

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project The Pearl
 Promoter M/s JMS Infra Realty Pvt. Ltd.

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. (Transfer of license)		
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	Licensee		
6.	Name of the license holder	M/s JMS Infra Realty 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)(l)(c)	29.02.2028		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(l)(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

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 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

	ii)	Zoning Plan Approval	27.12.2023
	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	03.01.2024
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/-	
	NEFT amount	Rs. 17,500/-	
	DD no. and date	ICIB233130200644 dated 09.11.2023	
	NEFT no. and date	034618834571/31404927/HARE dated 07.12.2023	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	Nil	
22.	File Status	Date	
	Project received on	15.11.2023	
	Notice dispatched on	28.11.2023	
	First hearing on	04.12.2023	
	First reply submitted on	13.12.2023	
	First hearing on	18.12.2023	
	Second reply submitted on	03.01.2024	
	Third reply submitted on	05.01.2024	
	Fourth reply submitted on	08.01.2024	
23.	Case history-		
	The promoter i.e., M/s JMS Infra Realty Pvt. Ltd. has applied on dated 15.11.2023 for registration of		

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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 colony under DDJAY over an area measuring 10.7875 acres in sector- 95, Gurugram.

Further, the DTCP had 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. However, the promoter has now obtained the order of transfer of license in its favour from the DTCP vide endst no. LC-4392/Asstt(RK)/2023/68 dated 01.01.2024.

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. Various replies to the deficiency notice have been submitted by the promoter which have been scrutinized and the status of pending deficiencies is updated accordingly.

Proceedings dated 04.12.2023

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 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.

Proceedings dated 18.12.2023

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 for two weeks' time to rectify the deficiencies including the transfer of the license in favour of the applicant, title search report and other land ownership documents along with assurance of electrical load from concerned authority and other pending documents.

The matter to come up on 08.01.2024.

24. Present compliance status as on 08.01.2024 of deficient documents as observed on 18.12.2023

1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format.
Status: Not done
2. Corrections marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.
Status: Done
3. 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.

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	<p>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: Order of transfer of license dated 01.01.2024 obtained from DTCP Haryana is submitted.</p> <p>4. 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: Copy of mutations and jamabandi submitted. Recently certified aks shijra needs to be submitted.</p> <p>5. Land title search report of the project needs to be submitted. Status: Submitted</p> <p>6. Documents relating to the entry of license in the revenue record need to be submitted. Status: Submitted</p> <p>7. Approved service plans and estimates need to be submitted. Status: Not submitted</p> <p>8. Approved electrical load availability connection needs to be submitted. Status: Submitted</p> <p>9. Forest NOC needs to be submitted. Status: Submitted</p> <p>10. NOCs for natural conservation zone, forest land diversion, tree cutting and powerline shifting, if applicable, need to be submitted. Status: Submitted</p> <p>11. NOCs/ assurances for construction water, sewerage disposal, storm water drainage and drinking water supply from the concerned departments need to be submitted. Status: Submitted</p> <p>12. Approved zoning plan needs to be submitted. Status: Submitted</p> <p>13. EDC and IDC need to be mentioned as per area applied for registration. Status: Done</p> <p>14. CHG form needs to be provided. Status: Submitted</p> <p>15. Loan sanction letter along with disbursement and repayment schedule needs to be provided. Status: Submitted</p> <p>16. Cash flow statement needs to be provided. Status: Submitted</p> <p>17. Interest to financial institutions in miscellaneous cost needs to be filled in DPI as per interest on loan.</p>
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Remarks	<p>Status: Done</p> <p>1. Corrections in REP-I (Part A-H) need to be done. Requisite documents need to be provided in PDF format.</p> <p>Status: Not done</p> <p>2. Copy of aks shijra certified by a revenue officer not more than 6 months prior to the date of application for registration needs to be submitted.</p> <p>Status: Not submitted</p> <p>3. Approved service plans and estimates need to be submitted.</p> <p>Status: Not submitted</p>
<p>Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates, certified copy of aks shijra of the project land and the hard copy of corrected REP-I.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the submission of deficiencies as mentioned above prior to the issuance of registration certificate.</p>	
 (Asha) Chartered Accountant	 (Ar. Neeraj Gautam) Associate Architectural Executive


Day and Date of hearing	Monday and 08.01.2024
Proceeding recorded by	Sh. Ram Niwas

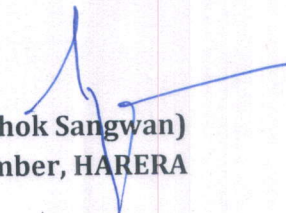
PROCEEDINGS OF THE DAY


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


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

Approved as proposed. The registration certificate shall be issued after verification of the documents submitted today including final approval of service plans and estimates.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA

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