

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)	17.10.2024	
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	Validity up to
	i)	License Approval	17.10.2027
	ii)	Zoning Plan Approval	12.12.2022
	iii)	Layout plan Approval	18.10.2022



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	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 22.11.2022
	viii)	Electrical load availability connection	02.12.2022
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>
	Project received on		31.10.2022
	First notice sent on		18.11.2022
	First reply submitted on		18.11.2022
	First hearing on		21.11.2022
	Second reply submitted on		21.11.2022

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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	<b>Third reply submitted on</b>	28.11.2022
	<b>Fourth reply submitted on</b>	02.12.2022
	<b>Second hearing on</b>	05.12.2022
	<b>Fifth reply submitted on</b>	06.12.2022
<b>19.</b>	<p><b>Case history-</b></p> <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> <p>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 up to 17.10.2027 (after migration form license no. 36 of 2019 dated 01.03.2019 granted for an area measuring 5.0458 for setting up of affordable group housing colony) has been issued by DTCP in favour of M/s JMS Buildwell Realty Pvt. Ltd.</p> <p>The current application pertains to 109 residential plots and a commercial block proposed to be developed by M/s JMS Buildwell Realty Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were mentioned in the scrutiny sheet and were conveyed to the promoter through deficiency notice dated 18.11.2022 and the matter was fixed for 21.11.2022.</p> <p><b>Proceedings dated 21.11.2022</b></p> <p>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.</p> <p>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.</p>	



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<b>Proceedings dated 05.12.2022</b>	
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Ashok and Ms. Shilpy Singh are present on the behalf of the promoter. The AR of the promoter is directed to rectify the deficiencies already pointed out on 21.11.2022. The matter to come up on 19.12.2022. On the request of the promoter the matter is preponed to 12.12.2022.	
20.	<p><b>Present compliance status as on 13.12.2022 of deficient documents as observed on last hearing i.e. 05.12.2022 ( On 12.12.2022 matter was adjourned to 13.12.2022)</b></p> <ol style="list-style-type: none"> <li>1. Approved zoning plan needs to be submitted. <b>Status: Submitted.</b></li> <li>2. Approved service plans and estimates need to be submitted. <b>Status: The service plans and estimates have been approved at the level of GMDA and forwarded to DTCP as informed by AR of the promoter.</b></li> </ol>
21.	<p><b>Remarks</b></p> <ol style="list-style-type: none"> <li>1. Online corrections in the DPI made and Hard copies of corrected online DPI and REP-I (part A-H) be submitted. - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</li> <li>2. Approved service plans and estimates. – As a guarantee for submission of approved service plans and estimates within three months from the issue of registration certificate the promoter has submitted a cheque amounting to Rs. 25 lakh.</li> </ol>

**Recommendations:** The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates for which as a guarantee to submit the same within 3 months from the grant of registration, a cheque amounting to Rs 25 Lakhs vide no. 000784 dated 12.12.2022 of ICICI Bank has been submitted. The cheque has been received



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and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

It is recommended that the Authority may consider for grant of registration.

  
 (Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive



Sumeet

(Planning Coordinator)

Day and Date of hearing	Tuesday and 13.12.2022
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

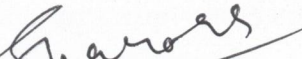
Proceedings dated 13.12.2022

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 states that they have applied for the approval of service plans and estimates and the same has been forwarded to DTCP, Chandigarh by GMDA, Gurugram as per verbal communication by AR of the promoter.

Approved as recommended.

  
 (Sanjeev Kumar Arora)

Member, HARERA, Gurugram

  
 (Vijay Kumar Goyal)

Member, HARERA, Gurugram



(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram