

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

SNo.	Particulars	Details	
1.	Name of the project	Mega City	
2.	Name of the promotor	M/s JMS Infra Build Pvt. Ltd.	
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 05, Sohna, Gurugram	
5.	Legal capacity to act as a promotor	Licensee	
6.	Name of the license holder	M/s JMS Infra Build Pvt. Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1358-2023	
10.	License no.	81 of 2023 dated 17.04.2023	Valid up to 16.04.2028
11.	Total licensed area	15.06875 Acres	Area to be registered 15.06875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	16.04.2028	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Compliance of conditions of RC	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	17.04.2023
	ii)	Zoning Plan Approval	23.05.2023
	iii)	Layout plan Approval	17.04.2023
			Validity up to 16.04.2028



	iv) Environmental Clearance	N/A
	v) Airport height clearance	N/A
	vi) Fire scheme approval	N/A
	vii) Service plan and estimate approval	Not applied yet
	viii) Electricity load availability connection	16.05.2023
17.	<b>Fee details</b>	
	Registration fee	(58541.7321 x 10) + (2439.2388 x 20) =Rs. 6,34,202/-
	Processing Fee	60980.9709 x 10 = Rs. 6,09,810/-
	Late fee	Nil
	Total fee	Rs. 12,44,012/-
18.	<b>DD amount</b>	Rs. 2,00,000/- Rs. 6,10,000/- Rs. 4,34,012/-
	<b>DD no. and date</b>	518849 dated 21.04.2023 518850 dated 21.04.2023 518870 dated 08.05.2023
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
19.	<b>File Status</b>	<b>Date</b>
	Project received on	24.04.2023
	Notice sent on	04.05.2023
	First reply submitted on	12.05.2023
	First hearing on	15.05.2023
	Second reply submitted on	23.05.2023
20.	Case history-	

**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



The promoter i.e., M/s JMS Infra Build Pvt. Ltd. has applied on dated 24.04.2023 for registration of their affordable plotted colony under DDJAY namely "Mega City" located at Sector 05, Sohna, Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.

This application relates to the license no. 81 of 2023 issued by the DTCP in favour of M/s JMS Infra Build Pvt. Ltd. to set up an affordable plotted colony under DDJAY over an area measuring 15.06875 acres in sector- 05, Sohna, Gurugram.

The current project comprises of 322 residential plots and a commercial block being developed by M/s JMS Infra Build Pvt. Ltd.

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 15.05.2023.

Proceedings dated 15.05.2023

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

Sh. Ashok Kumar and Sh. Pushpender Singh are present on the behalf of the promoter.

The AR of the promoter has submitted the reply to the deficiency notice on Friday, 12.05.2023 which needs to be examined by the office. The concerned executive shall examine the reply before the next date of hearing.

The matter to come up on 23.05.2023

**21. Present compliance status as on 23.05.2023 of deficient documents as observed on 15.05.2023**

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.

**Status: Done**

2. Authenticated copy of completely filled DPI needs to be submitted. Part D1 in DPI needs to be corrected as per CA certificate for expenditure incurred.

**Status: The AR of the promoter submits that they are not able to print all the pages of DPI due to some technical error. The same to be submitted as and when the issue is resolved.**

3. Deficit fee of Rs. 4,34,012/- needs to be paid.

**Status: paid through DD no. 518870 dated 08.05.2023**

4. Copy of mutation and aks shijra duly certified by a revenue officer not more than six months prior to the date of application needs to be submitted.  
**Status: Submitted**
5. Approved service plans and estimates need to be submitted.  
**Status: Promoter submits that they are yet to apply for approved service plans and estimates.**
6. Electrical load availability connection needs to be submitted.  
**Status: Submitted**
7. Assurance/ NOC for construction water, water supply, and storm water drainage need to be submitted.  
**Status: Submitted.**
8. Demarcation plan needs to be submitted.  
**Status: Submitted**
9. Approved zoning plan needs to be submitted.  
**Status: Submitted today**
10. Superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**
11. PERT chart of the project proposed needs to be submitted.  
**Status: Submitted**
12. Payment plan needs to be revised.  
**Status: Submitted**
13. Cost of the land needs to be clarified according to the area applied for the registration.  
**Status: Clarified**
14. Bank undertaking needs to be provided.  
**Status: Provided**
15. Quarterly schedule of estimated expenditure for IDW needs to be provided.  
**Status: Submitted**
16. Total cost in Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be corrected.  
**Status: Corrected and re submitted**

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





		<p>17. Revised CA certificate for REP 1 needs to be submitted. <b>Status: Submitted</b></p> <p>18. Project cost in project report needs to be corrected. <b>Status: Corrected and re submitted</b></p> <p>19. Rate of EDC needs to fill as per LOI, so correction needs to be done. <b>Status: Corrected</b></p> <p>20. Details of all authorized signatories to operate the bank account needs to be provided. <b>Status: Provided</b></p> <p>21. Marketing Cost in miscellaneous cost needs to be clarified. <b>Status: Clarified</b></p> <p>22. CHG form needs to be provided. <b>Status: Submitted</b></p> <p>23. Loan sanction letter along with disbursement letter with repayment schedule needs to be provided. <b>Status: Submitted.</b></p> <p>24. KYC of project proponent needs to be provided. <b>Status: Submitted</b></p> <p>25. KYC of authorized Signatory needs to be provided. <b>Status: Submitted</b></p> <p>26. Cash Flow statement needs to be corrected. <b>Status: Corrected and resubmitted</b></p> <p>27. The board resolution for operation of bank account needs to be submitted. <b>Status: Submitted</b></p>
22.	Remarks	<p>1. Approved service plans and estimates need to be submitted. <b>Status: Promoter submits that they are yet to apply for approved service plans and estimates.</b></p>

**Recommendations:** 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 & estimates. The promoter has submitted cheque No. 000922 dated 23.05.2023 of ICICI Bank amounting to Rs. 25 lacs as security to submit the approved service plans and estimates in the Authority within three months.

It is recommended that the Authority may consider for grant of registration subject to the submission of approved service plans and estimates in the Authority within three months failing which the security amount submitted by the promoter may be forfeited.

  
(Asha)

Chartered Accountant



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Tuesday and 23.05.2023
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 23.05.2023

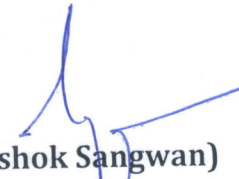
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Ashok Kumar and Sh. Pushpender Singh are present on the behalf of the promoter.


The AR submits that approval of zoning plan has been obtained from DTCP and submitted today in the Authority along with a cheque No. 000922 of ICICI Bank Ltd. of Rs. 25 lakh as a security for submission of approved service plans and estimates within 3 months failing which the amount is liable to be forfeited. The Accounts Branch/Planning Branch to ensure its realisation before release of Registration Certificate.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

  
(Arun Kumar Gupta)  
Chairman, HARERA, Gurugram