

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		
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	06.01.2023
			Validity up to 05.01.2028

		02.02.2022	01.02.2027
	ii)	Zoning Plan Approval	Not approved
	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.	Fee details		
	Registration fee for 19.0125 acre	$(3077.634 \times 20) + (73863.27 \times 10)$ =Rs. 8,00,186/-	
	Processing Fee for 19.0125 acres	$76940.9 \times 10$ =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/-	
	RTGS 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	Date	
	Project received on	27.01.2023	
	First notice sent on		
20.	Case history-		

	<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. 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, however, no affidavit to this effect has 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.</p>
<p><b>21.</b></p>	<p><b>Present compliance status as on 30.01.2023 of deficient documents as conveyed in the scrutiny hearing</b></p> <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. <b>Status: Corrected copy not submitted</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Corrected copy not submitted</b></li> <li>3. An affidavit to the effect that no third party right has been created on the project land needs to be submitted. <b>Status: Not submitted</b></li> <li>4. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li> <li>5. Electrical load availability connection needs to be submitted. <b>Status: Not submitted</b></li> <li>6. HSVP construction water NOC needs to be submitted. <b>Status: Not submitted</b></li> <li>7. Demarcation plan needs to be submitted. <b>Status: Not submitted</b></li> </ol>

		<p>8. Approved zoning plan needs to be submitted. <b>Status: Not submitted</b></p> <p>9. Revised non- default certificate issued by CA needs to be submitted. <b>Status: Not submitted</b></p> <p>10. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Not submitted</b></p> <p>11. Bank undertaking needs to be submitted. <b>Status: Not submitted</b></p> <p>12. Cash flow statement of the proposed project needs to be submitted. <b>Status: Not submitted</b></p> <p>13. Copy of paid challan of EDC, IDC, conversion charges and license fee needs to be submitted. <b>Status: Not submitted</b></p> <p>14. CHG form needs to be submitted. <b>Status: Not submitted</b></p> <p>15. Loan sanction letter along with disbursement and repayment schedule needs to be submitted. <b>Status: Not submitted</b></p>
22.	Remarks	No reply has been submitted in the Authority.
<p><i>Asha</i> (Asha) Chartered Accountant</p>		<p><i>Neeraj</i> (Ar. Neera) Gautam Associate Architectural Executive</p>

Day and Date of hearing	Monday and 30.01.2023
Proceeding recorded by	Sh. Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Proceedings dated 30.01.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Ashok is present on the behalf of the promoter.</p> <p>The promoter/ applicant has submitted the reply today itself. The matter be put up after examination.</p>	
<p><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p>	<p><i>Ashok</i> (Ashok Sangwan) Member, HARERA, Gurugram</p>
<p><i>Vijay</i> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p>	<p><i>Dr. K.K.</i> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>

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