



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s JMS Infra Realty Pvt. Ltd.
Project Name: Premier Floors

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Premier Floors
2.	Name of the promotor	M/s JMS Infra Realty Pvt Ltd.
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector- 95, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	1. JMS Infra Realty Pvt. Ltd. (16.55625 acres) 2. Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav (2.45625 acres)
7.	Name of the Collaborator	M/s JMS Infra Realty Pvt. Ltd. (2.45625 acres)
8.	Whether registration applied for whole	Whole
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1343-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2026
12.	QPR Compliance (If applicable)	June 22 and Sep 22 only (For RC 18/22) and RC no 36 of 2023 supersedes the RC no 18 of 22)
13.	4(2)(I)(d) Compliance (If applicable)	
14.	License no.	11 of 2022 dated 02.02.2022 (16.55625 acres) Valid up to 01.02.2027 04 of 2023 dated 06.01.2023 (2.45625 acres) Valid up to 05.01.2028
15.	Total licensed area	19.0125 acres Area to be registered 0.4799 acres
16.	Fee Details	
	Registration Fee	5127.54396 x 2.64 x 10 = Rs. 1,35,367/-
	Processing Fee	5127.54396 x 10 = Rs 51,275/-
	Late Fee	NA
	Total Fee	1,35,367+51,275 = Rs. 1,86,642

New PWD Rest House, Civil Lines, Gurugram, Haryana

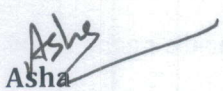
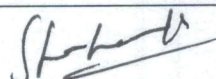
नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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 अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	Fees paid		1. Rs 1,41,000/- 2. Rs 53,500 /- Total = Rs. 1,94,500 /-	
	DD no. and date		1. 518093 dated 05.04.2023 2. 518094 dated 05.04.2023	
	Name of the bank issuing		ICICI Bank	
	Deficit fees		NIL	
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	11 of 2022 dated 02.02.2022 (16.55625 acres)	01.02.2027
			04 of 2023 dated 06.01.2023 (2.45625 acres)	05.01.2028
	ii)	Zoning Plan Approval	8695 dated 26.10.2022	
	iii)	Building plan Approval	17.02.2023 and 27.02.2023 (For 18 plots)	16.02.2025 and 26.02.2025
	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	23.02.2023	
18.	File Status		Date	
	Project received on		12.04.2023	
	First notice sent on		26.04.2023	
	First hearing on		01.05.2023	
19.	Case History: An application regarding registration of residential floors projects namely “Premier Floors” situated at Village- Sector-95, Gurugram, Haryana being developed by M/s JMS Infra Realty Pvt Ltd. was submitted on 12.04.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of residential floors project admeasuring an area of 0.4799 acres out of 19.0125 acres for which the license vide no. 11 of 2022 dated 02.02.2022 (16.55625 acres) valid up to 01.02.2027 and 04 of 2023 dated 06.01.2023 (2.45625 acres) has been issued by DTCP in favor of M/s. JMS Infra Realty Pvt. Ltd. (16.55625 acres) and Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav (2.45625 acres) in collaboration with M/s. JMS Infra Realty Pvt. Ltd (2.45625 acres) The project consists of 321 residential plots 1 commercial block proposed which got registered by the authority vide RC no. 36 of 2023 dated 02.02.2023 (19.0125 acres) which supersedes the Rc 18 of 2022			



	Now, the promoter has submitted the application for development of independent residential floors on 18 residential plots on which 72 units are proposed. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/604 dated 25.04.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 01.05.2023. The promoter has not submitted the reply till date.	
20.	Present compliance status as on 01.05.2023 of deficient documents as conveyed in the deficiency notice dated 25.04.2023.	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status – Not Submitted. 2. Corrections in detailed project information needs to be done. Status – Not Submitted. 3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status – Not Submitted. 4. Mutation needs to be provided and jamabandi, aks-shajra should be certified on latest dates. Status – Not Submitted. 5. Non encumbrance certificate needs to be certified on latest dates. Status – Not Submitted. 6. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan of need to be submitted. Status – Not Submitted. 7. Allotment letter needs to be corrected. Status – Not Submitted. 8. BBA needs to be submitted. Status – Not Submitted. 9. Payment plan needs to be revised. Status – Not Submitted. 10. Affidavit of promoter regarding arrangement with the bank of master account u/s 4(2)(l)(d) needs to be revised. Status – Not Submitted. 11. Cost of plots needs to be clarified. Status – Not Submitted. 12. Costing part in project report needs to be corrected. Status – Not Submitted. 13. KYC of directors needs to be provided. Status – Not Submitted. 14. KYC of project proponents needs to be provided. Status – Not Submitted. 15. Cash flow statement needs to be provided. Status – Not Submitted.

		16. Quarterly statement of expenditure needs to be provided. Status – Not Submitted. 17. Independent director report for the financial year for 2019-20 and 2020-21 needs to be provided. Status – Not Submitted. 18. Annual audit report for the financial year 2019-20 needs to be provided. Status – Not Submitted. 19. CA certificates for expenditure incurred needs to be corrected. Status – Not Submitted. 20. Bank undertaking needs to be provided. Status – Not Submitted.
21.	Remarks	No reply received
 Asha Chartered Accountant		 Shashank Sharma Associate Engineer Executive
Day and Date of hearing		Monday and 01.05.2023
Proceeding recorded by		Sh. Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated 01.05.2023 Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023.		
		 Planning Coordinator (By orders of the Authority)