The Pride
M/s JMS Buildwell Realty Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	The Pride		
2.	**Name of the promoter**	M/s JMS Buildwell Realty Pvt. Ltd.		
3.	**Nature of the project**	Affordable Residential Plotted Colony, DDJAY		
4.	**Location of the project**	Sector- 95, 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**	Ongoing		
8.	**RERA Registration No.**	118 of 2022 dated 13.12.2022		
9.	**Validity of Registration Certificate**	Valid From 13.12.2022	Valid Up to 17.10.2024	
10.	**Date of receipt of application for extension**	28.10.2024		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	16.10.2025		
13.	**Online extension ID**	RERA-GRG-PROJ-1785-2024		
14.	**Registration Temp ID**	RERA-GRG-PROJ-1186-2022		
15.	**QPR status**	Submitted		
16.	**4(2)(l)(D) reports status**	Submitted		
17.	**Other conditions of RC**	Submission of service plan and estimates within 3 months - Complied		
18.	**4(2)(l)(C) compliance**	Applied for extension		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	-		
21.	**License no.**	166 of 2022 dated 18.10.2022	Valid up to 17.10.2027	
22.	**Total licensed area**	5.0458 acres	**Area for extension of registration**	5.0458 acres
23.	**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	17.10.2027

	ii)	Layout plan approval	No. 8688 dated 18.10.2022	
	iii)	Building plan Approval	N/A	
	iv)	Environmental Clearance	N/A	
	v)	Architectural Control Sheet	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plans and estimates approval	LC-3717-B/Asstt (RK)/2024/15066 dated 21.05.2024	
24.	Reasons for delay		Construction activities were impeded due to orders issued by NGT, Supreme court and other authorities.	
25.	Total Project cost		Rs. 49.44 Cr.	
26.	Expenditure incurred		Rs. 48.43 Cr.	
27.	Expenditure to be Incurred		Rs. 1.01 Cr.	
28.	Fee details			
	Registration fee		Residential Area= (19602.843 * 10) = Rs. 1,96,028/- Commercial Area= (816.785 * 20) = Rs. 16,336/-	
	Late Fee		N/A	
	Processing fee		20149.628 x 10 = Rs. 2,04,197/-	
	Extension Fee (Half of Registration fee)		Rs. 2,12,365/2 = Rs. 1,06,183/-	
	Processing fee		20419.628 * 10 = Rs. 2,04,197/-	
	Late fee		50% *1,06,183 *4 = Rs. 2,12,366/-	
	Total fee		**Rs. 9,39,308/-**	
29.	DD amount submitted at the time of registration		Rs. 2,13,000/- Rs. 20,500/- Rs. 1,84,500/- =Rs. 4,18,000/-	
	DD no. and date for registration		517561 dated 21.10.2022 517560 dated 21.10.2022 551842 dated 21.10.2022	
	Name of the bank issuing		ICICI Bank	
	DD Amount submitted for extension		Rs. 50,000/-	
	DD no. and date for extension		500214 dated 22.10.2024	
	Name of the bank issuing		ICICI Bank	
	Total fee paid		Rs 4,68,000/-	

	Deficient amount	**Rs. 9,39,308 – Rs 4,68,000/- =Rs. 4,71,308/-**
30.	**File Status**	**Date**
	File received on	28.10.2024
	First notice Sent on	18.11.2024
	First hearing on	25.11.2024 (adjourned)
	Second hearing on	23.12.2024 (adjourned)
	Third hearing on	27.01.2025 (adjourned)
	Fourth hearing on	17.02.2025

31. Case History: -

The Promoter M/s JMS Buildwell Realty Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate project namely "The Pride" located at Sector-95, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 81673 dated 28.10.2024 and EPIN-130. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-1186-2022 and online generated for project extension temp id RERA-GRG-PROJ-1785-2024. The total licensed area and project area for the extension of registration is 5.0458 acres vide license no – 166 of 2022 dated 18.10.2022 valid upto 17.10.2027.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/130 dated 18.11.2024 was issued to the promoter with an opportunity of being heard on 25.11.2024.

On 25.11.2024, The matter is adjourned and to come up on 23.12.2024.

On 23.12.2024, The matter is adjourned and to come up on 27.01.2025.

The promoter has submitted a completion certificate over an area measuring 5.0458 acres vide memo no. LC-3717-B/JE(AK)/2025/4067 dated 30.01.2025.

On 27.01.2025, The matter is adjourned and to come up on 17.02.2025.

The status of documents is mentioned below:

32.	**Deficiencies as observed in the scrutiny**	1 Corrections in online DPI needs to be done. **Status: Submitted but needs to be revised.** 2 Deficit Fee of Rs. 4,71,308/- needs to be submitted. **Status: Submitted** 3 REP-V form needs to be submitted. **Status: Submitted** 4 Original registration certificate needs to be submitted. **Status: Submitted** 5 Mutation and Aks-shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted** 6 Information to revenue department regarding entry of license in the revenue record needs to be submitted. **Status: Submitted** 7 Collaboration agreement needs to be submitted. **Status: Submitted**

		8	Signed copy of LC-IV needs to be submitted. **Status: Submitted**
		9	Land title search report by the Advocate certified on the latest date incorporating the bar enrolment number needs to be revised. **Status: Submitted**
		10	Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted**
		11	Forest land diversion, natural conservation zone, tree cutting permission and power line shifting NOC/affidavit regarding non applicability needs to be submitted. **Status: Submitted**
		12	Site photographs needs to be submitted. **Status: Submitted**
		13	List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted**
		14	List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted**
		15	Approval/NOC from various agencies regarding the external services like roads access needs to be submitted. **Status: Not Submitted, the promoter has submitted the applied copy of the road access permission dated 15.01.2025.**
		16	Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted but executed conveyance deed needs to be submitted.**
		17	Allottee related draft documents i.e., Allotment letter and BBA needs to be revised and payment receipt needs to be submitted. **Status: Submitted but BBA needs to be revised.**
		18	PERT Chart needs to be revised. **Status: Submitted**
		19	Draft brochure needs to be revised. **Status: Submitted**
		20	Draft advertisement document needs to be submitted. **Status: Submitted**

		21	Cost of land amounting to Rs 1667.30 lakhs needs to be clarified according to area i.e. 5.0458 acres applied for extension along with supporting documents. **Status: Submitted**
		22	Justification/Clarification needs to be submitted for difference in total project cost as mentioned in DPI is Rs 5126.2 lakhs whereas per QPR it is Rs 4944.13 lakhs. **Status: Submitted**
		23	DPI needs to be revised as financial resources are not mentioned along with supporting documents. **Status: Submitted**
		24	Challan and Schedule of payment of EDC, IDC paid for the project along with Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted**
		25	Justification/clarification needs to be submitted for difference in IDW cost as mentioned in approved service estimates is Rs 598.36 lakhs whereas per DPI it is Rs 650 lakhs. **Status: Revised DPI Submitted**
		26	CA Certificate for financial and inventory needs to be revised. CA Certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted**
		27	Independent Auditors Report along with financial statement of promoter for the financial year 2022-23 needs to be submitted. **Status: Submitted**
		28	Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status: Submitted.**
		29	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 and KYC of directors needs to be submitted. **Status: Submitted**
		30	Project report, quarterly net cash flow, quarterly source of fund and quarterly estimated expenditure needs to be submitted. **Status: Submitted**
33.	**Remarks**	1	Corrections in online DPI needs to be done.

		2 Approval/NOC from various agencies regarding the external services like roads access needs to be submitted. 3 Copy of executed conveyance deed needs to be submitted. 4 Allottee related draft documents i.e., BBA needs to be revised.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 33. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 17.02.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.02.2025.

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

Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter and states that CC in respect of the colony has already been obtained on 30.01.2025 within the extension period applied under section 6 of the Act.

Approved as proposed subject to rectification of the remaining deficiencies.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA