

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 promotor	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-1552-2024	
11.	Date of completion of project as per REP-II/4(2)(I)(c)	30.06.2027	
12.	QPR Compliance (If applicable)	Pending-Dec-2023	
13.	4(2)(I)(d) Compliance (If applicable)	Pending -2022-2023	
14.	Compliance of RC Conditions	1. Electrical load availability connection- Submitted (obtained within time.)	
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 0.2315 acres
17.	Fee Details-		
	Registration Fee	937.002*2.64*2.64*10= Rs 65,305/-	
	Processing Fee	2473.68*10= Rs 24,737/-	
	Late Fee	N/A	

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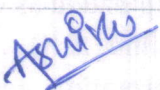
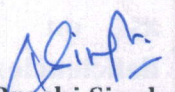
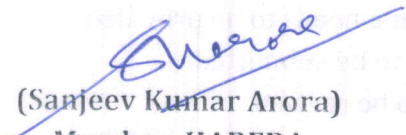
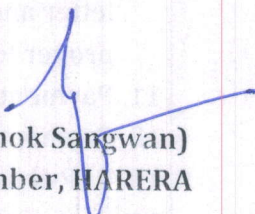
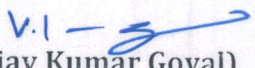

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

 भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	Total Fee	Rs. 90,042/-		
	Fees paid	1. Rs 1,41,000/- 2. Rs 53,500 /- 3. Rs. 1,05,000/- 4. 2000/- Total = Rs. 3,01,500 /-		
	DD no. and date	1. 518093 dated 05.04.2023 2. 518094 dated 05.04.2023 3. 490617 dated 19.10.2023 4. 490620 dated 27.10.2023		
	Name of the bank issuing	SBI Bank		
	Earlier Processing fee forfeited	8129.78*10= Rs 81,298/-		
	Fee to be paid	Rs.3,01,500-(Rs. 81,298 +Rs. 90,042)=Rs. 1,30,160/-		
	Deficit fees	Nil (paid excess)		
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 04 of 2023 dated 06.01.2023 111 of 2023 dated 25.05.2023	01.02.2027 05.01.2028 24.05.2028
	ii)	Zoning Plan Approval	9445 dated 26.07.2023	
	iii)	Building plan Approval	17.02.2023	16.02.2025
	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	02.06.2023	
19.	File Status	Date		
	Project received on	05.02.2024		
	First hearing on	26.02.2024		
20.	Case History:			



	<p>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 05.02.2024 under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of residential floors project admeasuring an area of 0.2315 acres out of 22.35625 acres.</p> <p>Now, the promoter has submitted the application for development of independent residential floors on 9 residential plots on which 36 units are proposed.</p> <p>The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.</p>	
21.	<p>Present compliance status as on 26.02.2024 of deficiencies observed in the scrutiny</p>	<ol style="list-style-type: none">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. Land title search report certified by advocate needs to be submitted on latest date.4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be submitted on latest date.5. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.6. PERT Chart needs to be submitted.7. Project report need to be revised.8. Draft copy of brochure for the project needs to be submitted.9. Details of inventory plot wise needs to be submitted.10. 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.11. Payment receipt need to be submitted.12. Payment plan needs to be revised.13. REP-II needs to be revised.14. Cost of the land needs to be clarified according to the area applied for the registration.15. Full copy of GST certificate needs to be submitted.16. KYC of Structural Engineer needs to be provided.17. Financial resources need to be updated.18. Quarterly schedule of expenditure needs to be submitted.19. CHG form needs to be provided.20. Details of assistance from Financial Institution needs to be provided.

		21. Board resolution duly acknowledged for operation of bank account is needs to be submitted. 22. Challan copy of paid IDC, EDC needs to be provided. 23. CA certificate for Net worth of promoter needs to be clarified with share issue details. 24. Copy of Financial and inventory details certified by CA needs to be provided. 25. Statement to be revised for Net cash flow statement/Quarterly source of funds.
22.	Remarks	Notice not dispatched
	 Ashish Dubey Chartered Accountant	 Prachi Singh Planning Executive
Day and Date of hearing	Monday and 26.02.2024	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Ms. Prachi Singh (Planning Executive) briefed about the facts of the case.</p> <p>Sh. Vipul Dhaiya (AR) is present on the behalf of the promoter.</p> <p>The office has scrutinized the application for registration of the project and the deficiency notice is yet to be dispatched. The concerned official to dispatch the notice today itself.</p> <p>The matter to come up on 11.03.2024.</p>		
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA
	 (Arun Kumar) Chairman, HARERA	