

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - JMS Group The Majestic Abode Promoter - M/s JMS Infra Build Pvt. Ltd.

	Particulars		ng brief for registration of Project u/s Details	· T	
1.	Name of the p	project	JMS Group The Majestic Abode		
2.	Name of the		M/s JMS Realty Developers LLP		
3.	Nature of the		Independent Residential Floors		
4.	Location of th				
5.		city to act as a	Sector-M9, M10, M13, M14, Manesar, Gurugram Third Party Right Holder/ Landowner		
	promoter	,	I mild Farty Right Holder/ Landowner		
6.	Name of the l	icense holder	N/A		
7.	Name of the C	Collaborator	N/A	14 (24) (4) (4)	
8.	Status of proj	ect	New		
9.	Whether applied for w	registration hole			
	DI.		N/A		
10.	Online applic	ation ID	RERA-GRG-2038-2025		
11.	License no.		N/A		
12.	Total licensed		118.150 Acres Area app	olied 0.7922 Acres	
13.	Projected con		31.03.2028	017 200 1101 03	
14.	QPR Compapplicable)	oliances (if	RC no 100 of 2022 {Golden City} Submitted – March 23 to June 25.		
15.	4(2)(l)(D) Co applicable)	mpliances (if	RC no 100 of 2022 {Golden City} Pending – (2024-25)		
16.	4(2)(1)(C) Co	mpliances (if	N/A		
	applicable				
17.	applicable) Status of cha account	inge of bank	N/A	Strand on	
17. 18.	Status of cha account Details of	proceedings	N/A N/A	Attant to anyon	
18.	Status of cha account Details of pending again RC Conditions	proceedings ast the project Compliances	EXCLEDING breach Textod?	Speed Arnad sup to acquer Antennos Innochen	
18. 19. 20.	Status of cha account Details of pending again	proceedings ast the project Compliances	N/A N/A	Tri detallis Auros et des benis lassis Defectent saments	
18. 19. 20.	Status of cha account Details of pending again RC Conditions (if applicable)	proceedings ast the project Compliances	N/A	Numer of the bond level	
18. 19. 20. 21.	Status of cha account Details of pending again RC Conditions (if applicable) Total Project	proceedings ast the project Compliances	N/A N/A Rs 90.67 crs	Tri donalis Aurora of the book lesses Delicated acrossor Tri dring market Plant spread acrossor Plant spread acrossor Plant spread acrossor Plant spread acrossor	
18. 19. 20. 21.	Status of cha account Details of pending again RC Conditions (if applicable) Total Project Expenditure Expenditure incurred	proceedings ast the project Compliances Cost Incurred	N/A N/A Rs 90.67 crs Rs 37.15 crs Rs 53.52 crs	Aurea of the best leading and the best leading and the second across the leading and the second across the leading and the leading and the lead to the lead to the leading and	
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18. 19. 20. 21. 22. 23.	Status of characcount Details of pending again RC Conditions (if applicable) Total Project Expenditure Expenditure incurred Total Units Statutory appli	proceedings ast the project Compliances Cost Incurred to be	N/A Rs 90.67 crs Rs 37.15 crs Rs 53.52 crs 22 plots (88 units) pplied for or obtained prior to reg Date of approval	gistration Validity up to	
18. 19. 20. 21. 22.	Status of characcount Details of pending again RC Conditions (if applicable) Total Project Expenditure Expenditure incurred Total Units Statutory appli	proceedings ast the project Compliances Cost Incurred to be rovals either a	N/A Rs 90.67 crs Rs 37.15 crs Rs 53.52 crs 22 plots (88 units) pplied for or obtained prior to reg	gistration Validity up to ots dated 18.05.2025)	



		HE - CON GLOSS ST	A description of Courses and Con-	Email dated 18.05.2025 from DTCP)		
	iv)	Environmental Clearance	N/A.			
	v) Airport height clearance		N/A.	esciplist skill		
	vi) Fire scheme approval for commercial		A THE PERSON OF STREET STREET,	2. Native of the proise of the proise		
	vii) Service plan and estimate approval (Golden City)		LC-4711-B-JE(RK)/2024/6150 date	ed 18.02.2025		
5.	Fee Details					
		A Court Medicine	Residential-(For 22 plots) Plot No. (D: 294-297) 507.22 *2.64 * 2.64* 10 = Rs. 35,351/- Plot No. (D: 341-357, 360) 2698.722 *2.64 *2.64 *10 = Rs 1,88,090/-	Status of project Status of project Charles on region of the state o		
	Late fee		N/A			
	Processing fee		8463.687 x 10 = Rs. 84,637/-	eppileshle) (V6. 6(2)()(U) Complian		
	Total fee		Do 2.09.079/-	(aldress flower		
	Total fee		The second secon	Effects ASHIPP - AND		
26.	DD details		Rs 3,09,000/-	w someth to with the Th		
	DD details		500307 dated 06.08.2025	titoayas .		
	Name of the bank issuing		ICICI Bank	neli ividana galtaran		
	Deficient amount		- AVA REGISE	(9) III Lonaltinus Coreg		
27.	File Status		Date	Tan't halost best at		
	File received on		19.08.2025			
	First notice Sent on		11.09.2025			
	First hearing on		15.09.2025 (Adjourned)			
	Second hearing on		06.10.2025 (preponed)			
	Thi	rd hearing on	29.09.2025			
28.	Case History: The Promoter i.e., M/s JMS Realty Developers LLP Third Party Right Holder applied for registration of real estate residential floors project namely "JMS Group The Majestic Abode" local at Sector-M9, M10, M13, M14, Manesar, Gurugram under section 4 of the Real Estate (Regulating and Development) Act, 2016 vide central receipt no. 96654 dated 19.08.2025 and RPIN-947. Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2038-2025. The project area for registration 0.7922 acres. The DTCP has granted license no. 136 of 2022 dated 08.09.2022 admeasuring 118.15 acres for development of Residential Plotted Colony in Sector-M9, M10, M13, Manesar, Gurugram.					



The area admeasuring 118.15 acres was registered vide registration number 100 of 2022 dated 14.11.2022 which is valid upto 30.09.2024 and further extended under Section 6 of the Act vide Extension no. 13 of 2025 dated 20.03.2025 valid upto 30.09.2025.

The promoter purchased 22 plots via conveyance deed of the residential plotted colony namely "The Golden City" and applied for registration of residential floors (S+4) i.e. 88 units on 22 plots. Details of plots applied for registration as follows:

-	Details of plots					
S.No	Plot no	Conveyance date	BR-III email date	Area in sq mtr	FAR	Total FAR
1	D-294	27.03.2025	18.05.2025	126.805	2.64	334.7652
2	D-295	27.03.2025	18.05.2025	126.805	2.64	334.7652
3	D-296	27.03.2025	18.05.2025	126.805	2.64	334.7652
4	D-297	27.03.2025	18.05.2025	126.805	2.64	334.7652
5	D-341	28.03.2025	18.05.2025	149.929	2.64	395.81256
6	D-342	28.03.2025	18.05.2025	149.929	2.64	395.81256
7	D-343	28.03.2025	18.05.2025	149.929	2.64	395.81256
8	D-344	28.03.2025	18.05.2025	149.929	2.64	395.81256
9	D-345	17.04.2025	18.05.2025	149.929	2.64	395.81256
10	D-346	17.04.2025	18.05.2025	149.929	2.64	395.81256
11	D-347	17.04.2025	18.05.2025	149.929	2.64	395.81256
12	D-348	17.04.2025	18.05.2025	149.929	2.64	395.81256
13	D-349	17.04.2025	18.05.2025	149.929	2.64	395.81256
14	D-350	17.04.2025	18.05.2025	149.929	2.64	395.81256
15	D-351	17.04.2025	18.05.2025	149.929	2.64	395.81256
16	D-352	17.04.2025	18.05.2025	149.929	2.64	395.81256
17	D-353	17.04.2025	18.05.2025	149.929	2.64	395.81256
18	D-354	17.04.2025	18.05.2025	149.929	2.64	395.81256
19	D-355	17.04.2025	18.05.2025	149.929	2.64	395.81256
20	D-356	17.04.2025	18.05.2025	149.929	2.64	395.81256
21	D-357	17.04.2025	18.05.2025	149.929	2.64	395.81256
22	D-360	17.04.2025	18.05.2025	149.929	2.64	395.81256
white		Control of the second	THE STATE OF THE STATE OF	3205.942		8463.687

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/947 dated 19.08.2025 was issued to the promoter with an opportunity of being heard on 15.09.2025.

On 08.09.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" & "The Indian Express" and one Hindi, "Dainik Bhaskar" dated 30.08.2025 as per the directions of Authority. Objections to be filed till 12.09.2025.

On 15.09.2025, the matter is adjourned and fixed for 06.10.2025.

Now, the promoter has submitted an application regarding early hearing for the project "JMS Group The Majestic Abode". Thereby, the hearing has been scheduled on 29.09.2025.

The promoter has submitted a reply which was scrutinized, and the status of documents is
mentioned below:

- 29. Present compliance status as on 29.09.2025 of deficient documents as observed against the deficiency notice dated 11.09.2025.
- The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
 Status: Submitted but needs to be revised.
- Corrections in online DPI need to be done.
 Status: Submitted but needs to be revised.
- Latest Land Title search report needs to be submitted not more than 6 months prior to the date of application of registration along with the bar enrolment no. of the advocate.
 Status: Submitted
- 4. Zoning plan needs to be submitted. Status: Submitted
- HUDA Construction water NOC needs to be submitted.
 Status: Not Submitted
- 6. PERT Chart needs to stamp and signed. Status: Submitted
- 7. Draft brochure and advertisement need to be submitted.

 Status: Submitted
- 8. Non-encumbrance certificate certified on latest date needs to be submitted.

Status: The Promoter stated that JMS Realty Developers LLP has executed Conveyance Deed for 22 Plots having 88 Plots for developing Project independent residential floors "JMS Group The Majestic Abode" is under RERA registered Project "The Golden City" bearing no. RC/REP/HARERA/GGM/625/357/2022/100 14.11.2022. Further, stated that the Promoter has taken Loan amounting to Rs. 50,00,00,000/- (Rupees Fifty Crores Only) form Capri Global Housing Finance Limited for making development of 44 Plots on the basis of ownership through Conveyance Deeds in its favour vide loan sanction letter 18.03.2025. It is clarified that the Promoter under its Project "JMS Group The Majestic Abode" is constructing 88 Independent Residential Floors on 22 Plots and for the same promoter has submitted required documents.

However, the Promoter requested exemption from submission of Non encumbrances certificate.

- 9. Project report needs to be revised.
 - Status: Submitted
- 10. Cost of plots needs to be clarified according to area apply for registration.

Status: Submitted



		Promoter - M/s JMS Realty Developers Li
an La	Figure 2 House and local and security and local and loca	 Annual balance sheet for the last 3 financial years needs to be submitted.
hom	forteness business to	Status: Submitted
	asalitres menul	12. Latest net worth certificate of promoter from CA needs to be provided.
minu	process as a post contact of	Status: Submitted
Mer.	a log estimper out the part were	13. Quarterly statement of sources needs to be provided.
DA-HOS	Para od Januar India at 200	Status: Submitted
Total Control	Harry and which the same with the	14. Loan sanction, disbursement schedule and repayment
	Start .	schedule need to be submitted.
	No.	Status: Submitted
1.17	- Institution	15. CHG form needs to be submitted.
	PStronks asiansis	Status: Submitted
		16. Cash flow statement needs to be provided.
1		Status: Submitted
		17. CA certificate for expenditure incurred ant to be incurred
		needs to be provided.
		Status: Submitted
	The straight three where the second straight and the	18. Financial resources need to be met with project cost, needs to
		be filled in DPI.
alle	Nigraso Coulcide guy as Tuest	Status: Submitted
Et.	PRO Line H pl-R invite	19. NOC from lender for creating of third party right needs to be
		provided.
		Status: Submitted
30.	Remarks	1. Online corrections in REP-I (Part A-H) needs to be done.
		Documents to be uploaded need to be provided in soft copy
100	SNAN more dod's	less than 5 mb in size.
	The state of the s	2. Corrections in online DPI need to be done.
		3. HUDA Construction water NOC needs to be submitted.
		4. Non-encumbrance certificate certified on latest date needs to
		be submitted.
		Status: The Promoter stated that JMS Realty Developers LLP
		has executed Conveyance Deed for 22 Plots having 88 Plots
		for developing Project independent residential floors "JMS
		Group The Majestic Abode" is under RERA registered Project
		"The Golden City" bearing no.
		RC/REP/HARERA/GGM/625/357/2022/100 dated
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		from Capri Global Housing Finance Limited for making
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		Conveyance Deeds in its favour vide loan sanction letter
		18.03.2025. It is clarified that the Promoter under its Project
		"JMS Group The Majestic Abode" is constructing 88
	Email: hareramrugram	



Nikita Mittal

Planning Executive

Maria de Caracteria de Caracte	Independent Residential Floors on 22 Plots and for the same promoter has submitted required documents.				
inspected against the re-	However, the Pr		The second second		from
	submission of Non encumbrances certificate.				

Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except the deficiencies mentioned at S. No. 30. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.

Asha

Chartered Accountant

Monday and 29.09.2025

Day and Date of hearing Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.09.2025.

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.

Approved as proposed subject to rectification of remaining deficiencies. The registration certificate shall be issued after compliance of balance deficiencies and corrections in form A to H and DPI.

(Arun Kumar) Chairman, HARERA