



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

Promoter Name: M/s JMS Infra Realty Pvt. Ltd.
Project Name: Premier Floors

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Premier Floors
2.	Name of the promotor	M/s JMS Infra Realty Pvt Ltd.
3.	Nature of the project	Residential Independent Floors
4.	Location of the project	Sector- 95, Gurugram
5.	Legal capacity to act as a promoter	Collaborator
6.	Name of the license holder	1. JMS Infra Realty Pvt. Ltd. (16.55625 acres) 2. Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav (2.45625 acres)
7.	Name of the Collaborator	M/s JMS Infra Realty Pvt. Ltd. (2.45625 acres)
8.	Whether registration applied for whole	Whole
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1343-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2026
12.	QPR Compliance (If applicable)	Submitted for June 22 to Dec 22 only (For RC 18/22) and RC no 36 of 2023 supersedes the RC no 18 of 22) Pending - March 23.
13.	4(2)(I)(d) Compliance (If applicable)	Pending - 2021-22
14.	Compliance of RC Conditions.	Pending - 1. Electrical load availability connection. 2. Approved zoning. 3. Approved service plan & estimates.
15.	License no.	11 of 2022 dated 02.02.2022 (16.55625 acres) Valid up to 01.02.2027 04 of 2023 dated 06.01.2023 (2.45625 acres) Valid up to 05.01.2028
16.	Total licensed area	19.0125 acres Area to be registered 0.4799 acres
17.	Fee Details	
	Registration Fee	5127.54396 x 2.64 x 10 = Rs. 1,35,367/-
	Processing Fee	5127.54396 x 10 = Rs 51,275/-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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



	Late Fee	NA	
	Total Fee	1,35,367+51,275 = Rs. 1,86,642	
	Fees paid	1. Rs 1,41,000/- 2. Rs 53,500 /- Total = Rs. 1,94,500 /-	
	DD no. and date	1. 518093 dated 05.04.2023 2. 518094 dated 05.04.2023	
	Name of the bank issuing	ICICI Bank	
	Deficit fees	NIL	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	11 of 2022 dated 02.02.2022 (16.55625 acres)
			04 of 2023 dated 06.01.2023 (2.45625 acres)
	ii)	Zoning Plan Approval	8695 dated 26.10.2022
	iii)	Building plan Approval	17.02.2023 and 27.02.2023 (For 18 plots)
	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	23.02.2023
19.	File Status	Date	
	Project received on	12.04.2023	
	First notice sent on	26.04.2023	
	First hearing on	01.05.2023	
	Documents submitted on	01.05.2023	
	Second hearing on	15.05.2023	
	Documents submitted on	15.05.2023	
	Third hearing on	05.06.2023	
	Fourth hearing on	07.06.2023	
	Fifth hearing on	26.06.2023	
20.	Case History: An application regarding registration of residential floors projects namely "Premier Floors" situated at Village- Sector-95, Gurugram, Haryana being developed by M/s JMS Infra Realty Pvt Ltd. was submitted on 12.04.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.		



This application is for registration of residential floors project admeasuring an area of 0.4799 acres out of 19.0125 acres for which the license vide no. 11 of 2022 dated 02.02.2022 (16.55625 acres) valid up to 01.02.2027 and 04 of 2023 dated 06.01.2023 (2.45625 acres) has been issued by DTCP in favor of M/s. JMS Infra Realty Pvt. Ltd. (16.55625 acres) and Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav (2.45625 acres) in collaboration with M/s. JMS Infra Realty Pvt. Ltd (2.45625 acres)

The project consists of 321 residential plots 1 commercial block proposed which got registered by the authority vide RC no. 36 of 2023 dated 02.02.2023 (19.0125 acres) which supersedes the Rc 18 of 2022

Now, the promoter has submitted the application for development of independent residential floors on 18 residential plots on which 72 units are proposed.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/604 dated 25.04.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 01.05.2023. The promoter has not submitted the reply till date.

Proceedings dated 01.05.2023

Due to administrative work (Meeting of the Authority at Panchkula), the matter is adjourned to 15.05.2023

Documents submitted on 01.05.2023.

1. Mutation, jamabandi, aks-shajra certified on latest dates submitted.
2. Non encumbrance certificate certified on latest date provided.
3. KYC of directors submitted.
4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan submitted.
5. Independent director report for the financial year for 2019-20 and 2020-21 provided.
6. Annual audit report for the financial year 2019-20 provided.

Proceedings dated 15.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Ashok Kumar (AR) is present on behalf of the promoter and seeks two weeks time to comply with the deficiencies. The matter to come up on 05.06.2023.

Documents submitted on 15.05.2023

The promoter has requested to add 12 more plots in the ongoing application, however no details of the same has been submitted.

Proceedings dated 05.06.2023

Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.

Proceedings dated 07.06.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.



	Sh. Sunil is present on behalf of the promoter. However, no authority letter has been produced. He requests that two weeks time may be granted to comply with the deficiencies. It is further observed that vide letter dated 15.05.2023 the applicant promoter has requested that he may be permitted for addition of 12 plots in the said project adjoining the 18 plots for which application has been submitted. The promoter applicant be advised to file a fresh application for registration of the entire project in case they wish to add 12 plots in the existing application. The matter to come up on 26.06.2023. Proceedings dated 26.06.2023 Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Sanjeet Kumar and Sh. Vipul Kumar Dahiya are present on behalf of the promoter. The AR of the applicant promoter seeks an adjournment for two weeks to comply with the deficiencies. The matter to come up on 10.07.2023.
21.	Present compliance status as on 10.07.2023 of deficient documents as observed on last hearing i.e., 26.06.2023 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status – Not Submitted. 2. Corrections in detailed project information needs to be done. Status – Not Submitted. 3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status – Not Submitted. 4. Mutation needs to be provided and jamabandi, aks-shajra should be certified on latest dates. Status – Submitted. 5. Non encumbrance certificate needs to be certified on latest dates. Status –Submitted. 6. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan of need to be submitted. Status – Submitted. 7. Allotment letter needs to be corrected. Status – Not Submitted. 8. BBA needs to be submitted. Status – Not Submitted. 9. Payment plan needs to be revised. Status – Not Submitted. 10. Affidavit of promoter regarding arrangement with the bank of master account u/s 4(2)(l)(d) needs to be revised. Status – Total cost in affidavit needs to be corrected as per total cost mentioned in the DPI. 11. Cost of plots needs to be clarified. Status – Not Submitted.



		Status – Not Submitted. 12. Costing part in project report needs to be corrected. Status – Submitted but needs to be corrected. 13. KYC of directors needs to be provided. Status – Submitted. 14. KYC of project proponents needs to be provided. Status – Not Submitted. 15. Cash flow statement needs to be provided. Status – Submitted but needs to be corrected. 16. Quarterly statement of expenditure needs to be provided. Status – Submitted but needs to be corrected. 17. Independent director report for the financial year for 2019-20 and 2020-21 needs to be provided. Status – Submitted. 18. Annual audit report for the financial year 2019-20 needs to be provided. Status – Submitted. 19. CA certificates for expenditure incurred needs to be corrected. Status – Total cost needs to be corrected. 20. Bank undertaking needs to be provided. Status – Not Submitted.
22.	Remarks	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in detailed project information needs to be done. 3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. 4. Allotment letter needs to be corrected. 5. BBA needs to be submitted. 6. Payment plan needs to be revised. 7. Affidavit of promoter regarding arrangement with the bank of master account u/s 4(2)(l)(d) needs to be revised. 8. Cost of plots needs to be clarified. 9. Costing part in project report needs to be corrected. 10. KYC of project proponents needs to be provided. 11. Cash flow statement needs to be provided. 12. Quarterly statement of expenditure needs to be provided.



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GURUGRAM

Promoter Name
Project Name

M/s JMS Infra Realty Pvt. Ltd..
Premier Floors

13. CA certificates for expenditure incurred needs to be corrected.
14. Bank undertaking needs to be provided.
15. QPR for the quarter ending March 23.
16. Compliance report under section 4(2)(I)(D) for the year 2021-22.
17. RC conditions - Electrical load availability connection, Approved zoning and approved service plan and estimates are pending.

Asha
Asha

Chartered Accountant

Shashank
Shashank Sharma

Associate Engineer Executive

Day and Date of hearing

Monday and 10.07.2023

Proceeding recorded by

Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 10.07.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter and requests that he may be permitted for addition of 12 plots in the said project adjoining the 18 plots for which application has already been submitted. As the AR of the promoter is taking plea from the last two hearings and does not apply for the afresh registration. Hereby, the Authority is now returning the existing application and directed the applicant promoter to apply afresh subject to adjustment of fees while applying.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

V.I - 3
p(Vijay Kumar Goyal)
Member, HARERA

on leave
(Ashok Sangwan)
Member, HARERA

Arun Kumar Gupta
(Arun Kumar Gupta)
Chairman, HARERA