

Project Mega City
 Promoter M/s JMS Infra Build Pvt. Ltd.

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 promoter	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)(l)(c)	16.04.2028		
13.	QPR compliance	N/A		
14.	4(2)(l)(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	Validity up to
	i)	License Approval	17.04.2023	16.04.2028
	ii)	Zoning Plan Approval	Not submitted	
	iii)	Layout plan Approval	17.04.2023	



	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 18.04.2023
17.	Fee details	
	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.	DD amount	Rs. 2,00,000/- Rs. 6,10,000/-
	DD no. and date	518849 dated 21.04.2023 518850 dated 21.04.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs. 4,34,012/-
19.	File Status	Date
	Project received on	24.04.2023
	Notice sent on	04.05.2023
20.	Case history-	
	<p>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.</p> <p>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.</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



	<p>The current project comprises of 322 residential plots and a commercial block being developed by M/s JMS Infra Build Pvt. Ltd.</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 15.05.2023.</p>	
21.	<p>Present compliance status as on 15.05.2023 of deficient documents as conveyed in the deficiency notice</p>	<ol style="list-style-type: none">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: Not done2. 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: Not done3. Deficit fee of Rs. 4,34,012/- needs to be paid. Status: Not paid4. 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: Not submitted5. Approved service plans and estimates need to be submitted. Status: Not submitted6. Electrical load availability connection needs to be submitted. Status: Not submitted7. Assurance/ NOC for construction water, water supply, electricity supply and storm water drainage need to be submitted. Status: Not submitted8. Demarcation plan needs to be submitted. Status: Not submitted9. Approved zoning plan needs to be submitted. Status: Not submitted10. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted



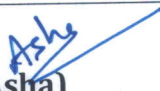

	<p>11. PERT chart of the project proposed needs to be submitted. Status: Not submitted</p> <p>12. Payment plan needs to be revised. Status: Not submitted</p> <p>13. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted</p> <p>14. Bank undertaking needs to be provided. Status: Not submitted</p> <p>15. Quarterly schedule of estimated expenditure for IDW needs to be provided. Status: Not submitted</p> <p>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: Not done</p> <p>17. Revised CA certificate for REP 1 needs to be submitted. Status: Not submitted</p> <p>18. Project cost in project report needs to be corrected. Status: Not done</p> <p>19. Rate of EDC needs to fill as per LOI, so correction needs to be done. Status: Not done</p> <p>20. Details of all authorized signatories to operate the bank account needs to be provided. Status: Not submitted</p> <p>21. Marketing Cost in miscellaneous cost needs to be clarified. Status: Not clarified</p> <p>22. CHG form needs to be provided. Status: Not submitted</p> <p>23. Loan sanction letter along with disbursement letter with repayment schedule needs to be provided. Status: Not submitted</p> <p>24. KYC of project proponent needs to be provided. Status: Not submitted</p> <p>25. KYC of authorized Signatory needs to be provided.</p>
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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		Status: Not submitted 26. Cash Flow statement needs to be corrected. Status: Not submitted 27. The board resolution for operation of bank account needs to be submitted. Status: Not submitted
22.	Remarks	The reply to the deficiency notice has been submitted in the Authority on 12.05.2023 and received in the branch on 15.05.2023 which is yet to be scrutinized.
 (Asha) Chartered Accountant		 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

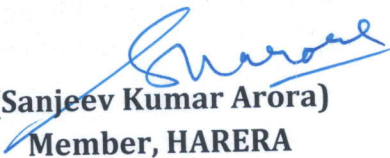
Proceedings dated 15.05.2023


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


(Sanjeev Kumar Arora)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

