

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



	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		
	Documents submitted on	01.05.2023		
	Second hearing on	15.05.2023		
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. Proceedings dated 01.05.2023 Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023 Documents submitted on 01.05.2023. 1. Mutation, jamabandi, aks-shajra certified on latest dates submitted. 2. Non encumbrance certificate certified on latest date provided. 3. KYC of directors submitted. 4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan submitted. 5. Independent director report for the financial year for 2019-20 and 2020-21 provided. 6. Annual audit report for the financial year 2019-20 provided.
20.	Present compliance status as on 15.05.2023 of deficient documents as observed on last hearing i.e., 01.05.2023 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 – Submitted. 5. Non encumbrance certificate needs to be certified on latest dates. Status –Submitted. 6. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan of need to be submitted. Status – 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 – Total cost in affidavit needs to be corrected as per total cost mentioned in the DPI. 11. Cost of plots needs to be clarified. Status – Not Submitted. 12. Costing part in project report needs to be corrected. Status – Submitted but needs to be corrected. 13. KYC of directors needs to be provided. Status – Submitted. 14. KYC of project proponents needs to be provided. Status – Not Submitted. 15. Cash flow statement needs to be provided. Status – Submitted but needs to be corrected. 16. Quarterly statement of expenditure needs to be provided. Status – Submitted but needs to be corrected. 17. Independent director report for the financial year for 2019-20 and 2020-21 needs to be provided. Status – Submitted. 18. Annual audit report for the financial year 2019-20 needs to be provided. Status – Submitted. 19. CA certificates for expenditure incurred needs to be corrected. Status – Total cost needs to be corrected. 20. Bank undertaking needs to be provided. Status – Not Submitted.
21.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in detailed project information needs to be done. 3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. 4. Allotment letter needs to be corrected. 5. BBA needs to be submitted. 6. Payment plan needs to be revised. 7. Affidavit of promoter regarding arrangement with the bank master account u/s 4(2)(l)(d) needs to be revised. 8. Cost of plots needs to be clarified. 9. Costing part in project report needs to be corrected. 10. KYC of project proponents needs to be provided.



HARERA
GURUGRAM

Promoter Name
Project Name

M/s JMS Infra Realty Pvt. Ltd.,
Premier Floors

11. Cash flow statement needs to be provided.
12. Quarterly statement of expenditure needs to be provided
13. CA certificates for expenditure incurred needs to be corrected
14. Bank undertaking needs to be provided.

Asha
Asha

Chartered Accountant

Shashank
Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 15.05.2023

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 15.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ashok Kumar (AR) is present on behalf of the promoter and seeks two weeks time to comply with the deficiencies. The matter to come up on 05.06.2023

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA

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