

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

 Project ROF JBP Green Meadows
 Promoter M/s JBP Promoters and Builders Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	ROF JBP Green Meadows	
2.	Name of the promotor	M/s JBP Promoters and Builders Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 35 & 36, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Licensee	
6.	Name of the license holder	M/s JBP Promoters and Builders Pvt. Ltd.	
7.	Whether registration applied for whole/ phase	Whole	
8.	Phase no.	N/A	
9.	Temp. ID	RERA-GRG-PROJ-1181-2022	
10.	License no.	18 of 2019	Valid up to 08.02.2024
11.	Total licensed area	7.71875 acres	Area to be registered 7.71875 acres
12.	Project completion date as declared u/s 4(2)(I)(c)	08.02.2024	
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	Date of approval
	i)	License Approval	09.02.2019
	ii)	Zoning Plan Approval	08.11.2019
	iii)	Layout plan Approval	01.01.2019
	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 28.07.2022

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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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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	viii) Electrical load availability connection	Applied on 28.07.2022
16.	Fee details	
	Registration fee	(29987.181 x 5) + (1249.466 x 10) =Rs. 1,62,431/-
	Processing fee	31236.647 x 10 = Rs. 3,12,367/-
	Late fee	N/A
	Total fee	Rs. 4,74,798/-
17.	DD amount	Rs. 3,25,000/- Rs. 3,13,000/-
	DD no. and date	504268 dated 12.10.2022 504269 dated 12.10.2022
	Name of the issuing bank	ICICI Bank
	Deficit fee	Nil
18.	File Status	Date
	Project received on	31.10.2022
	First notice sent on	03.10.2022
	1 st reply submitted on	17.11.2022
	1 st hearing on	21.11.2022
19.	Status of documents	1. Revised application form, payment plan, agreement to sale and conveyance deed in prescribed formats need to be submitted. Status: Submitted
20.	Deficit documents	1. Approved service plans and estimates along with the sanction letter from DTCP need to be submitted. Status: In compliance of the directions of the Authority during the proceedings dated 21.11.2022, the promoter submitted the bank guarantee no. 1143NDDG00059823 dated 24.11.2022 of ICICI Bank amounting to Rs. 25 lacs in lieu of the submission of approved service plans and estimates in the Authority within three months. 2. Approved electrical load availability needs to be submitted.
21.	Case history-	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.

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	<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 upto 17.10.2027 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 have been mentioned in the scrutiny and were conveyed to the promoter through deficiency notice dated 14.11.2022 and the matter was fixed for 21.11.2022.</p> <p>Proceedings dated 21.11.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Vedant Batra (CS) and Sh. Mohit Mittal (AR) are present on behalf of the promoter. The AR of the promoter undertakes to submit Bank Guarantee of Rs. 25 lakhs in lieu of submission of service plans and estimates within three months. The matter to come up on 28.11.2022.</p>
22.	<p>Recommendations:</p> <p>The promoter has submitted all the requisite documents except the approved service plans and estimates and electrical load availability. The promoter has submitted a bank guarantee no. 1143NDDG00059823 dated 24.11.2022 of ICICI Bank amounting to Rs. 25 lacs in lieu of the submission of approved service plans and estimates within three months. Accordingly, the project is recommended for the grant of registration subject to the submission of approved electrical load availability within one month and approved service plans and estimates within three months from the date of grant of registration.</p>


 (Asha)

Chartered Accountant


 (Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 28.11.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 28.11.2022

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Vedant Batra, CS is present on behalf of the promoter.

Approved as recommended above.


 (Sanjeev Kumar Arora)

Member, HARERA, Gurugram


 (Ashok Sangwan)

Member, HARERA, Gurugram


 (Vijay Kumar Goyal)

Member, HARERA, Gurugram


 (Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram

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