

Project The Nation  
 Promoter M/s JMS Infra Reality Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	The Nation	
2.	Name of the promotor	M/s JMS Infra Reality 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	<u>License no. 04 of 2023</u> Sh. Narender Kumar S/o Paras Ram Yadav and Sh. Mayank Yadav S/o Jawahar Singh  <u>License no. 11 of 2022</u> M/s JMS Infra Reality Pvt. Ltd.	
7.	Whether registration applied for whole	Additional license	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1288-2023	
10.	License no.	04 of 2023 dated 06.01.2023	Valid up to 05.01.2028
		11 of 2022 dated 02.02.2022	Valid up to 01.02.2027
11.	Total licensed area	19.0125 Acres	Area to be registered 2.45625 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	31.12.2026 (Earlier date of completion declared is 31.01.2027)	
13.	QPR compliance	Not submitted	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	Zoning plan- submitted, with delay. Electrical load availability- submitted within time Service plans and estimates- not submitted.	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to

	i)	License Approval	06.01.2023	05.01.2028
			02.02.2022	01.02.2027
	ii)	Zoning Plan Approval	Not approved. Demarcation approved vide endorsement no. 973 dated 31.01.2023.	
	iii)	Layout plan Approval	06.01.2023	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Not submitted	
viii)	Electricity load availability connection	Applied on 12.01.2023		
17.	<b>Fee details</b>			
	Registration fee for 19.0125 acre	(3077.634 x 20) + (73863.27 x 10) =Rs. 8,00,186/-		
	Processing Fee for 19.0125 acres	76940.9 x 10 =Rs. 7,69,409/-		
	Late fee	Nil		
	Total fee	Rs. 15,59,594/-		
	Registration fee to be adjusted from 16.55625 acres area already registered	Rs. 6,96,808/-		
18.	DD amount	Rs. 1,00,000/- Rs. 1,13,000/- Rs. 6,77,000/-		
	DD no. and date	517718 dated 19.01.2023 517719 dated 19.01.2023 517739 dated 24.01.2023		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	NIL		
19.	File Status	<b>Date</b>		
	Project received on	27.01.2023		
	First notice sent on			




Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in


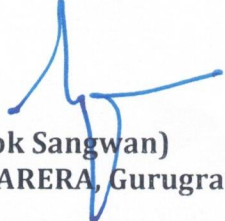
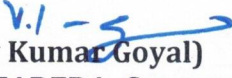

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<b>First reply submitted on</b>	30.01.2023
	<b>First hearing on</b>	30.01.2023
	<b>Second reply submitted on</b>	01.02.2023 (Morning)
	<b>Third reply submitted on</b>	01.02.2023 (Evening)
20.	<p>Case history-</p> <p>The promoter i.e., M/s JMS Infra Reality Pvt. Ltd. has applied on dated 27.01.2023 for registration of affordable plotted colony under DDJAY namely "The Nation" located in Sector-95, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana had issued license no. 11 of 2022 dated 02.02.2022 valid up to 01.02.2027 in favour of M/s JMS Infra Reality Pvt. Ltd. for setting up an affordable plotted colony under DDJAY over an area admeasuring 16.55625 acres in sector 95, Gurugram. The promoter obtained registration of the affordable residential plotted colony from the Authority vide no. GGM/543/275/2022/18 dated 14.03.2022.</p> <p>Now, DTCP has issued license no. 04 of 2023 in favour of Sh. Narender Kumar S/o Paras Ram Yadav and Sh. Mayank Yadav S/o Jawahar Singh in collaboration with M/s JMS Infra Reality Pvt. Ltd. for DDJAY plotted colony over an area measuring 2.45625 acres in addition to license no. 11 of 2022 dated 02.02.2022 measuring an area of 16.55625 acres, totaling 19.0125 acres.</p> <p>The promoter has now approached the Authority to grant registration certificate of total land admeasuring 19.0125 acres.</p> <p>It is noted that promoter has obtained revised layout plan of the entire project land of 19.0125 acres. The promoter stated during the scrutiny hearing that no third- party right has been created in the project so far, and an affidavit to this effect has also been submitted by the promoter in the Authority.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 30.01.2023. A reply to deficiency notice was submitted by the promoter in the registry of the Authority during the hearing dated 30.01.2023.</p>	
21.	<p><b>Present compliance status as on 02.02.2023 of deficient documents as observed on 30.01.2023</b></p>	<ol style="list-style-type: none"> <li>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. <b>Status: Corrected copy not submitted</b></li> <li>Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrected copy not submitted</b></li> <li>An affidavit to the effect that no third party right has been created on the project land needs to be submitted. <b>Status: Submitted</b></li> <li>Approved service plans and estimates need to be submitted. <b>Status: Not submitted. Promoter requested 3 months' time to submit the approval.</b></li> </ol>

		<ol style="list-style-type: none"> <li>5. Electrical load availability connection needs to be submitted. <b>Status: Applied on 12.01.2023</b></li> <li>6. Construction water NOC needs to be submitted. <b>Status: Withdrawal slip of recycle water being used at project site issued by GMDA submitted.</b></li> <li>7. Demarcation plan needs to be submitted. <b>Status: Submitted. Approved vide endorsement no. 973 dated 31.01.2023</b></li> <li>8. Approved zoning plan needs to be submitted. <b>Status: Not submitted</b></li> <li>9. Revised non- default certificate issued by CA needs to be submitted. <b>Status: Submitted. To be revised</b></li> <li>10. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted</b></li> <li>11. Bank undertaking needs to be submitted. <b>Status: Submitted</b></li> <li>12. Cash flow statement of the proposed project needs to be submitted. <b>Status: Submitted</b></li> <li>13. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be submitted. <b>Status: Submitted</b></li> <li>14. CHG form needs to be submitted. <b>Status: Submitted</b></li> <li>15. Loan sanction letter along with disbursement and repayment schedule needs to be submitted. <b>Status: Submitted</b></li> </ol>
22.	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. Corrected copies of online DPI and REP-I (Part A-H) needs to be submitted.- The promoter may be directed to submit the hard bound copy of the DPI and REP-I within a week.</li> <li>2. Approved service plans and estimates need to be submitted.- The promoter has submitted cheque no. 000878 dated 02.02.2023 of ICICI Bank as a security to submit the approved service plans and estimates within three months.</li> <li>3. Electrical load availability connection needs to be submitted.- applied on 12.01.2023. The promoter may be directed to submit the same within one month.</li> <li>4. Approved zoning plan needs to be submitted.- The promoter has submitted cheque no. 000879 dated</li> </ol>

		02.02.2023 of ICICI Bank as a security to submit the approved zoning plan within three months. 5. Revised non- default certificate issued by CA needs to be submitted.- The promoter may be directed to submit the same within one week.
<p><b>Recommendations:</b> 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 &amp; estimates, approved zoning plan, approved electrical load availability connection and revised non- default certificate issued by a chartered accountant.</p> <p>The promoter has submitted cheque nos. 000878 and 0008779 dated 02.02.2023 of ICICI Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved service plans and estimates, and approved zoning plan within three months. The cheques have been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.</p> <p>It is recommended that the Authority may consider for grant of registration.</p>		
	 <b>(Asha)</b> Chartered Accountant	 <b>(Ar. Neeraj Gautam)</b> Associate Architectural Executive
	 <b>(Sumeet)</b> Planning Coordinator	

<b>Day and Date of hearing</b>	Thursday and 02.02.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
Proceedings dated 02.02.2023 Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Pushpender Singh is present on the behalf of the promoter. Approved as proposed.	
 <b>(Sanjeev Kumar Arora)</b> Member, HARERA, Gurugram	 <b>(Ashok Sangwan)</b> Member, HARERA, Gurugram
 <b>(Vijay Kumar Goyal)</b> Member, HARERA, Gurugram	 <b>(Dr. K.K. Khandelwal)</b> Chairman, HARERA, Gurugram

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