



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

Project The Nation
Promoter M/s JMS Infra Reality Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	The Nation	
2.	Name of the promotor	M/s JMS Infra Reality 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	<u>License no. 04 of 2023</u> Sh. Narender Kumar S/o Paras Ram Yadav and Sh. Mayank Yadav S/o Jawahar Singh <u>License no. 11 of 2022</u> M/s JMS Infra Reality Pvt. Ltd. <u>License no. 111 of 2023</u> M/s JMS Infra Realty Pvt. Ltd.	
7.	Whether registration applied for whole	3.34375 Acres	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1389-2023	
10.	License no.	04 of 2023 dated 06.01.2023 11 of 2022 dated 02.02.2022 111 of 2023 dated 25.05.2023	valid up to 05.01.2028 valid up to 01.02.2027 valid up to 24.05.2028
11.	Total licensed area	22.35625 Acres	Area to be registered 3.34375 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	Needs to be submitted	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	

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

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
		25.05.2023
		06.01.2023
		02.02.2022
		24.05.2028
		05.01.2028
		01.02.2027
	ii)	Zoning Plan Approval
		Not submitted
	iii)	Layout plan Approval
		25.05.2023
	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 31.05.2023
17.	Fee details	
	Registration fee for 22.35625 acre	$(3618.901 \times 20) + (86853.633 \times 10)$ =Rs. 9,40,914/-
	Registration fee for 3.34375 acres	Rs. 1,40,725/-
	Processing Fee for 22.35625 acres	$90472.534 \times 10 = \text{Rs. } 9,04,726/-$
	Registration fee for 19.0125 acre	$(3077.634 \times 20) + (73863.27 \times 10)$ =Rs. 8,00,186/-
	Registration fee for 2.45625 acre	Rs. 1,03,381/-
	Processing Fee for 19.0125 acres	76940.9×10 =Rs. 7,69,409/-
	Registration Fee for 16.55625 acres	$(3077.634 \times 20) + (64320.736 \times 10)$ =Rs. 6,96,808/-
	Processing Fee for 16.55625 acres	$67000.767 * 10 = \text{Rs. } 6,70,008/-$
	Late fee	Nil

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	Total fee	(140725 + 904726 + 103381 + 769409 + 696808 + 670008)															
		Rs. 32,85,057/-															
	Total fee paid	Rs. 32,95,100/-															
18.	DD amount	Rs. 1,33,000/- Rs. 9,05,000/- Rs. 1,00,000/- Rs. 1,13,000/- Rs. 6,77,000/- Rs. 6,70,100/- Rs. 6,97,000/-															
	DD no. and date	518925 dated 31.05.2023 518924 dated 31.05.2023 517718 dated 19.01.2023 517719 dated 19.01.2023 517739 dated 24.01.2023 516993 dated 08.02.2022 516994 dated 08.02.2022															
	Name of the bank issuing	ICICI Bank															
	Deficient amount	Nil															
19.	File Status	Date															
	Project received on	01.06.2023															
20.	Case history-																
	<p>The promoter i.e., M/s JMS Infra Reality Pvt. Ltd. has applied on dated 01.06.2023 for registration of affordable plotted colony under DDJAY namely "The Nation" located in Sector-95, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The Director, Town and Country Planning, Haryana had issued the following license pertaining to the project:</p>																
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>License No. and validity</th> <th>Area</th> <th>License holders</th> <th>Collaborator</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11 of 2022 dated 02.02.2022 valid up to 01.02.2027</td> <td>16.55625 acres</td> <td>M/s JMS Infra Realty Pvt. Ltd.</td> <td>N/A</td> </tr> <tr> <td>2</td> <td>04 of 2023 dated 06.01.2023 valid up to 05.01.2028</td> <td>2.45625 acres</td> <td>Sh. Narender Kumar, Sh. Mayank Yadav, M/s JMS Infra Realty Pvt. Ltd.</td> <td>M/s JMS Infra Realty Pvt. Ltd.</td> </tr> </tbody> </table>	S. No.	License No. and validity	Area	License holders	Collaborator	1	11 of 2022 dated 02.02.2022 valid up to 01.02.2027	16.55625 acres	M/s JMS Infra Realty Pvt. Ltd.	N/A	2	04 of 2023 dated 06.01.2023 valid up to 05.01.2028	2.45625 acres	Sh. Narender Kumar, Sh. Mayank Yadav, M/s JMS Infra Realty Pvt. Ltd.	M/s JMS Infra Realty Pvt. Ltd.	
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3	111 of 2023 dated 25.05.2023 valid up to 24.05.2028	3.34375 acres	M/s JMS Infra Realty Pvt. Ltd.	N/A
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The Authority had granted registration no. GGM/543/275/2022/18 dated 14.03.2022 to the project "The Nation" admeasuring an area 16.55625 acres to M/s JMS Infra Realty Pvt. Ltd. Further, on application no. RERA-GRG-1288-2023 submitted by the promoter for revision of the RC, the Authority granted registration no. GGM/694/424/2023/36 dated 02.02.2023 for an area measuring 19.0125 Acres superseding the earlier RC dated 14.03.2022.

Now, the promoter has applied for registration of area measuring 3.34375 acres pertaining to license no. 111 of 2023 and revision of the earlier registration certificate. It is noted that promoter has obtained revised layout plan of the entire project land of 22.3562 acres.

Asha
(Asha)
Chartered Accountant

Day and Date of hearing	Monday and 26.06.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 26.06.2023</p> <p>Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Sanjeet Kumar and Sh. Vipul Kumar Dahiya are present on the behalf of the promoter.</p> <p>The deficiencies in the application, if any, be conveyed to the promoter.</p> <p>The matter to come up on 17.07.2023</p> <p style="text-align: center;"><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p> <p style="text-align: center;"><i>Ashok</i> (Ashok Sangwan) Member, HARERA, Gurugram</p>	