

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - M/s JMS Infra Reality Pvt. Ltd.

	1 41 61	culars	Details			
1.	Name	e of the project	JMS Group Silver Living			
2.	Name of the promoter				TOTAL SECTION AND ADDRESS OF THE PERSON AND	
3.	Nature of the project		M/s JMS Infra Re Group Housing	ality Pvt. Ltd.	334 538.3	
4.		tion of the project	Sector- 95, Gurugram			
5.	Legal capacity to act as a		License Holder	ram	Minemas Car	
,	promoter		NAME OF A STREET	altige is a second	bb ac. and date	
6.	Name of the license holder		M/s JMS Infra Reality Pvt. Ltd.			
7.	Status of project		New			
8.	Whether registration applied for whole		Whole			
9.	Online application ID		RERA-GRG-PROJ-1864-2024			
10.		se no.	80 of 2024 dated		Valid upto 09.07.2029	
11.	Total	licensed area	2.2875 acres	Area to be registered	2.2875 acres	
12.	Proje	cted completion date	OC: 31.03.2030 CC: 30.05.2030			
13.	QPR appli	Compliances (if cable)	N/A			
14.	4(2)(l)(D) Compliances (if cable)	N/A			
15.	Statutory approvals either applied for or obtained prior to registration					
	S.No Particulars			approval		
1 101		Send marking managed by	Date of a	ippiovai	Validity upto	
	i)	License Approval	80 of 2024 dat	red 10.07.2024	09.07.2029	
N 61	ii)	Zoning Plan Approval	DGTCP-10347 d	ated 11.07.2024	Curviyam nador	
erens qu bib haca	iii)	Building plan Approval	ZP-2008/JD(RA)/2025/6228 dated 18.02.2025		17.02.2030	
	iv)	Environmental Clearance	Not Submitted		1 00 87 2829 6st set	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/317 /1037-40 dated 20.03.2025		19.03.2033	
	vi)	Fire scheme approval	Not Submitte		ted	
	vii)	Service plan and estimate approval	Not Subi		ted	
16.	Fee Details					
	Registration Fee		Residential –			



Project - M/s JMS Infra Reality Pvt. Ltd. RERA-GRG-1864-2025

		RERA-GRG-1864-2025			
(43	32-360-8888 A eta 19	Commercial – 888.689 *2.40*20 = Rs. 42,657/-			
		Total = Rs 5,54,542/-			
	Processing Fee	22217.228 x 10 = Rs. 2,22,172/-			
	Late Fee	- Legiteral core: 254 - 54 - material and all the state of the second section of the section of the second section of the section of the second section of the section of			
	Total Fee	Rs. 7,76,714/-			
17.	DD amount	Rs 4,55,000/- Rs. 3,21,714/-			
	DD no. and date	510123 dated 24.01.2025 510326 dated 19.03.2025			
	Name of the bank issuing	ICICI Bank			
	Deficient amount	- Problem registration Whole			
18.	Total Project cost	Rs. 235.07 Cr.			
19.	Expenditure incurred	Rs. 22.91 Cr.			
20.	Expenditure to be Incurred	Rs. 212.15 Cr.			
21.	File Status	Date			
	File received on	20.02.2025			
	First notice Sent on	13.03.2025			
	First hearing on	17.03.2025 (adjourned)			
	Second hearing on	07.04.2025 preponed to 31.03.2025.			
22.	Case History:				
	The promoter M/s JMS Infra Reality Pvt. Ltd. who is a license holder had applied for the registration of real estate project namely "JMS Group Silver Living" located at Sector-95, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87332 dated 20.02.2025 and RPIN-875. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1864-2024. The project area for registration is 2.2875 acres and the licensed area is 2.2875 acres granted under License no – 80 of 2024 dated 10.07.2024 which is valid upto 09.07.2029 for setting up of Colony under Retirement Housing policy.				
	The application for registration was scrutinized and 1st deficiency notice was issued on 13.03.2025 to the promoter. An opportunity of being heard is scheduled on 17.03.2025.				
	On 17.03.2025, The matter is adjourned and to come up on 07.04.2025 whereas the matter for the hearing is preponed to 31.03.2025.				
	The status of the documents is mentioned below:				
23.	Present compliance status as on 31.03.2025 deficien documents as observed or	uploaded as well as the correction needs to be			



	Project - M/s JMS Infra Reality Pvt. Ltd.
345-66E-280-5888	RERA-GRG-1864-2025
Conse reased draft documents i.e. Application	
Notice and letter, Builder Buyer Agreement	
oaveyands deed and payment receipt see is to be	Status: Submitted vide DD No. 510326 dated
varus: Su mitted	상으로 보는 이렇게 가게 되었다면 하면 하다면 하는데 하는데 보다 되었다.
traft brock one and draft advertisement netd to be	project and project photos needs to be submitted.
Sattleway santa	
UP II neells to be revised:	a partition regarding
totus: Sulmitted	Status: Submitted
O man't reforming to standing in promoter from O	
bebison a provided	
arus: Submitted	
correctly statement of expenditure notes to b	applied for the same on 25.03.2025.
hearty's	[
bertiles of course	
corr of glid challen of BDL conversion berge	applied for the same on 03.02.2025.
Leanso le said IDC necess to be provided.	[2]
Sattland of centers	submitted.
316 form regits needs to be submitted.	Status: Submitted
traus; in milited	9. Approved Service plan and estimates needs to be
AM his magneria anasagas ratamang a sheehii A	submitted.
ottoes assume thereby the land entire	Status: Not Submitted
healtyping ad on these (0)(1)(1.1	in the state of the submitted.
house of course	
Debivord ad of shear trements with the 1	, and the most
Statust Scientified	Ti de la conservación Zone, tree
of the permon smithness and statistics (o I
incurred leads to be opposed.	8
heathand it can be well and the land of 1	
1	Transfer and the state of the s
needstate provided.	the external services like road access permission needs to be submitted.
	Status: The promoter states that the project
sheets i the antique application are not appead	falls on the developed 24m wide road.
	3. Mining permission needs to be submitted.
And the second of the second o	Status: The promoter will submit the mining
a leadering as	permission for excavation at the project site
29790138 00 01 31 0	after receiving Envionment clearance.
ment Chargon needs to be submitted.	4. Copy of superimposed demarcation plan on
heroe approval needs to be submitted:	approved layout plan needs to be submitted.
ved Service Plan and Salimanes ass. to I	Status: Submitted
h=1:	5. Non-encumbrance certificate issued by tehsildar/
guillager automas average ment 3690 lavett	revenue officer on the latest date needs to be
or thron notes into each access permission north to	submitted.
	Chatana National Line 1

Status: Not Submitted



Project - M/s JMS Infra Reality Pvt. Ltd. RERA-GRG-1864-2025

	RERA-GRG-1864-2025
A needs to be submitted to the DD No. 510324 des	Allottee related draft documents i.e. Application Form, Allotment letter, Builder Buyer Agreement, Conveyance deed and payment receipt needs to be submitted. Status: Submitted
s needs to be submitted	Draft brochure and draft advertisement need to be submitted.
	Status: Submitted REP II needs to be revised. Status: Submitted
at them leveling	Latest net worth certificate of promoter from CA needs to be provided.
	Status: Submitted Quarterly statement of expenditure needs to be
herandus ed or ali	revised. Status: Submitted
09.02.2025	Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. Status: Submitted
or eben zammites bi	CHG form needs needs to be submitted. Status: Submitted
asseque to be suppose	23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be provided. Status: Submitted
	24. Cash flow statement needs to be provided. Status: Submitted
	25. CA certificate for expenditure incurred ant to be incurred needs to be provided. Status: Submitted
oraniami eze 226 peron	26. NOC from lender for creating of third party right needs to be provided. Status: Submitted
24. Remarks	The annexures in the online application are not uploaded as well as the correction needs to be done in the online.
mains and similare life	(A-H) application.
ent eksprance.	2. DPI needs to be corrected.
demarcación plan e	3. Environment Clearance needs to be submitted.4. Fire scheme approval needs to be submitted.
galliments of of all children	5. Approved Service Plan and Estimates need to be submitted.
o) sleen olab feels	6. Approval/NOC from various agencies regarding th external services like road access permission needs to b submitted.
	Mining permission needs to be submitted.



Project - M/s JMS Infra Reality Pvt. Ltd. RERA-GRG-1864-2025

Planning Executive

issued by tehsildar/ 8. Non-encumbrance certificate revenue officer on the latest date needs to be submitted.

Chartered Accountant

Monday and 31.03.2025

Day and Date of hearing Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 31.03.2025.

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

Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter. NEC is being submitted today along with BGs of Rs. 25 lakhs each for approval and submission of Fire NOC, EC approval and approved service plans and estimates. The concerned Planning Executive visit the site and submit report regarding clear accessibility to the site and construction/linkage of 24 mtr. wide proposed road.

The matter to come up on 07.04.2025.

on leave (Ashok Sangwan) Member, HARERA

> (Arun Kumar) Chairman, HARERA

(Vijay Kumar Goyal) Member, HARERA