

**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	valid up to 05.01.2028
		11 of 2022 dated 02.02.2022	valid up to 01.02.2027
		111 of 2023 dated 25.05.2023	valid up to 24.05.2028
11.	Total licensed area	22.35625 Acres	<b>Area to be registered</b> 3.34375 Acres
12.	Project completion date as declared u/s 4(2)(l)(c)	Needs to be submitted	
13.	QPR compliance	N/A	
14.	4(2)(l)(D) compliance	N/A	
15.	Compliance of conditions of RC	Conditions of RC no. 36 of 2023 not complied with.	





16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	<b>RERA- GRG-2902-2023</b> Show cause notice issued for non- submission of bank guarantee w.r.t. RC no. 36 of 2023 <b>RERA- GRG-4675-2022</b> Show cause notice issued for non- compliance of RC conditions w.r.t. RC no. 18 of 2022 superseded by 36 of 2023		
18.	Status of change of bank a/c			
19.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity up to</b>
	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	
20.	<b>Fee details</b>			
	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	$90472.534 \times 10 =$ 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/-		



	<b>Processing Fee for 19.0125 acres</b>	76940.9 x 10 =Rs. 7,69,409/-
	<b>Registration Fee for 16.55625 acres</b>	(3077.634 x 20) + (64320.736 x 10) =Rs. 6,96,808/-
	<b>Processing Fee for 16.55625 acres</b>	67000.767 * 10=Rs. 6,70,008/-
	<b>Late fee</b>	Nil
	<b>Total fee</b>	(140725 + 904726 + 103381 + 769409 + 696808 + 670008) <b>Rs. 32,85,057/-</b>
	<b>Total fee paid</b>	<b>Rs. 32,95,100/-</b>
21.	<b>DD amount</b>	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/-
	<b>DD no. and date</b>	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
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
22.	<b>File Status</b>	<b>Date</b>
	<b>Project received on</b>	01.06.2023
	<b>First hearing on</b>	26.06.2023
	<b>Notice dispatched on</b>	04.07.2023
23.	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>	

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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



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.
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

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.

In this regard, the promoter was asked to submit the consent from 2/3<sup>rd</sup> allottees of the project. The promoter has submitted 6 consent letters which are not satisfactory as the consent is given against project area of 16.55625 acres and not 19.0125 acres registered with the Authority.

24.	<b>Present compliance status as on 17.07.2023 of deficient documents as observed in the scrutiny</b>	<ol style="list-style-type: none"> <li>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. <b>Status: Not done</b></li> <li>2. Corrections marked on the hard copy of online DPI need to be done. <b>Status: Not done</b></li> <li>3. Consent from the existing 2/3<sup>rd</sup> allottees of the project regarding revision in layout plan or an affidavit to the effect that no third party right has been created on the project land needs to be submitted. <b>Status: Submitted. Not satisfactory</b></li> <li>4. Copies of license no. 04 of 2023 and license no. 11 of 2022 along with land schedule need to be submitted.</li> </ol>
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भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<p><b>Status: Submitted</b></p> <p>5. LOI for the entire project land (22.35625 Acres) needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>6. LC IV and LC IV B for entire project land (22.35625 Acres) need to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>7. Copies of mutation and jamabandi for entire project land (22.35625 Acres) duly certified by a revenue officer within six months from the date of application of registration need to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>8. Land title search report for entire project needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>9. Copy of information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony for license no. 11 of 2022, 04 of 2023 and 111 of 2023 needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>10. Non encumbrance certificate issued by a revenue officer not below the rank of tehsildar not more than six months prior to the date of application for registration with respect to the entire project land (22.35625 acres) needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>11. Approved service plans and estimates need to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>12. Electrical load availability connection needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>13. Forest NOC with respect to the entire project land(22.35625 Acres) needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>14. NOCs for storm water drainage, sewerage connection and potable water supply need to be submitted.</p> <p><b>Status: Submitted</b></p> <p>15. Demarcation plan needs to be submitted.</p> <p><b>Status: Submitted</b></p> <p>16. Approved zoning plan needs to be submitted.</p> <p><b>Status: Not submitted</b></p> <p>17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p><b>Status: Submitted</b></p>
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	<p>18. PERT chart of the proposed project needs to be submitted.  <b>Status: Submitted</b></p> <p>19. Cost of land needs to be clarified according to area apply for registration.  <b>Status: Not submitted</b></p> <p>20. Quarterly statement of expenditure (IDW) needs to be provided.  <b>Status: Submitted</b></p> <p>21. Project report needs to be revised.  <b>Status: Not submitted</b></p> <p>22. Cash flow statement needs to be submitted.  <b>Status: Submitted. Needs to be revised.</b></p> <p>23. CHG form needs to be provided.  <b>Status: Submitted. For Rs. 40 Cr to be provided.</b></p> <p>24. CA certificate for expenditure incurred and to be incurred needs to be revised.  <b>Status: Not submitted</b></p> <p>25. Loan sanction letter along with disbursement and repayment schedule needs to be provided.  <b>Status: Not submitted</b></p> <p>26. KYC of project consultant needs to be provided.  <b>Status: Submitted</b></p> <p>27. Undertaking regarding 10% auto deduct from separate account under section 4(2)(l)(D) for EDC needs to be submitted.  <b>Status: Not submitted</b></p> <p>28. KYC of Director (Manish Kumar Dhingra) needs to be provided.  <b>Status: Submitted</b></p> <p>29. CA certificate for non-default needs to be revised.  <b>Status: Not submitted</b></p> <p>30. Affidavit regarding REP II needs to be revised.  <b>Status: Not submitted</b></p> <p>31. Annual statement for the financial year 2019-20 needs to be submitted.  <b>Status: Not submitted</b></p> <p>32. Bank undertaking needs to be revised.  <b>Status: Not submitted</b></p> <p>33. Cash flow statement needs to be provided.  <b>Status: Not submitted</b></p>
<b>Remarks</b>	<p>1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done.</p>



	<ol style="list-style-type: none"><li>3. Consent from the existing 2/3rd allottees of the project regarding revision in layout plan or an affidavit to the effect that no third party right has been created on the project land needs to be submitted. <b>Status: Submitted. Not satisfactory</b></li><li>4. LC IV and LC IV B for entire project land (22.35625 Acres) need to be submitted.</li><li>5. Copies of mutation and jamabandi for entire project land (22.35625 Acres) duly certified by a revenue officer within six months from the date of application of registration need to be submitted.</li><li>6. Land title search report for entire project needs to be submitted.</li><li>7. Copy of information to revenue department regarding the fact that project land licensed and bonded for setting up of a colony for license no. 11 of 2022, 04 of 2023 and 111 of 2023 needs to be submitted.</li><li>8. Non encumbrance certificate issued by a revenue officer not below the rank of tehsildar not more than six months prior to the date of application for registration with respect to the entire project land (22.35625 acres) needs to be submitted.</li><li>9. Approved service plans and estimates need to be submitted.</li><li>10. Electrical load availability connection needs to be submitted.</li><li>11. Forest NOC with respect to the entire project land(22.35625 Acres) needs to be submitted.</li><li>12. Approved zoning plan needs to be submitted.</li><li>13. Cost of land needs to be clarified according to area apply for registration.</li><li>14. Project report needs to be revised.</li><li>15. Cash flow statement needs to be submitted. <b>Status: Submitted. Needs to be revised.</b></li><li>16. CHG form needs to be provided. <b>Status: Submitted. For Rs. 40 Cr to be provided.</b></li><li>17. CA certificate for expenditure incurred and to be incurred needs to be revised.</li><li>18. Loan sanction letter along with disbursement and repayment schedule needs to be provided.</li><li>19. Undertaking regarding 10% auto deduct from separate account under section 4(2)(I)(D) for EDC needs to be submitted.</li><li>20. CA certificate for non-default needs to be revised.</li><li>21. Affidavit regarding REP II needs to be revised.</li></ol>
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		22. Annual statement for the financial year 2019-20 needs to be submitted. 23. Bank undertaking needs to be revised. 24. Cash flow statement needs to be provided.
	 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

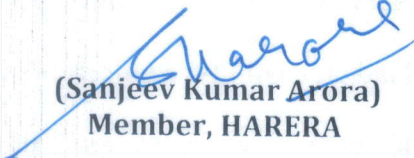
Proceedings dated 17.07.2023

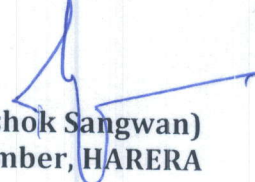
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed about the facts of the case.

Sh. Vipul Kumar Dahiya (AR) and Sh. Yudhveer Singh (AR) are present on the behalf of the promoter.

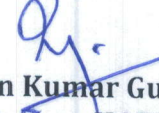
The AR of the promoter applicant requested for time to comply with the deficiencies. The Authority granted two months' time for compliance of the deficiencies which have already been pointed out failing which the application shall stand rejected.

The matter to come up on 18.09.2023

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA