



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	JMS Group The Majestic Abode		
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, Gurugram		
5.	Legal capacity to act as a promoter	Third Party Right Holder/ Landowner		
6.	Name of the license holder	N/A		
7.	Name of the Collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-2038-2025		
11.	License no.	N/A		
12.	Total licensed area	118.150 Acres	Area applied	0.7922 Acres
13.	Projected completion date	31.03.2028		
14.	QPR Compliances (if applicable)	RC no 100 of 2022 {Golden City} Submitted – March 23 to June 25.		
15.	4(2)(I)(D) Compliances (if applicable)	RC no 100 of 2022 {Golden City} Pending – (2024-25)		
16.	4(2)(I)(C) Compliances (if applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	Details of proceedings pending against the project	N/A		
19.	RC Conditions Compliances (if applicable)	N/A		
20.	Total Project Cost	Rs 90.67 crs		
21.	Expenditure Incurred	Rs 37.15 crs		
22.	Expenditure to be incurred	Rs 53.52 crs		
23.	Total Units	22 plots (88 units)		
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 18.05.2025)	
	ii)	Zoning Plan Approval	8734 dated 10.11.2022 (For residential plotted colony)	
	iii)	Building plan approval	D-294 to D-297, D-341 to D-357, D-360 dated 18.05.2025	17.05.2027 (Under Self certification policy and



		Email dated 18.05.2025 from DTCP)
iv)	Environmental Clearance	N/A.
v)	Airport height clearance	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	
		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/-
	Late fee	N/A
	Processing fee	8463.687 x 10 = Rs. 84,637/-
	Total fee	Rs. 3,08,078/-
26.	DD details	Rs 3,09,000/-
	DD details	500307 dated 06.08.2025
	Name of the bank issuing	ICICI Bank
	Deficient amount	-
27.	File Status	Date
	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)
	Third hearing on	29.09.2025
28.	Case History: The Promoter i.e., M/s JMS Realty Developers LLP Third Party Right Holder applied for the registration of real estate residential floors project namely "JMS Group The Majestic Abode" located at Sector-M9, M10, M13, M14, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 96654 dated 19.08.2025 and RPIN-947. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2038-2025. The project area for registration is 0.7922 acres. The DTCP has granted license no. 136 of 2022 dated 08.09.2022 admeasuring 118.15 acres for the 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
				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 - Zoning plan needs to be submitted. Status: Submitted - HUDA Construction water NOC needs to be submitted. Status: Not Submitted - PERT Chart needs to stamp and signed. Status: Submitted - Draft brochure and advertisement need to be submitted. Status: Submitted - 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 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. - Project report needs to be revised. Status: Submitted - Cost of plots needs to be clarified according to area apply for registration. Status: Submitted



		11. Annual balance sheet for the last 3 financial years needs to be submitted. Status: Submitted 12. Latest net worth certificate of promoter from CA needs to be provided. Status: Submitted 13. Quarterly statement of sources needs to be provided. Status: Submitted 14. Loan sanction, disbursement schedule and repayment schedule need to be submitted. Status: Submitted 15. CHG form needs to be submitted. Status: Submitted 16. Cash flow statement needs to be provided. Status: Submitted 17. CA certificate for expenditure incurred ant to be incurred needs to be provided. Status: Submitted 18. Financial resources need to be met with project cost, needs to be filled in DPI. Status: Submitted 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 less than 5 mb in size. 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 14.11.2022. Further, stated that the Promoter has taken Loan amounting to Rs. 50,00,00,000/- (Rupees Fifty Crores Only) from 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



		Promoter - M/s JMS Realty Developers LLP 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.
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		 Nikita Mittal Planning Executive
Day and Date of hearing	Monday and 29.09.2025	
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