



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	Validity up to
	i)	License Approval	18.10.2022	17.10.2027
	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	Applied on 22.11.2022
	viii)	Electrical load availability connection	Applied on 19.10.2022
16.	Fee details		
		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.	DD amount		
			Rs. 2,13,000/- Rs. 20,500/- Rs. 1,84,500/-
		DD no. and date	517561 dated 21.10.2022 517560 dated 21.10.2022 551842 dated 21.10.2022
		Name of the issuing bank	ICICI Bank
		Deficit fee	Nil
18.	File Status		
		Date	
		Project received on	31.10.2022
		First notice sent on	18.11.2022
		First reply submitted on	18.11.2022
		First hearing on	21.11.2022
		Second reply submitted on	21.11.2022
		Third reply submitted on	28.11.2022
		Fourth reply submitted on	02.12.2022
19.	Status of documents		
			1. Forest NOC need to be submitted. Status: Submitted.
			2. Bank undertaking needs to be submitted. Status: Submitted.
			3. Non- encumbrance certificate issued by an officer not below the rank of Tehsildar needs to be submitted. Status: NEC issued by Naib Tehsildar submitted.
			4. Demarcation plan needs to be submitted.

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>Status: Submitted</p> <p>5. CA certificate for equity infused by the promoter need to be submitted.</p> <p>Status: Submitted</p> <p>6. CA certificate for financial and inventory details need to be submitted.</p> <p>Status: Submitted. Needs to be revised.</p> <p>7. Forest NOC need to be submitted.</p> <p>Status: Submitted.</p> <p>8. CA certificate for financial and inventory details need to be submitted.</p> <p>Status: revision not required as requisite corrections made in online DPI.</p>
20.	Deficit documents	<p>1. Hard copies of corrected online DPI and REP-I (part A-H) need to be submitted. Quarterly estimated schedule of expenditure on IDW for updation in REP-I need to be provided.</p> <p>2. Non- encumbrance certificate issued by an officer not below the rank of Tehsildar needs to be submitted.</p> <p>Status: NEC issued by Naib Tehsildar submitted.</p> <p>3. Approved zoning plan needs to be submitted.</p> <p>4. 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.</p>
21.	Case history-	<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 upto 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 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.</p>

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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.


 (Asha)

Chartered Accountant


 (Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Monday and 05.12.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

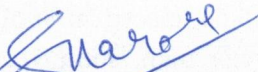
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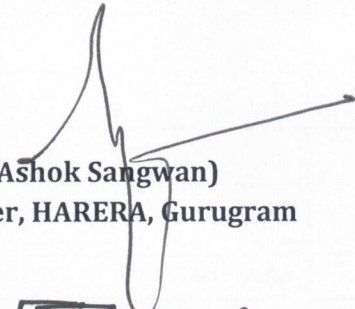
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.


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.


 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


 (Ashok Sangwan)
 Member, HARERA, Gurugram


 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram


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