



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

S.No.	Particulars	Details	
1.	Name of the project	JMS Group Pride Avenue	
2.	Name of the promoter	M/s JMS Buildwell Realty Pvt. Ltd.	
3.	Nature of the project	Commercial (Distinct Commercial Component of Residential Plotted Colony under DDJAY)	
4.	Location of the project	Sector-95A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Dharam Singh, Ravinder Singh, Jitendra Singh Ss/o Jai Narayan and Kalyan Singh S/o Suresh Kumar	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole	
9.	Completion date as mentioned in REP-II	30.09.2027	
10.	Online application ID	RERA-GRG-PROJ-1749-2024	
11.	QPR Compliances (RC 118 of 2022 dated 13.12.2022)	Submitted (July 2024 - September 2024)	
12.	4(2)(I)(D) Compliances (RC 118 of 2022)	Submitted	
13.	Status of change of bank account	N/A	
14.	Details of proceedings pending against the project	No	
15.	RC Conditions Compliances (RC 118 of 2022)	Submission of approved Service Plan & Estimates: SPE approval has been obtained on 21.05.2024.	
16.	License no.	166 of 2022 dated 18.10.2022	valid upto 17.10.2027
17.	Total licensed area	5.0458 acres	Area to be registered 0.2018 acres
18.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity up to
	i)	License Approval	166 of 2022 dated 18.10.2022
	ii)	Zoning Plan Approval	DRG No. DGTCP-10356 dated 15.07.2024
	iii)	Building Approval plan	DTCP-5570 dated 14.10.2024
	iv)	Environmental Clearance	N/A
	v)	Service plan and estimate approval	Memo. No. LC-3717-B/Asstt (RK)/2024/15066 dated 21.05.2024.
19.	Fee details		
	Registration fee	Commercial: 1429.328 *1.75*20	





		= Rs 50,026/-
	<b>Processing fee</b>	1429.328 * 10 = Rs 14,293/-
	<b>Late fee</b>	N/A
	<b>Total</b>	Rs 64,319/-
20.	<b>DD amount</b>	Rs. 64,500/-
	<b>DD no. and date</b>	500213 dated 18.10.2024
	<b>Name of the bank issuing</b>	ICICI Bank
	<b>Deficient amount</b>	Nil
21.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	29.10.2024
	<b>First notice Sent on</b>	21.11.2024
	<b>First hearing on</b>	25.11.2024 (adjourned)
	<b>Second hearing on</b>	09.12.2024
23.	<p><b>Case History:-</b></p> <p>The promoter M/s JMS Buildwell Realty Pvt. Ltd. has applied for the registration of real estate project namely "JMS Group Pride Avenue" located at Sector-95A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81746 dated 29.10.2024 and RPIN-817. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-1749-2024. The project area for registration is 0.2018 acres out of the licensed area i.e., 5.0458 acres. License no - 166 of 2022 dated 18.10.2022 valid upto 17.10.2027.</p> <p>The current application for registration is distinct commercial component of Residential Plotted Colony under DDJAY registered vide RC no. 118 of 2022 dated 13.12.2022 valid upto 17.10.2024.</p> <p>The application for registration was scrutinized and 1st deficiency notice is to be issued to the promoter. An opportunity of being heard is scheduled on 25.11.2024.</p> <p>On 25.11.2024, The matter is adjourned and to come up on 09.12.2024.</p> <p>The status of the documents is mentioned below:</p>	
24.	<p><b>Present compliance status as on 09.12.2024 of the deficiencies as observed in the scrutiny</b></p>	<ol style="list-style-type: none"> <li>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Submitted but needs to be revised</b></li> <li>2 DPI needs to be corrected. <b>Status: Submitted but needs to be revised</b></li> <li>3 Collaboration Agreement needs to be submitted. <b>Status: Submitted</b></li> <li>4 Signed copy of LC-IV needs to be submitted. <b>Status: Submitted</b></li> <li>5 Project report along with brochure of current project and project photos needs to be submitted. <b>Status: Submitted</b></li> </ol>





- 6 Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted.  
**Status: Submitted**
- 7 The project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership needs to be submitted.  
**Status: Submitted**
- 8 Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be revised.  
**Status: Submitted**
- 9 Copy of superimposed demarcation plan on approved layout plan needs to be submitted.  
**Status: Submitted**
- 10 Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted.  
**Status: Submitted**
- 11 Draft Allotment letter and Agreement for Sale needs to be submitted as per the prescribed format.  
**Status: Submitted**
- 12 Draft Application Form & Conveyance deed needs to be revised.  
**Status: Submitted**
- 13 Draft Payment receipt needs to be submitted.  
**Status: Submitted**
- 14 Pert Chart/Project progress report needs to be revised.  
**Status: Submitted**
- 15 Draft Advertisement needs to be submitted.  
**Status: Submitted**
- 16 Cost of land amounts to Rs 1.74 lakhs needs to be clarified according to area applied i.e. 0.2018 acres for registration. Supporting documents related to land needs to be submitted.  
**Status: Submitted**
- 17 Independent auditors report along with audited financial statement needs to be submitted for the financial year 2023-24.  
**Status: Submitted**
- 18 REP II needs to be revised. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted.  
**Status: Submitted**
- 19 Board resolution needs to be submitted for specifying same to be 70% collection account as per RERA rules along with KYC of authorized person to operate bank accounts needs to be submitted.  
**Status: Submitted**



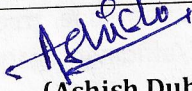


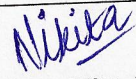
**HARERA**  
**GURUGRAM**

JMS Group Pride Avenue  
RERA-GRG-PROJ-1749-2024

		20 Bank Undertaking needs to be submitted. <b>Status: Submitted</b>
		21 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. <b>Status: Not Submitted</b>
25.	Remarks	1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2 DPI needs to be corrected. 3 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted

**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 A to H and DPI. It is recommended that the Authority may consider the grant of registration subject to the submission of above.

  
(Ashish Dubey)  
Chartered Accountant

  
(Nikita Mittal)  
Planning Executive

Day and Date of hearing	Monday and 09.12.2024
Proceeding recorded by	Ram Niwas

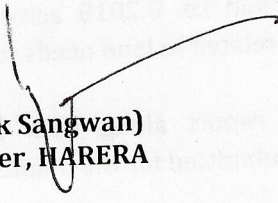
**PROCEEDINGS OF THE DAY**

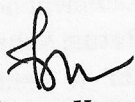
Proceedings dated: 09.12.2024.


Ms. Nikita Mittal, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter. The project is a distinct commercial component of the registered Residential Plotted Colony under DDJAY for which CC has already been applied. Further, NEC has been submitted by the AR of the promoter in respect of the land applied for registration.

The registration certificate shall be issued after corrections in A to H and DPI.

  
(Ashok Sangwan)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA