

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project - JMS Group The Majestic Homes
 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 Homes		
2.	Name of the promoter	M/s JMS Infra Build Pvt. Ltd.		
3.	Brief of the promoter	Brief of the promoter company: The promoter M/s JMS Infra Build Pvt. Ltd has been incorporated on 11.08.2021 vide CIN number U7019HR2021PTC096955 at Plot No. 2380-SP, Sector 46, Gurugram, Haryana 122001. Mr. Pushpender Singh and Virender Singh are the director of the company.		
4.	Nature of the project	Independent Residential Floors		
5.	Location of the project	Sector-M9, M10, M13, M14, Manesar, Gurugram		
6.	Legal capacity to act as a promoter	Third Party Right Holder/ Landowner		
7.	Name of the license holder	N/A		
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-2131-2025		
12.	License no.	N/A		
13.	Total licensed area	118.150 Acres	Area applied	0.6155 Acres (2490.945 sqmtr)
14.	Projected completion date	31.12.2028		
15.	QPR Compliances (if applicable)	RC no 100 of 2022 {Golden City} Submitted - March 23 to Sep 25.		
16.	4(2)(I)(D) Compliances (if applicable)	RC no 100 of 2022 {Golden City} Pending - (2024-25)		
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 crs		
22.	Expenditure Incurred	Rs 26.58 crs		
23.	Expenditure to be incurred	Rs 49.42 crs		
24.	Total Units	17 plots (68 units)		
25.	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 17 plots dated 30.09.2025)	
ii)	Zoning Plan Approval	10900 dated 04.03.2025 (For residential plotted colony)	
iii)	Building approval plan	D-284 to D-288 dated 02.01.2025 and D-307 to D-318, dated 03.01.2025	01.01.2027 and 02.01.2027 (Under Self certification policy and Email dated 02.01.2025 and 03.01.2025 from DTCP)
iv)	Environmental Clearance	N/A.	
v)	Airport height clearance	N/A.	
vi)	Fire scheme approval for commercial	N/A.	
vii)	Service plan and estimate approval (Golden City)	N/A.	
26.	Fee Details		
	Registration fee	Residential- 2490.945 x 2.64 x 2.64 x 10 = 6576.0948 x 2.64 10 = Rs. 1,73,609/-	
	Late fee	N/A	
	Processing fee	6576.0948 x 10 = Rs.65,761/-	
	Total fee	Rs. 2,39,370/-	
27.	DD details		
	DD details	Rs. 2,41,000/-	
	DD details	500344 dated 06.11.2025	
	Name of the bank issuing	ICICI Bank	
	Deficient amount	2,41,000 - 2,39,370 = -1630/- (NIL)	
28.	File Status		
	File received on	28.11.2025	
	First notice Sent on	17.12.2025	
	First hearing on	22.12.2025	
	First reply submitted on	23.12.2025	
	Second reply submitted on	24.12.2025	
29.	Case History:		
	The Promoter i.e., M/s JMS Infra Build Pvt. Ltd. Third Party Right Holder applied for the registration of real estate residential floors project namely "JMS Group The Majestic Homes" located at Sector-M9, M10, M13, M14, Manesar, Gurugram under section 4 of the Real Estate (Regulation and Development) Act, 2016 vide central receipt no.103158 dated 28.11.2025 and RPIN-995. The Temp		



I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2131-2025. The project area for registration is 0.6155 Acres (2490.945 sqmtr).

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 17 plots via conveyance deed of the residential plotted colony namely "The Golden City" and applied for registration of residential floors (S+4) i.e. 68 units on 17 plots.

Details of plots applied for registration as follows:

Details of plots						
S.No	Plot no	Conveyance	BR-III	Area in sq mtr	FAR	Total FAR
1	D-284	30.09.2025	03.01.2025	146.517	2.64	386.8049
2	D-285	30.09.2025	03.01.2025	146.517	2.64	386.8049
3	D-286	30.09.2025	03.01.2025	146.517	2.64	386.8049
4	D-287	30.09.2025	02.01.2025	146.517	2.64	386.8049
5	D-288	30.09.2025	02.01.2025	146.517	2.64	386.8049
6	D-307	30.09.2025	02.01.2025	146.517	2.64	386.8049
7	D-308	30.09.2025	02.01.2025	146.517	2.64	386.8049
8	D-309	30.09.2025	02.01.2025	146.517	2.64	386.8049
9	D-310	30.09.2025	02.01.2025	146.517	2.64	386.8049
10	D-311	30.09.2025	02.01.2025	146.517	2.64	386.8049
11	D-312	30.09.2025	02.01.2025	146.517	2.64	386.8049
12	D-313	30.09.2025	02.01.2025	146.517	2.64	386.8049
13	D-314	30.09.2025	02.01.2025	146.517	2.64	386.8049
14	D-315	30.09.2025	02.01.2025	146.517	2.64	386.8049
15	D-316	30.09.2025	02.01.2025	146.517	2.64	386.8049
16	D-317	30.09.2025	02.01.2025	146.517	2.64	386.8049
17	D-318	30.09.2025	02.01.2025	146.673	2.64	387.2167
				2490.945		6576.0948

The application for registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/995 dated 17.12.2025 was issued to the promoter with an opportunity of being heard on 22.12.2025.

On 09.12.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune" dated 08.12.2025 & "The Indian Express" dated 07.12.2025 and one Hindi, "Dainik Bhaskar" dated 08.12.2025 as per the directions of Authority. Objections to be filed till 19.12.2025. **No objections have been received till date.**

On 22.12.2025, the matter is adjourned and fixed for 29.12.2025.

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



<p>30. Present compliance status as on 29.12.2025 of deficient documents as observed against the deficiency notice dated 17.12.2025</p>	<ol style="list-style-type: none">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. Status: - Not done2. Corrections in online DPI need to be done. Status: - Not done3. Project report needs to be revised, stamped and signed. Status: - Submitted4. Latest date land title search report prepared by an advocate including the bar enrolment number of the Advocate needs to be submitted. Status: - Submitted5. PERT Chart specifying date of completion needs to be stamp and signed. Status: - Submitted6. Allotee related documents like Draft application form, Draft Allotment letter and Draft Builder buyer agreement needs to be revised, stamped and signed. Status: - Submitted7. Draft payment receipt needs to be stamped and signed. Status: - Submitted8. Draft Conveyance deed needs to be submitted. Status: - Submitted9. Draft brochure needs to be revised. Status: - Submitted10. Draft advertisement document needs to be revised. Status: - Submitted11. Cost of plots needs to be clarified according to area apply for registration. Status: - Submitted.12. Annual balance sheet for the financial years 2024-25 needs to be submitted. Status: - Submitted13. Latest net worth certificate of promoter from CA needs to be provided. Status: - Submitted but latest needs to be submitted14. Quarterly statement of expenditure needs to be provided. Status: - Submitted15. CHG form needs to be submitted. Status: - Submitted16. Cash flow statement needs to be provided. Status: - Submitted17. CA certificate for expenditure incurred ant to be incurred needs to be provided. Status: - Submitted
--	--

		<p>18. Financial resources need to be met with project cost, needs to be filled in DPI. Status: - Submitted</p> <p>19. NOC from lender for creating of third party right needs to be provided. Status: - Submitted.</p> <p>20. KYC of project consultant needs to be submitted. Status: - Submitted.</p>
31.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Document 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. Latest net worth certificate of promoter from CA needs to be provided.</p>

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. 31. It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents.


Asha

Chartered Accountant



Prachi Singh
Planning Executive

Day and Date of hearing

Monday and 29.12.2025

Proceeding recorded by

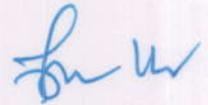
Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.12.2025

Ms. Prachi Singh, 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

