

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	JMS Infra Realty Pvt. Ltd. , Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav	
7.	Name of the Collaborator	M/s JMS Infra Realty Pvt. Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Status of project	New	
10.	Online Application ID	RERA-GRG-1424-2023	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	30.06.2027	
12.	QPR Compliance (If applicable)	N/A	
13.	4(2)(I)(d) Compliance (If applicable)	N/A	
14.	Compliance of RC Conditions.	1. Electrical load availability connection- To be submitted till 11.12.2023	
15.	License no.	11 of 2022 dated 02.02.2022	Valid up to 01.02.2027
		04 of 2023 dated 06.01.2023	Valid up to 05.01.2028
		111 of 2023 dated 25.05.2023	Valid up to 24.05.2028
16.	Total licensed area	22.35625 acres	Area to be registered 0.7599 acres
17.	Fee Details- Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated.		
	Registration Fee	-	
	Processing Fee	-	
	Late Fee	-	
	Total Fee	-	
	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	-		
18.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	11 of 2022 dated 02.02.2022	01.02.2027
			04 of 2023 dated 06.01.2023	05.01.2028
			111 of 2023 dated 25.05.2023	24.05.2028
	ii)	Zoning Plan Approval	9445 dated 26.07.2023	
	iii)	Building plan Approval	Not provided	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	16.08.2023	
	viii)	Electricity load availability connection	Not submitted	
19.	File Status	Date		
	Project received on	26.09.2023		
	First hearing on	16.10.2023		
	Notice sent on	19.10.2023		
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 26.09.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of residential floors project admeasuring an area of 0.7599 acres out of 22.35625 acres. Now, the promoter has submitted the application for development of independent residential floors on 29 residential plots on which 116 units are proposed. On scrutiny of the application, the deficiencies were observed and conveyed to the promoter vide notice no. HARERA/GGM/RPIN/651 dated 19.10.2023 with opportunity of hearing on 23.10.2023.			
21.	Present compliance status as on 23.10.2023	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.		



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3. Copy of approved building plan (BR-III) Letter of residential plots needs to be provided.
4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan of need to be submitted.
5. Since the approved building plan for residential area is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid.
6. Copies of approved 'landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.
7. Approvals/NOCs from the various agencies for connecting external services like water supply, sewerage and storm water drainage needs to be provided.
8. Electrical load availability assurance letter needs to be submitted from DHBVN.
9. Copy of natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted.
10. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.
11. PERT Chart needs to be submitted.
12. Project report need to be revised.
13. Draft copy of brochure for the project needs to be submitted.
14. Details of inventory plot wise needs to be submitted.
15. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not in the proper format. The same needs to be provided.
16. Payment receipt need to be submitted.
17. REP-II needs to be submitted.
18. Payment plan needs to be revised.
19. Cost of plots needs to be clarified according to area apply for registration.
20. Quarterly schedule of expenditure needs to be submitted.
21. Cash flow statement needs to be revised.
22. CHG form needs to be provided.
23. CA certificate for expenditure incurred and to be incurred needs to be revised.



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		24. Loan sanction letter along with disbursement and repayment schedule needs to be provided. 25. KYC of Director (Manish Kumar Dhingra) needs to be provided. 26. COI needs to be provided. 27. KYC of Sanjay Tyagi needs to be provided. 28. Affidavit of promoter regarding arrangement with the bank account needs to be submitted.
22.	Remarks	No reply is submitted by the promoter.
On leave Asha Chartered Accountant		 Prachi Singh Planning Executive
Day and Date of hearing		Monday and 23.10.2023
Proceeding recorded by		Sh. Ram Niwas
PROCEEDINGS OF THE DAY		
Proceedings dated: 23.10.2023. Ms. Prachi Singh Planning Executive briefed about the facts of the project. No reply has been submitted by the promoter company till 18.10.2023 against the deficiencies conveyed by the authority. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
 (Arun Kumar Gupta) Chairman, HARERA		