

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	The Pearl		
2.	Name of the promotor	M/s JMS Infra Realty Pvt. Ltd. (Change of developer)		
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	Change of developer		
6.	Name of the license holder	M/s Sunsat Luxury Homes Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1481-2023		
10.	License no.	49 of 2023 dated 09.03.2023	Valid up to 08.03.2028	
11.	Total licensed area	10.7875 Acres	Area to be registered	10.7875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	29.02.2028		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			



S.No	Particulars	Date of approval	Validity up to
i)	License Approval	09.03.2023	08.03.2028
ii)	Zoning Plan Approval	Not submitted	
iii)	Layout plan Approval	10.03.2023	
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	Not submitted	
20.	Fee details		
	Registration fee	(41909.1786 x 10) + (1746.2158 x 20) =Rs. 4,54,017/-	
	Late fee	Nil	
	Processing fee	43655.3944 x 10 =Rs. 4,36,554/-	
	Total fee	Rs. 8,90,571/-	
21.	DD amount	Rs. 8,73,110/-	
	DD no. and date	ICIB233130200644 dated 09.11.2023	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Rs. 17,461/-	
22.	File Status	Date	
	Project received on	15.11.2023	
	Notice dispatched on	28.11.2023	
23.	Case history-		
	<p>The promoter i.e., M/s JMS Infra Realty Pvt. Ltd. has applied on dated 15.11.2023 for registration of their affordable plotted colony under DDJAY namely "The Pearl" located at Sector 95, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 49 of 2023 dated 09.03.2023 issued by the DTCP in favour of M/s Sunsat Luxury Homes and Hotels Pvt. Ltd. to set up an affordable plotted</p>		

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An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	<p>colony under DDJAY over an area measuring 10.7875 acres in sector- 95, Gurugram. Further, the DTCP has granted permission of change of developer in the favour of applicant promoter, i.e., M/s JMS Infra Realty Pvt. Ltd. vide order dated 03.11.2023. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter through deficiency notice dated 28.11.2023 and an opportunity of hearing was provided on 04.12.2023</p>	
24.	<p>Present compliance status as on 04.12.2023 of deficient documents as conveyed through deficiency notice dated 28.11.2023</p>	<ol style="list-style-type: none">1. Corrections in REP-I (Part A-H) needs to be done. Requisite documents need to be provided in PDF format. Status: Not done2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted. Status: Not done3. Deficit of Rs. 17,461/- needs to be paid. Status: Not paid4. The promoter M/s JMS Infra Realty Pvt. Ltd. has submitted the change of developer dated 03.11.2023 issued by DTCP in their favour. However, no collaboration agreement is submitted. Although a copy of sale deed of the licensed land dated 29.08.2023 in favour of applicant promoter is also submitted along with the application. Whereas as per the land schedule in the license no. 49 of 2023, the landowner is M/s Sunsat Luxury Homes and Hotels Pvt. Ltd. It is further noted that the license has not been transferred in favour of M/s JMS Infra Realty Pvt. Ltd. The same needs to be clarified and collaboration agreement needs to be submitted in case of change of developer in the favour of applicant promoter. Status: Not submitted5. Copies of mutation, jamabandi and aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted. Status: Not submitted6. Land title search report of the project needs to be submitted. Status: Not submitted7. Documents relating to the entry of license in the revenue record needs to be submitted.

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	<p>Status: Not submitted</p> <p>8. Approved service plans and estimates need to be submitted.</p> <p>Status: Not submitted</p> <p>9. Approved electrical load availability connection needs to be submitted.</p> <p>Status: Not submitted</p> <p>10. Forest NOC needs to be submitted.</p> <p>Status: Not submitted</p> <p>11. NOCs for natural conservation zone, forest land diversion, tree cutting and powerline shifting, if applicable, need to be submitted.</p> <p>Status: Not submitted</p> <p>12. NOCs/ assurances for construction water, sewerage disposal, storm water drainage and drinking water supply from the concerned departments need to be submitted.</p> <p>Status: Not submitted</p> <p>13. Approved zoning plan needs to be submitted.</p> <p>Status: Not submitted</p> <p>14. Cost of land needs to be clarified according to area apply for registration.</p> <p>Status: Not clarified</p> <p>15. EDC and IDC need to be mentioned as per area applied for registration.</p> <p>Status: Not done</p> <p>16. COI needs to be provided.</p> <p>Status: Not submitted</p> <p>17. CHG form needs to be provided.</p> <p>Status: Not submitted</p> <p>18. Board resolution for operation of bank account needs to be revised.</p> <p>Status: Not submitted</p> <p>19. CA certificate for expenditure incurred and to be incurred needs to be provided.</p> <p>Status: Not submitted</p> <p>20. Loan sanction letter along with disbursement and repayment schedule needs to be provided.</p> <p>Status: Not submitted</p> <p>21. Affidavit of promoter regarding arrangement with bank account of master account needs to be revised.</p> <p>Status: Not submitted</p> <p>22. Bank undertaking needs to be revised.</p> <p>Status: Not submitted</p> <p>23. Cash flow statement needs to be provided.</p>
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	<p>Status: Not submitted</p> <p>24. Quarterly statement of expenditure (IDW) needs to be provided.</p> <p>Status: Not submitted</p> <p>25. Project report needs to be revised.</p> <p>Status: Not submitted</p> <p>26. Copy of paid challan of IDC needs to be provided.</p> <p>Status: Not submitted</p> <p>27. Interest to financial institutions in miscellaneous cost needs to be filled in DPI as per interest on loan.</p> <p>Status: Not done</p>
Remarks	No reply has been submitted by the promoter in the Authority yet.
<p>(Asha) Chartered Accountant</p>	<p>(Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 04.12.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Vipul Kumar Dahiya (AR) is present on the behalf of the promoter.

The AR of the promoter requests two weeks' time to submit the deficit documents as the notice was received on 28.11.2023. The request is allowed.

The matter to come up on 18.12.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA

