



HARERA
GURUGRAM

**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**

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	JMS Group Premier 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, Gurugram
5.	Legal capacity to act as a promoter	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 Reality Pvt. Ltd.
8.	Whether registration applied for whole	Whole
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1714-2024
11.	Date of completion of project as per REP-II/4(2)(I)(c)	31.12.2026
12.	QPR Compliance (If applicable) of RC No. 89/2023(Plotted Colony)	Submitted
13.	4(2)(I)(d) Compliance (If applicable) of RC No. 89/2023(Plotted Colony)	2022-2023 and 2023-2024- Submitted
14.	Compliance of RC Conditions of RC No. 89/2023(Plotted Colony)	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 0.3790 acres
17.	Fee Details-	
	Registration Fee	1533.6*2.64*2.64*10= Rs 1,06,886/-
	Processing Fee	4048.704*10= Rs 40,488/-
	Late Fee	N/A

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	Total Fee	Rs. 1,47,374/-	
	Fees paid	Rs 1,47,375/-	
	DD no. and date	505664 dated 19.07.2024	
	Name of the bank issuing	ICICI Bank	
	Deficit fees	Nil	
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	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
	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
	vii)	Service plan and estimate approval	16.08.2023
	viii)	Electricity load availability connection	02.06.2023
19.	File Status	Date	
	Project 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	02.09.2024	
	Third reply submitted on	10.09.2024	
	Second hearing on	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	
	Seventh reply submitted on	25.11.2024	
	Fourth hearing on	04.11.2024	



	Fifth hearing on	02.12.2024
	Eighth reply submitted on	03.12.2024
20.	<p>Case History: An application regarding registration of residential floors projects namely "JMS Group Premier Floors-II" situated at Village- Wazirpur, Sector-95, Gurugram, Haryana being developed by M/s JMS Infra Realty Pvt Ltd. was submitted on 06.08.2024 under section 4 of Real Estate (Regulation and Development), Act 2016. This application is for registration of residential floors project admeasuring an area of 0.3790 acres out of 22.35625 acres which got registered by the authority vide RC no. 89 of 2023 dated 11.09.2023. Now, the promoter has submitted the application for development of independent residential floors on 14 residential plots on which 56 units are proposed. The application for extension of registration was scrutinized and 1st deficiency notice has not been dispatched yet.</p> <p>Proceeding dated 02.09.2024 The matter is adjourned and to come up on 16.09.2024.</p> <p>Proceeding dated 16.09.2024 The matter is adjourned and to come up on 14.10.2024.</p> <p>Proceeding dated 14.10.2024 The matter is adjourned and to come up on 04.11.2024.</p> <p>Proceeding dated 04.11.2024 The matter is adjourned and to come up on 02.12.2024.</p> <p>Proceedings dated 02.12.2024 Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Vipul Dahiya (AR) is present on behalf of the promoter. The AR seeks two weeks' time for submission of approval letter along with building plans in respect of two plots applied for registration. The matter to come up on 16.12.2024.</p>	
21.	Present compliance status as on 16.12.2024 of deficiencies conveyed vide hearing dated 02.12.2024	<ol style="list-style-type: none"> 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

		<p>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.</p> <p>Status: - Submitted the Building plan approval for 14 plots dated 23.11.2024 and 02.12.2024. Further, fee is calculated accordingly to the submission done.</p> <p>4. Copy of natural conservation zone NOC, tree cutting permission /NOC form DFO, forest land diversion and power line shifting NOC need submitted. Status:- Submitted</p> <p>5. REP-II needs to be revised. Status:- Revised</p> <p>6. Project report need to be revised. Status:- Revised</p> <p>7. Details of inventory plot wise needs to be submitted. Status:- Submitted</p> <p>8. Clarification needs to be submitted as IDW, EDC and IDC costing not mentioned in the DPI of the residential floors. Status:- Submitted</p> <p>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</p> <p>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. Status:- Submitted</p> <p>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. Status:- Submitted</p> <p>12. CA certificate for REP-1, CA Certificate for Net Worth of promoter on latest date and CA Certificate for non-default in debt liabilities and statutory liabilities needs to be submitted. Status:- Submitted</p> <p>13. CA Certificate for expenditure incurred and to be incurred needs to be submitted. Status:- Submitted</p> <p>14. Quarterly Net Cash Flow statement, quarterly expenditure statement and statement of quarterly source of funds needs to be submitted.</p>
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22.	Remarks	<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>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 has been submitted and found to be in order except the online A-H form and Online DPI.</p> <p>It is recommended that the authority may consider the grant of registration subject to the submission of the above.</p>		
<p><i>Ashish Dubey</i> Ashish Dubey Chartered Accountant</p>		<p><i>Prachi Singh</i> Prachi Singh Planning Executive</p>
Day and Date of hearing	Monday and 16.12.2024	
Proceeding recorded by	Sh. Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceeding dated 16.12.2024 Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter. The promoter has submitted the building plan approval for Stilt+4 for the remaining two plots as pointed out in last hearing dated 02.12.2024.</p> <p>Approved as proposed subject to corrections in the A to H and DPI. The registration certificate shall be issued after the corrections are made.</p>		
<p><i>(Ashok Sangwan)</i> (Ashok Sangwan) Member, HARERA</p>		<p><i>On leave</i> (Vijay Kumar Goyal) Member, HARERA</p>
<p><i>(Arun Kumar)</i> (Arun Kumar) Chairman, HARERA</p>		

