

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s JMS Infra Reality Pvt. Ltd. Project Name: JMS Group Premier Floors-II

S.No.	Particulars	Details		
1.	Name of the project	JMS Group Pr	emier Floors-II	
2.	Name of the promotor	M/s JMS Infra Reality Pvt Ltd.		
3.	Nature of the project	Residential Independent Floors		
4.	Location of the project	Sector- 95, Gi		
5.	Legal capacity to act as a promoter	Collaborator		o nees processing the processing the
6.	Name of the license holder	JMS Infra Rea and Mayank	llty Pvt. Ltd. , Nare Yadav S/o Jawahar	ndar Kumar S/o Paras Ram Yadav Yaday
7.	Name of the Collaborator		Reality Pvt. Ltd.	· uuu ·
8.	Whether registration applied for whole	Whole		
9.	Status of project	New		
10.	Online Application ID	RERA-GRG-1	714-2024	
11.	Date of completion of project as per REP-II/4(2)(l)(c)	31.12.2026		
12.	QPR Compliance (If applicable) of RC No. 89/2023(Plotted Colony)	Submitted	4951	
13.	4(2)(l)(d) Compliance (If applicable) of RC No. 89/2023(Plotted Colony)		nd 202 <mark>3</mark> -2024- Sub	
14.	Compliance of RC Conditions of RC No. 89/2023(Plotted Colony)	 Electrical load availability c within time.) 		connection- Submitted (obtained
15.	License no.	11 of 2022 da	ted 02.02.2022	Valid up to 01.02.2027
		04 of 2023 da	ted 06.01.2023	Valid up to 05.01.2028
		111 of 2023 d	ated 25.05.2023	Valid up to 24.05.2028
16.	Total licensed area	22.35625 acres	Area to be registered	0.3790 acres
17.	Fee Details-			
	Registration Fee	1533.6*2.64*2.64*10= Rs 1,06,886/-		86/-
	Processing Fee	4048.704*10= Rs 40 488/-		
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M/s JMS Infra Reality Pvt. Ltd.. JMS Group Premier Floors-II

	Total	Fee	Rs. 1,47,374/-	No. 1 South place of the second	
	Fees p		Rs 1,47,375/-		
	DD no. and date		505664 dated 19.07.2024		
	Name of the bank issuing		ICICI Bank		
	Defici		Nil		
18.		the second se	ed 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	
	8		111 of 2023 dated25.05.2023	24.05.2028	
	ii)	Zoning Plan Approval	9445 dated 26.07.2023		
	iii)	Building plan Approval	22.11.2024	21.11.2026	
	iv)	Environmental Clearance	N/A		
	v)	Airport height clearance	N/A		
	vi)	Fire scheme approval	N/A	in the second	
	vii)	Service plan and estimate approval	16.08.2023		
	viii)	Electricity load availability connection	02.06.2023	n a star land sign is	
19.	File St		Date		
	Proje	ct received on	06.08.2024		
	First	deficiency notice sent on	30.08.2024		
	First reply submitted on		06.08.2024		
	Second reply submitted on		13.08.2024		
	First hearing on Third reply submitted on Second hearing on		02.09.2024		
			10.09.2024		
			16.09.2024		
	Fourth reply submitted on		01.10.2024		
	Fifth reply submitted on		09.10.2024		
	Third hearing on		14.10.2024		
	Sixth reply submitted on		28.10.2024		
20		th reply submitted on	25.11.2024		
20.	Lase I	History:			

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) अधिनियमर 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Promoter Name Project Name M/s JMS Infra Reality Pvt. Ltd.. JMS Group Premier Floors-II

	II" situated at Village- Wazirpur, Realty Pvt Ltd. was submitted Development), Act 2016. This application is for registration out of 22.35625 acres which got re	tion of residential floors projects namely "JMS Group Premier Floors- Sector-95, Gurugram, Haryana being developed by M/s JMS Infra on 06.08.2024 under section 4 of Real Estate (Regulation and of residential floors project admeasuring an area of 0.3790 acres egistered by the authority vide RC no. 89 of 2023 dated 11.09.2023. the application for development of independent residential floors on units are proposed.
	The application for extension of a dispatched yet.	registration was scrutinized and 1st deficiency notice has not been
	Proceeding dated 02.09.2024 The matter is adjourned and to co	me up on 16.09.2024.
	Proceeding dated 16.09.2024 The matter is adjourned and to co	me up on 14.10.2024.
	Proceeding dated 14.10.2024 The matter is adjourned and to co Proceeding dated 04.11.2024 The matter is adjourned and to co	
21.	Present compliance status as on 02.12.2024 of deficiencies conveyed vide notice dated 30.08.2024	 The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not done Corrections in detailed project information needs to be done. Status:- Not done Since the approved building plan is granted after the abeyance order of stilt + 4 floor dated 23.02.2023. The clarification need to be submitted by the promoter regarding the same. So, the appropriate registration and processing fee can be calculated. Further, after the submission of the clarification of building plans if any deficit fee comes out then the same shall be paid. Status: - Submitted the Building plan approval for 12 plots dated 23.11.2024 and 2 plots BR-III is still pending. Further, fee is calculated accordingly to the submission done.

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M/s JMS Infra Reality Pvt. Ltd.. JMS Group Premier Floors-II

4.	Copy of natural conservation zone NOC, tree cutting
and Alexan being developed by My 1965 fefer	permission /NOC form DFO, forest land diversion and power
the method is a state (here we been and	line shifting NOC need submitted.
	Status:- Submitted
TEU to canada anti-do-anti-do-anti-	REP-II needs to be revised.
where we with RC too. BB of 2023 datased 3 200.2020	Status:- Revised
6.	Project report need to be revised.
	Status:- Revised
7.	Details of inventory plot wise needs to be submitted.
TUR Repare 1st 648 Janey boller has not been	Status:- Submitted
8.	Clarification needs to be submitted as IDW, EDC and IDC
	costing not mentioned in the DPI of the residential floors.
	Status:- Submitted
9.	Cost of land amounts to Rs 1383.35 lakhs needs to be clarified
	according to area applied i.e. 0.3790 acres for registration.
	Status:- Submitted
10	Details of financial resources mentioned in DPI as Rs 2000
	lakhs from equity by promoter and Loan from financial
	institution or bank amounts to Rs 784.13 lakhs needs to be
	submitted.
그는 것을 것같겠다. 승규는 것 것 것을 물록 통	Status:- Submitted
11.	As per REP II Promoter has obtained funding from IDBI
	Trusteeship Services Ltd for the project by way of issuance of
	debenture. NOC from IDBI Trusteeship Services Ltd needs to
	be submitted.
rest in the online and not uppeded as well as the	Status:- Submitted
12.	CA certificate for REP-1, CA Certificate for Net Worth of
	promoter on latest date and CA Certificate for non-default in
sin temper project is formation needs to be dealer	debt liabilities and statutory liabilities needs to be submitted.
	Status:- Submitted
a rate batang at as of paid and be to 13.	CA Certificate for expenditure incurred and to be incurred
tener of still + A liber detect 23.02.5023. The	needs to be submitted.
a seel to be submitted by the promoter leaved as	Status. Submitted
a snee bott bes not staden at trackets 14.	e spendicule statement, quarterly expendicule
lephaet. Further, after the submission of de-	statement and statement of quarterly source of funds needs
r of a stelling planes if gray deficit fee come, out the p-	to be submitted.
lat b . pair	Status:- Submitted
5 rol wortigs as guibling out leads 15.	billedate of payment of LDC, License Fee,
122 11.2024 and 2 plots IBHIE is still pounting.	Conversion fees paid for the project needs to be submitted.
se to catching of the second accordingly to the second second	Undertaking regarding auto credit of 10% of receipts from
	separate RERA account maintained under section 4(2)(l)(D)
	needs to be provided.
	separate RERA account maintained under section 4(2)(l)(D)

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(Ashok Sangw Member, HAR		(Vijay Kumar Goyal) Member, HARERA
	the -	
	(Arun Kumar)	
	Chairman, HARERA	1811 - 2013 - 1813 - 1814 - 1815 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1805 - 1
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