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**	March 2020 to Dec 2022 submitted and June 2018-dec 2019 & Mar 2023 to June 2023 pending		
16.	**4(2)(l)(D) reports status**	2018-19 submitted and 2019-20, 2020-21 and 2021-22 pending		
17.	**Other conditions of RC**	N/A		
18.	**4(2)(l)(C) compliance**	N/A		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-5360-2019 – SCN for 4(2)(l)(D) compliance RERA-GRG-3179-2022 - SCN for 4(2)(l)(D) compliance RERA-GRG-3567-2022 - SCN for QPR compliance		
21.	**License no.**	99 of 2014 dated 13.08.2014	Valid up to 12.08.2024	
22.	**Total licensed area**	2 Acres	**Area for extension of registration**	2 Acres

23. 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
24.	Reasons for delay		Not Submitted
25.	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/-
26.	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/- Rs 7,49,119/-
	DD no. and date for extension		518918 dated 30.05.2023 518108 dated 02.08.2023
	Name of the bank issuing		ICICI Bank
	Deficient amount		Nil
27.	File Status		Date
	File received on		07.06.2023
	First notice Sent on		28.06.2023
	First hearing on		03.07.2023
	Second hearing on		07.08.2023
	Third hearing on		09.10.2023
28.	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.		

	On 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. **On 07.08.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. No reply has been submitted by the promoter company against the deficiencies raised by the authority till 02.08.2023. In view of the same the matter is adjourned, and the next date of hearing will be conveyed after the submission of reply of deficiencies already conveyed through notice. The promoter has submitted a reply on 03.08.2023 which has been scrutinized and as per the directions of authority, the matter is fixed for hearing on 09.10.2023. The status of documents is mentioned below.	
29.	**Present compliance status as on 09.10.2023 of deficit documents as conveyed in hearing dated 07.08.2023.**	1 Deficit fee of Rs 7,49,119/- needs to be submitted. **Status: Submitted vide DD no. 518108 dated 02.08.2023 amounting Rs 7,49,119/-.** 2 REP-V form needs to be submitted. Status: Not submitted 3 Corrections in online DPI needs to be done. Status: Not submitted 4 Original registration certificate needs to be submitted. Status: Not submitted 5 Approved Building plans (BR-III and all approved plans) needs to be submitted. Status: Not submitted 6 Airport height clearance needs to be submitted. Status: Not submitted 7 Fire Scheme Approval needs to be submitted. Status: Not submitted 8 Service plan estimates approval needs to be submitted. Status: Not submitted 9 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. Status: Not submitted 10 PERT chart needs to be submitted. Status: Not submitted 11 Site photographs for the physical status of construction needs to be submitted. Status: Not submitted 12 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. Status: Not submitted 13 List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided.

			Status: Not submitted
		14	Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted. Status: Not submitted
		15	Project report needs to be submitted. Status: Not submitted
		16	Information to revenue department regarding entry of license in the revenue record needs to be submitted. Status: Not submitted
		17	Latest Land title search report needs to be submitted. Status: Not submitted
		18	Latest Non-encumbrance certificate needs to be submitted. Status: Not submitted
		19	Copy of demarcation plan needs to be submitted. Status: Not submitted
		20	Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Not submitted
		21	Approval/NOC from various agencies regarding the external service like roads access, sewerage supply and storm water needs to be submitted. Status: Not submitted
		22	Allottee related draft documents i.e., Allotment letter and BBA needs to be submitted as per prescribed format. Status: Not submitted
		23	Draft Application form needs to be revised and conveyance deed needs to be submitted. Status: Not submitted
		24	Copy of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. Status: Not submitted
		25	Copy of brochure needs to be submitted. Status: Not submitted
		26	Board resolution regarding operation of bank account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted
		27	Bank undertaking needs to be provided. Status: Submitted but needs to be revised.
		28	Quarterly schedule of estimated expenditure needs to be provided. Status: Not submitted
		29	Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted**
		30	Cash flow statement need to be provided. Status: Not submitted
		31	REP II needs to be provided. **Status: Submitted**
		32	CA certificate for non-default needs to be submitted.

		Status: Not submitted 33 CA certificate for expenditure incurred and to be incurred needs to be submitted. Status: Not submitted 34 Project report needs to be provided. Status: Not submitted 35 Financial resources of the project need to be met with project cost. Financial resources need to be corrected. Status: Not submitted 36 Annual report for the last 3 financial year needs to be submitted. Status: Not 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. Status: Not submitted 38 Cost of land needs to be clarify according to area apply for registration. Status: Not submitted 39 Copy of paid challan of EDC, IDC and license fee needs to be submitted. Status: Not submitted 40 TAN, and GST of the promoter needs to be provided. Status: Not submitted 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. Status: Not submitted 42 Project proponent needs to be submitted. Status: Not submitted 43 KYC of directors needs to be submitted. Status: Not submitted
	Remarks	1 REP-V form needs to be submitted. 2 Corrections in online DPI needs to be done. 3 Original registration certificate needs to be submitted. 4 Approved Building plans (BR-III and all approved plans) needs to be submitted. 5 Airport height clearance needs to be submitted. 6 Fire Scheme Approval needs to be submitted. 7 Service plan estimates approval needs to be submitted. 8 The explanatory note setting out the reasons for delay in completion of the project needs to be submitted. 9 PERT chart needs to be submitted. 10 Site photographs for the physical status of construction needs to be submitted. 11 List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided.

		12	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided.
		13	Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months of application needs to be submitted.
		14	Project report needs to be submitted.
		15	Information to revenue department regarding entry of license in the revenue record needs to be submitted.
		16	Latest Land title search report needs to be submitted.
		17	Latest Non-encumbrance certificate needs to be submitted.
		18	Copy of demarcation plan needs to be submitted.
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		31	Project report needs to be provided.
		32	Financial resources of the project need to be met with project cost. Financial resources need to be corrected.
		33	Annual report for the last 3 financial year needs to be submitted.
		34	Annual audit report under section 4(2)(l)(D) for the financial year 2019-2020, 2020-21 and 2021-22 needs to be submitted.
		35	Cost of land needs to be clarify according to area apply for registration.
		36	Copy of paid challan of EDC, IDC and license fee needs to be submitted.
		37	TAN, and GST of the promoter needs to be provided.
		38	Details of project consultants i.e., Architect, Structural Engineer, chartered accountant, MEP and proof consultant needs to fill in DPI and KYC also provided.
		39	Project proponent needs to be submitted.

		40 KYC of directors needs to be submitted.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 09.10.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.10.2023.

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

Sh. Rishabh Jain (Advocate) and Sh. Vipul Kumar Dahiya (AR) are present on behalf of the promoter. It is noted by the Authority that even the basic compliances like fire scheme approval and approval of service plans and estimates have not been obtained by the promoter even at this belated stage. The promoter has also failed to submit all the QPRs and 4(2)(l)(D) reports. In view of the above, a show cause notice be issued to the promoter as to why the application for extension under section 6 of the Act may not be rejected and further proceedings invoked against the project.

The matter to come up on 20.11.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA