



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	JMS Group Silver Living		
2.	Name of the promoter	M/s JMS Infra Reality Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 95, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
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.	License no.	80 of 2024 dated 10.07.2024		Valid upto 09.07.2029
11.	Total licensed area	2.2875 acres	Area to be registered	2.2875 acres
12.	Projected completion date	OC: 31.03.2030 CC: 30.05.2030		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	80 of 2024 dated 10.07.2024	09.07.2029
	ii)	Zoning Plan Approval	DGTCP-10347 dated 11.07.2024	
	iii)	Building plan Approval	ZP-2008/JD(RA)/2025/6228 dated 18.02.2025	17.02.2030
	iv)	Environmental Clearance	Not Submitted	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2025/317 /1037-40 dated 20.03.2025	19.03.2033
	vi)	Fire approval scheme	Not Submitted	
	vii)	Service plan and estimate approval	Not Submitted	
16.	Fee Details			
	Registration Fee		Residential – 21328.539 *2.40* 10 = Rs. 5,11,885/-	



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		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	-
	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	-
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 deficient documents as observed on scrutiny	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. Status: Submitted, but needs to be revised. 2. DPI needs to be corrected.

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		<p>Status: Submitted, but needs to be revised.</p> <p>3. Deficit Fee of Rs. 3,21,714/- needs to be submitted. Status: Submitted vide DD No. 510326 dated 19.03.2025.</p> <p>4. Project report along with the brochure of current project and project photos needs to be submitted. Status: Submitted</p> <p>5. Information to the revenue department regarding the entry of license needs to be submitted. Status: Submitted</p> <p>6. Environment Clearance approval needs to be submitted. Status: Not Submitted, the promoter has applied for the same on 25.03.2025.</p> <p>7. Fire scheme approval needs to be submitted. Status: Not Submitted, the promoter has applied for the same on 03.02.2025.</p> <p>8. Airport height clearance approval needs to be submitted. Status: Submitted</p> <p>9. Approved Service plan and estimates needs to be submitted. Status: Not Submitted</p> <p>10. Electrical Load Availability needs to be submitted. Status: Submitted</p> <p>11. Affidavit/ Undertaking with regard to non-applicability of natural conservation zone, tree cutting permission, forest land diversion and power line shifting need to be submitted. Status: Submitted</p> <p>12. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted. Status: The promoter states that the project falls on the developed 24m wide road.</p> <p>13. Mining permission needs to be submitted. Status: The promoter will submit the mining permission for excavation at the project site after receiving Environment clearance.</p> <p>14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted</p> <p>15. Non-encumbrance certificate issued by tehsildar/ revenue officer on the latest date needs to be submitted. Status: Not Submitted</p>
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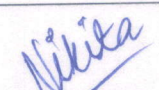
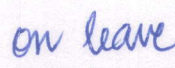

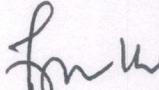


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		<p>16. Allottee related draft documents i.e. Application Form, Allotment letter, Builder Buyer Agreement, Conveyance deed and payment receipt needs to be submitted. Status: Submitted</p> <p>17. Draft brochure and draft advertisement need to be submitted. Status: Submitted</p> <p>18. REP II needs to be revised. Status: Submitted</p> <p>19. Latest net worth certificate of promoter from CA needs to be provided. Status: Submitted</p> <p>20. Quarterly statement of expenditure needs to be revised. Status: Submitted</p> <p>21. Copy of paid challan of EDC, conversion charges, License fee and IDC needs to be provided. Status: Submitted</p> <p>22. CHG form needs needs to be submitted. Status: Submitted</p> <p>23. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be provided. Status: Submitted</p> <p>24. Cash flow statement needs to be provided. Status: Submitted</p> <p>25. CA certificate for expenditure incurred ant to be incurred needs to be provided. Status: Submitted</p> <p>26. NOC from lender for creating of third party right needs to be provided. Status: Submitted</p>
24.	Remarks	<p>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.</p> <p>2. DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Approved Service Plan and Estimates need to be submitted.</p> <p>6. Approval/NOC from various agencies regarding the external services like road access permission needs to be submitted.</p> <p>7. Mining permission needs to be submitted.</p>



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		8. Non-encumbrance certificate issued by tehsildar/ revenue officer on the latest date needs to be submitted.
 Asha Chartered Accountant	 Nikita Mittal Planning Executive	
Day and Date of hearing	Monday and 31.03.2025	
Proceeding recorded by	Ram Niwas	
PROCEEDINGS OF THE DAY		
<p>Proceeding dated: 31.03.2025. Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>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.</p> <p>The matter to come up on 07.04.2025.</p>		
 (Ashok Sangwan) Member, HARERA	 (Vijay Kumar Goyal) Member, HARERA	
 (Arun Kumar) Chairman, HARERA		

