

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	JMS Group The Majestic.		
2.	Name of the promoter	M/S JMS Realty Developers LLP		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-M9, M10, M13, M14, Manesar, Revenue estate of Bansharia and Banskhusla, Gurugram		
5.	Legal capacity to act as a promoter	Landowner:		
6.	Name of the license holder	N/A		
7.	Name of the landowner (if any)	M/S JMS Realty Developers LLP.		
8.	Name of the Collaborator	N/A		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
11.	Online application ID	RERA-GRG-1964-2025		
12.	License no.	N/A		
13.	Total licensed area	118.150 Acres	Area applied	0.7575 Acres (3065.678 sqmtr)
14.	Projected completion date	31.03.2028.		
15.	QPR Compliances (if applicable)	RC no 100 of 2022 {Golden City} Submitted - March 23 to March 25.		
16.	4(2)(I)(D) Compliances (if applicable)	RC no 100 of 2022 {Golden City} Submitted - 2022-23. Pending - 2023-24.		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		



HAREERA
GURUGRAM

Project - JMS Group The Majestic.
Promoter - M/S JMS Realty Developers LLP

21.	Total Project Cost		Rs 185.08 cr	
22.	Expenditure Incurred		Rs 13.55 cr	
23.	Expenditure to be incurred		Rs 171.53 cr	
24.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	N/A (Conveyance deed of 22 plots dated 27.03.2025 and 28.03.2025.)	
	ii)	Zoning Plan Approval	N/A	
	iii)	Building approval plan	JMS-001 to JMS-022 dated 22.05.2025, 26.05.2025	21.05.2027 25.05.2027
	iv)	Environmental Clearance	N/A.	
	v)	Airport height clearance	N/A.	
	vi)	Fire scheme for approval commercial	N/A.	
	vii)	Service plan and estimate approval (Golden City)	LC-4711-B-JE(RK)/2024/6150 dated 18.02.2025	
25.	Fee Details			
	Registration fee		Residential 3065.678 x 2.64 x 2.64 x 10 = 8,093.38992 x 2.64 10 = Rs. 2,13,665/-	
	Late fee		N/A	
	Processing fee		8093.38992 x 10 = Rs. 80,934/-	
	Total fee		2,13,665 + 80,934 = Rs. 2,94,599/-	
26.	DD details		Rs. 2,95,000/-	
	DD details		500287 dated 20.05.2025	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		2,94,599 – 2,95,000 = -401/- (NIL)	
27.	File Status		Date	
	File received on		27.05.2025	
	First notice Sent on		13.06.2025	
	First hearing on		23.06.2025	
	Second hearing on		30.06.2025	

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 (रिनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

28.	<p>Case History:</p> <p>The Promoter i.e., M/S JMS Realty Developers LLP who is a landowner through sale deed has applied for the registration of real estate Independent Residential Floors namely “JMS Group The Majestic” located at Sector-M9, M10, M13, M14, Manesar, Revenue estate of Bansharia and Banskhusla, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The area applied for registration is 0.7575 Acres (3065.678 sqmtr).</p> <p>The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/918 dated 13.06.2025 was issued to the promoter.</p> <p>The promoter has published the public notice in 3 newspapers i.e., The Tribune, Hindustan Times and Punjab kesari dated 07.06.2025 against which no objections has been received in the Authority.</p> <p>On 23.06.2025, the matter has been adjourned to 30.06.2025.</p>		
29.	<table border="0"> <tr> <td data-bbox="209 757 608 2002"> <p>Present compliance status as on 30.06.2025 of deficient documents as observed during the last hearing dated 23.06.2025.</p> </td><td data-bbox="608 757 1524 2002"> <ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted. Corrections in online DPI need to be done. Status – Not Submitted. REP-II needs to be revised. Status – Submitted. Project report needs to be submitted. Status – Submitted. Non encumbrance certificate from the tehsildar on latest dates needs to be submitted. Status – Not Submitted. Further, promoter states that the above 22 plots have been encumbered with Capri Global House Finance Limited (The lender) against an amount of Rs. 25 Cr and the same is mentioned in land title search report also. NOC from lender has also been submitted. Hence Non-encumbrance certificate is not applicable on M/s JMS Realty Developers LLP. Land title search report of all the plots applied for registration from the advocate having bar roll no needs to be submitted. Status – Submitted. Superimposed demarcation plan on approved layout plan highlighting the plots applied for registration needs to be submitted. Status – Submitted. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be submitted. Status – Submitted. </td></tr> </table>	<p>Present compliance status as on 30.06.2025 of deficient documents as observed during the last hearing dated 23.06.2025.</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted. Corrections in online DPI need to be done. Status – Not Submitted. REP-II needs to be revised. Status – Submitted. Project report needs to be submitted. Status – Submitted. Non encumbrance certificate from the tehsildar on latest dates needs to be submitted. Status – Not Submitted. Further, promoter states that the above 22 plots have been encumbered with Capri Global House Finance Limited (The lender) against an amount of Rs. 25 Cr and the same is mentioned in land title search report also. NOC from lender has also been submitted. Hence Non-encumbrance certificate is not applicable on M/s JMS Realty Developers LLP. Land title search report of all the plots applied for registration from the advocate having bar roll no needs to be submitted. Status – Submitted. Superimposed demarcation plan on approved layout plan highlighting the plots applied for registration needs to be submitted. Status – Submitted. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be submitted. Status – Submitted.
<p>Present compliance status as on 30.06.2025 of deficient documents as observed during the last hearing dated 23.06.2025.</p>	<ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status – Not Submitted. Corrections in online DPI need to be done. Status – Not Submitted. REP-II needs to be revised. Status – Submitted. Project report needs to be submitted. Status – Submitted. Non encumbrance certificate from the tehsildar on latest dates needs to be submitted. Status – Not Submitted. Further, promoter states that the above 22 plots have been encumbered with Capri Global House Finance Limited (The lender) against an amount of Rs. 25 Cr and the same is mentioned in land title search report also. NOC from lender has also been submitted. Hence Non-encumbrance certificate is not applicable on M/s JMS Realty Developers LLP. Land title search report of all the plots applied for registration from the advocate having bar roll no needs to be submitted. Status – Submitted. Superimposed demarcation plan on approved layout plan highlighting the plots applied for registration needs to be submitted. Status – Submitted. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be submitted. Status – Submitted. 		



		<p>9. Huda construction water NOC needs to be submitted. Status – Submitted.</p> <p>10. PERT Chart needs to be submitted. Status – Submitted.</p> <p>11. Draft brochure and advertisement document needs to be revised. Status – Submitted.</p> <p>12. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of financial resources mentioned in DPI amounts to Rs 1300 lakhs from equity needs to be submitted. Status – Submitted.</p> <p>13. Following Original CA Certificate needs to be submitted: CA Certificate of REP-1 (A-H) dated 15.05.2025, CA Certificate of non-default dated 15.05.2025, CA Certificate of net worth of promoter on latest date, CA Certificate of expenditure incurred and to be incurred needs to be submitted. Status – Submitted.</p> <p>14. Original Bank Undertaking dated 13.05.2025 needs to be revised as employee designation is missing. Status – Submitted.</p> <p>15. Quarterly estimated expenditure statement needs to be revised. Project Report, quarterly net cash flow statement and quarterly fund flow statement needs to be submitted. Status – Submitted.</p> <p>16. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status – Submitted.</p> <p>17. Independent Auditors Report along with audited financial statement for the financial year 2023-24, 2022-2023 and 2021-22 needs to be submitted. Status – Submitted. LLP is registered on 21.02.2025 and provisional financial statement for the financial year 2024-25 is submitted.</p> <p>18. NOC from lender needs to be submitted. Status – Submitted.</p>
30.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.</p> <p>2. Corrections in online DPI need to be done.</p>



Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except the corrections in form A-H and DPI. The Authority may consider for grant of registration upon submission of corrections in form A-H and DPI.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Monday and 30.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 30.06.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vipul Dahiya (AR) is present on behalf of the promoter and states that all the services in the colony are already available and functional. The AR further states that non encumbrance certificate is not applicable to applicant promoter as these 22 plots which are applied for registration has been purchased through conveyance deed from M/s Worldwide Resorts and Entertainment Pvt. Ltd. and these 22 plots have been encumbered with Capri Global House Finance Limited (lender) against an amount of Rs. 25 Cr which is also mentioned in land title search report and also NOC from lender i.e., Capri Global House Finance Limited to create third-part rights has also been obtained.

Meanwhile, the site of the project was visited physically on 04.06.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that the project namely "JMS Group The Majestic" is a part of the project "The Golden City" which is well connected to the 60 mtr wide sector road and the services such as water supply, sewer line, electrical and storm line has been laid down.

Approved as proposed. The RC shall be issued after submission of corrections in form A-H and DPI.

Arun Kumar

(Arun Kumar)
Chairman, HARERA

