Realty Pvt. Ltd.

The current application pertains to 109 residential plots and a commercial block proposed to be developed by M/s JMS Buildwell Realty Pvt. Ltd.

On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny and were conveyed to the promoter through deficiency notice dated 18.11.2022 and the matter was fixed for 21.11.2022.

  
 (Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 21.11.2022
Proceeding recorded by	Sh. Ram Niwas

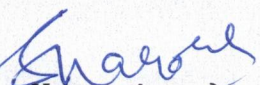
**PROCEEDINGS OF THE DAY**

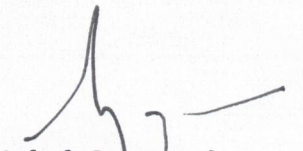
Proceedings dated 21.11.2022


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.

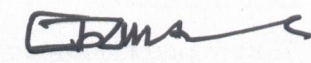
Sh. Ashok Kumar (Advocate) is present on the behalf of the promoter. The AR of the promoter seeks an adjournment for submission of zoning plan approval and other deficit documents.

The matter to come up on 05.12.2022.

  
 (Sanjeev Kumar Arora)  
 Member, HARERA, Gurugram

  
 (Ashok Sangwan)  
 Member, HARERA, Gurugram

  
 (Vijay Kumar Goyal)  
 Member, HARERA, Gurugram

  
 (Dr. K.K. Khandelwal)  
 Chairman, HARERA, Gurugram