

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - JMS Group The Majestic Floors.
Promoter - M/s JMS Infra Build Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	JMS Group The Majestic Floors.		
2.	Name of the promoter	M/s JMS Infra Build Pvt. Ltd.		
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 Infra Build Pvt. Ltd.		
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-1984-2025		
12.	License no.	N/A		
13.	Total licensed area	118.150 Acres	Area applied	0.6828 Acres (2763.055 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		
21.	Total Project Cost	Rs 76.25 crs		
22.	Expenditure Incurred	Rs 30.86 cr		
23.	Expenditure to be incurred	Rs 45.39 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 19 plots (D-219 to D-226, D-237 to D-240, D-256 to D-258, D-319, D-337, D-339, D-340) dated 26.03.2025 and 07.04.2025.}}	



	ii)	Zoning Approval Plan	N/A
	iii)	Building approval plan	JMS-023 to JMS-031 dated 22.05.2025, 18.06.2025
	iv)	Environmental Clearance	N/A.
	v)	Airport clearance height	N/A.
	vi)	Fire approval scheme for 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 2763.055 x 2.64 x 2.64 x 10 = 7294.4652 x 2.64 10 = Rs. 1,92,574/-
	Late fee		N/A
	Processing fee		7294.4652 x 10 = Rs. 72,945/-
	Total fee		1,92,574 + 72,945 = Rs. 2,65,519/-
26.	DD details		Rs. 2,67,000/-
	DD details		500295 dated 11.06.2025
	Name of the bank issuing		ICICI Bank
	Deficient amount		2,65,519 - 2,67,000 = -1481/- (NIL)
27.	File Status		Date
	File received on		23.06.2025
	First notice Sent on		11.07.2025
	Documents Submitted on		15.07.2025
	First hearing on		21.07.2025
28.	Case History:		
	The Promoter i.e., M/s JMS Infra Build Pvt. Ltd. who is a landowner of 19 plots i.e., D-219 to D-226, D-237 to D-240, D-256 to D-258, D-319, D-337, D-339, D-340 through sale deed dated 26.03.2025 and 07.04.2025 has applied for the registration of real estate Independent Residential Floors namely "JMS Group The Majestic Floors" 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 0.6828 Acres (2763.055 sqmtr).		

The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/924 dated 11.07.2025 was issued to the promoter.

The promoter has published the public notice in 3 newspapers i.e., The Tribune, Hindustan Times and Punjab kesari dated 01.07.2025.

Details of plots applied for registration

S.No	Plot no	Conveyance	BR-III	Area in sq mtr	FAR	Total FAR
1	D-219	26.03.2025	22.05.2025	146.517	2.64	386.8049
2	D-220	26.03.2025	22.05.2025	146.517	2.64	386.8049
3	D-221	26.03.2025	22.05.2025	146.517	2.64	386.8049
4	D-222	26.03.2025	22.05.2025	146.517	2.64	386.8049
5	D-223	26.03.2025	22.05.2025	146.517	2.64	386.8049
6	D-224	26.03.2025	22.05.2025	146.517	2.64	386.8049
7	D-225	26.03.2025	22.05.2025	146.517	2.64	386.8049
8	D-226	26.03.2025	22.05.2025	146.517	2.64	386.8049
9	D-237	07.04.2025	22.05.2025	146.517	2.64	386.8049
10	D-238	07.04.2025	22.05.2025	146.517	2.64	386.8049
11	D-239	07.04.2025	22.05.2025	146.517	2.64	386.8049
12	D-240	07.04.2025	22.05.2025	146.517	2.64	386.8049
13	D-256	07.04.2025	22.05.2025	141.504	2.64	373.5706
14	D-257	07.04.2025	22.05.2025	141.504	2.64	373.5706
15	D-258	07.04.2025	22.05.2025	141.504	2.64	373.5706
16	D-319	07.04.2025	18.06.2025	147.85	2.64	390.324
17	D-337	07.04.2025	22.05.2025	144.163	2.64	380.5903
18	D-339	07.04.2025	22.05.2025	144.163	2.64	380.5903
19	D-340	07.04.2025	22.05.2025	144.163	2.64	380.5903
				2763.055		7294.465

29.	<p>Present compliance status as on 21.07.2025 of deficient documents as observed against the deficiency notice dated 11.07.2025.</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 – Submitted but needs to be revised. Promoter affidavit regarding encumbrance on land and Non encumbrance certificate from the advocate on latest dates needs to be submitted. Status – Submitted. Land title search report of all the plots applied for registration from the advocate having bar roll no needs to be submitted. Status – Submitted. Draft application form, allotment letter, builder buyer agreement and conveyance deed need to be revised.
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		<p>Status – Submitted.</p> <p>6. Huda Construction water NOC needs to be submitted. Status – Submitted.</p> <p>7. Draft brochure and advertisement document needs to be revised. Status – Submitted.</p> <p>8. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Status – Submitted.</p> <p>9. Original Bank Undertaking dated 12.06.2025 needs to be submitted. Status – Submitted.</p> <p>10. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) dated 20.06.2025. needs to be revised total project cost do not match with DPI. Status – Submitted.</p> <p>11. Original CA Certificate of expenditure incurred and to be incurred needs to be submitted. Status – Submitted but Original CA Certificate dated 14.07.2025 of expenditure incurred and to be incurred needs to be submitted.</p> <p>12. Project Report, quarterly estimated expenditure statement, quarterly net cash flow statement and quarterly fund flow statement needs to be submitted. Status – Submitted.</p> <p>13. NOC from both the lenders needs to be submitted. Status – Submitted but Original NOC date 30.06.2025 from Tata Capital Housing Finance Ltd and Original NOC from ICICI Bank Ltd needs to be 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> <p>3. Original CA Certificate of expenditure incurred and to be incurred needs to be submitted. (Status – Submitted but Original CA Certificate dated 14.07.2025 of expenditure incurred and to be incurred needs to be submitted)</p> <p>4. NOC from both the lenders needs to be submitted. (Status – Submitted but Original NOC date 30.06.2025 from Tata Capital Housing Finance Ltd and Original NOC from ICICI Bank Ltd needs to be submitted)</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, DPI, Original CA certificate of expenditure incurred and to be incurred & NOC's from both the lenders. The Authority may consider for grant of registration upon submission of corrections in form A-H and DPI., NOC's from both the lenders and Original CA certificate of expenditure incurred and to be incurred.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing	Monday and 21.07.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 21.07.2025.

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 Original CA Certificate of expenditure incurred and to be incurred is being submitted today and Original NOC's from both the lenders will be submitted within 2 days in the Authority.

Meanwhile, the site of the project was visited physically on 10.07.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it is noted that the project nameiy "JMS Group The Majestic Floors" 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 already been laid down.

Approved as proposed. The RC shall be issued after submission of corrections in form A-H, DPI and other remaining documents/deficiencies mentioned above.

Arun Kumar

(Arun Kumar)
Chairman, HARERA

