

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 JMS Group Capital Square  
RERA-GRG-PROJ-1626-2024

**Hearing brief for project registration u/s 4**

S.No.	Particulars	Details		
1.	Name of the project	JMS Group Capital Square		
2.	Name of the promoter	M/s JMS Infra Realty Pvt. Ltd.		
3.	Nature of the project	Commercial (Distinct Commercial Component of DDJAY Plotted Colony)		
4.	Location of the project	Sector- 95, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of license holder	Narendar Kumar S/o Paras Ram Yadav and Mayank Yadav S/o Jawahar Yadav		
7.	Name of Collaborator	M/s JMS Infra Realty Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/phase	Whole Project		
10.	Completion date as mentioned in REP-II	31.03.2028		
11.	Online application ID	RERA-GRG-PROJ-1626-2024		
12.	License no.	1. 11 of 2022 dated 02.02.2022 valid up to 01.02.2027 2. 04 of 2023 dated 06.01.2023 valid up to 05.01.2028 3. 111 of 2023 dated 25.05.2023 valid up to 24.05.2028		
13.	Total licensed area	22.35625 acres	Area to be registered	0.8943 acres
14.	QPR Compliances	N/A		
15.	4(2)(I)(D) Compliances	N/A		
16.	4(2)(I)(C) Compliances	N/A		
17.	Status of change of bank account (if applicable)	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances	N/A		
20.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	1. 11 of 2022 dated 02.02.2022 2. 04 of 2023 dated 06.01.2023 3. 111 of 2023 dated 25.05.2023	1. 01.02.2027 2. 05.01.2028 3. 24.05.2028
	ii)	Layout Plan	DRG No. DGTCP 9275 dated 26.05.2023	N/A
	iii)	Zoning Approval Plan	DRG No. DGTCP 10092 dated 01.03.2024	N/A
	iv)	Building Approval plan	Memo no. 3118 dated 06.06.2024	05.06.2026
	v)	Environmental Clearance	N/A	N/A



	vi)	Fire scheme approval	Not provided
	vii)	Service plan and estimate approval	LC-4604-C/JE(SB)/2023/26830 dated 16.08.2023
21.	<b>Fee details</b>		
		Registration fee	6030.9095 1.75*20=₹2,11,082/-
		Processing fee	6030.9095 *10=₹60,310/-
		Late fee	N/A
		Total	₹2,71,392/-
22.		DD amount	Rs.57,000/-
		DD no. and date	490671 dated 03.04.2024
		Name of the bank issuing	SBI Bank
		Deficient amount	Rs. 2,14,392/-
23.		File Status	Date
		File received on	10.06.2024
		First notice Sent on	03.07.2024
		First hearing on	08.07.2024(adjourned)
		First reply submitted on	04.07.2024
		Second reply submitted on	09.07.2024
		Third reply submitted on	16.07.2024
23.	<b>Case History: -</b>		
	<p>The Promoter M/s JMS Infra Realty Pvt. Ltd. who is a collaborator applied for the registration of real estate commercial colony (Distinct Commercial Component of DDJAY Plotted Colony) namely "JMS Group Capital Square" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 73140 dated 10.06.2024 and RPIN-762. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1626-2024. The project area for registration is 0.8943 acres commercial part of that of the licensed area i.e., 22.35625 acres vide 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 and 111 of 2023 dated 25.05.2023 valid up to 24.05.2028. (For DDJAY Plotted Colony).</p> <p>On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/762 dated 03.07.2024. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 08.07.2024.</p> <p><b>Proceedings dated 08.07.2024</b></p> <p>The matter is adjourned to 22.07.2024.</p>		
24.	<b>Present compliance status as on 22.07.2024 of the deficiencies conveyed vide notice dated 03.07.2024</b>	<ol style="list-style-type: none"> <li>The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status:- Not Done</b></li> <li>Corrections in detailed project information needs to be done. <b>Status:- Not Done</b></li> <li>Deficit fee Rs. 2,14,392/- need to be submitted. <b>Status:- Not submitted</b></li> <li>Copy of approved fire scheme approval need to be submitted. <b>Status:- Not submitted</b></li> <li>Copy of information to revenue department regarding entry of license in the revenue record needs to be submitted. <b>Status:- Submitted</b></li> </ol>	



	<p>6. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status:- Submitted</b></p> <p>7. PERT Chart needs to be submitted. <b>Status:- Submitted</b></p> <p>8. Project report need to be revised. <b>Status:- Submitted</b></p> <p>9. Draft copy of brochure for the project needs to be submitted. <b>Status:- Submitted</b></p> <p>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. <b>Status:- Submitted</b></p> <p>11. Payment receipt need to be submitted. <b>Status:- Submitted</b></p> <p>12. Payment plan needs to be submitted. <b>Status:- Submitted</b></p> <p>13. REP-II needs to be revised. <b>Status:- Submitted</b></p> <p>14. Details of financial resources mentioned in DPI, Rs 20 lakhs from loan from financial institution/Banks along with loan sanction agreement needs to be provided. <b>Status:- Submitted</b></p> <p>15. Cost of the land i.e. Rs 738.36 lakhs needs to be clarified according to the area applied for the registration is 0.85acres. <b>Status:- Submitted</b></p> <p>16. CA certificate for REP-1 needs to be revised. <b>Status:- Submitted</b></p> <p>17. Quarterly Net Cash Flow statement and quarterly expenditure statement needs to be revised and statement of quarterly source of funds needs to be submitted. <b>Status:- Submitted</b></p> <p>18. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. <b>Status:- Submitted</b></p> <p>19. As per charge form 9 land is encumbered, NOC from lender needs to be submitted. <b>Status:- Submitted</b></p>
<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in detailed project information needs to be done.</p> <p>3. Deficit fee Rs. 2,14,392/- need to be submitted.</p> <p>4. Copy of approved fire scheme approval need to be submitted.</p>



**Recommendation:** - 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 deficit fee, approved fire scheme, correction in DPI and REP-1(A to H).

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

(Ashish Dubey)  
Chartered Accountant

(Prachi Singh)  
Planning Executive

**Day and Date of hearing**

Monday and 22.07.2024

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 22.07.2024

Ms. Prachi Singh, Planning Executive briefed about the project.

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

The AR states that deficit fee has been deposited in the Authority on 19.07.2024 and fire NOC shall be submitted within this week. The above project is commercial component of already registered DDJAY scheme. Approved as proposed subject to submission of above and corrections in form A to H and online DPI.

(Sanjeev Kumar Arora)  
Member, HARERA

(Ashok Sangwan)  
Member, HARERA

v.1  
(Vijay Kumar Goyal)  
Member, HARERA

(Arun Kumar)  
Chairman, HARERA