Marine Square (Commercial)
JMS Buildtech Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Marine Square (Commercial)		
2.	Name of the promoter	M/s JMS Buildtech Pvt. Ltd.		
3.	Nature of the project	Commercial Colony		
4.	Location of the project	Sector- 102, Gurugram		
5.	Legal capacity to act as a promoter	Change of Developer		
6.	Name of license holder	Kusum Lata w/o RC Vashisth		
7.	Status of project	Ongoing		
8.	RERA Registration No.	22 of 2018 dated 02.02.2018		
9.	Validity of Registration Certificate	Valid From 02.02.2018	Valid Up to 02.02.2023 + 6 months COVID-19 = 02.08.2023	
10.	Date of receipt of application for extension	07.06.2023		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	02.08.2024		
13.	Online extension ID	RERA-GRG-PROJ-1398-2023		
14.	Registration Temp ID	RERA-GRG-PROJ-149-2019		
15.	QPR status	Not submitted		
16.	4(2)(l)(D) reports status	Not submitted		
17.	Other conditions of RC	N/A		
18.	License no.	99 of 2014 dated 13.08.2014	Valid up to 12.08.2024	
19.	Total licensed area	2 Acres	**Area for extension of registration**	2 Acres

20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	License Approval	99 of 2014 dated 13.08.2014	12.08.2024
	ii)	Zoning Plan Approval	Not Submitted	
	iii)	Building plan Approval	Not Submitted	
	iv)	Environmental Clearance	SEIAA/HR/2018/118 dated 13.02.2018	12.02.2028
	v)	Architectural Control Sheet	N/A	
	vi)	Fire scheme approval	Not Submitted	
	vii)	Service plans and estimates approval	Not Submitted	

21.	**Reasons for delay**	Not Submitted
22.	**Fee details**	
	Registration fee	14,163.975*1.75*20 = Rs 4,95,739/-
	Late Fee	N/A
	Processing fee	N/A
	Extension Fee (Half of Registration fee)	Rs. 2,47,870/-
	Processing fee	14,163.975 * 10 = Rs 1,41,640/-
	Late fee	(100% of extension fee) = Rs 2,47,870/-
	Total fee	Rs 11,33,119/-
23.	**DD amount submitted at the time of registration**	Rs 2,84,000/-
	DD no. and date for registration	000095 dated 18.01.2018
	Name of the bank issuing	HDFC Bank
	DD Amount submitted for extension	Rs 1,00,000/-
	DD no. and date for extension	518918 dated 30.05.2023
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 7,49,119/-
24.	**File Status**	**Date**
	File received on	07.06.2023
	First notice Sent on	28.06.2023
	First hearing on	03.07.2023
25.	**Case History:-** The Promoter M/s JMS Buildtech Pvt. Ltd. who is a change of developer applied for the extension of registration of real estate project namely "Marine Square (Commercial)" located at Sector-102, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 54251 dated 07.06.2023 and EPIN-66. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-149-2019 and online generated for project extension temp id RERA-GRG-PROJ-1398-2023. The total licensed area and project area for the extension of registration is 2 acres vide license no – 99 of 2014 dated 13.08.2014. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/66 dated 28.06.2023 was issued to the promoter with an opportunity of being heard on 03.07.2023. The status of documents is mentioned below.	
26.	**Present compliance status as on 03.07.2023 of deficit documents as conveyed in notice dated 28.06.2023.**	1 Deficit fee of Rs 7,49,119/- needs to be submitted. 2 REP-V form needs to be submitted. 3 Corrections in online DPI needs to be done. 4 Original registration certificate needs to be submitted. 5 Approved Building plans (BR-III and all approved plans) needs to be submitted. 6 Airport height clearance needs to be submitted. 7 Fire Scheme Approval needs to be submitted.

		37 Annual audit report under section 4(2)(l)(D) for the financial year 2019-2020, 2020-21 and 2021-22 needs to be submitted. 38 Cost of land needs to be clarify according to area apply for registration. 39 Copy of paid challan of EDC, IDC and license fee needs to be submitted. 40 TAN, and GST of the promoter needs to be provided. 41 Details of project consultants i.e., Architect, Structural Engineer, chartered accountant, MEP and proof consultant needs to fill in DPI and KYC also provided. 42 Project proponent needs to be submitted. 43 KYC of directors needs to be submitted.
	Remarks	All the above documents needs to be submitted. The Reply has not been submitted by the promoter.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 03.07.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rishabh Jain (Advocate) is present on behalf of the promoter and requests for 4 weeks adjournment to file the reply and deficit documents. Request is allowed.

The matter to come up on 07.08.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA