



Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	JMS Group Elegante.
2.	Name of the promoter	M/s JMS Infra Build Pvt. Ltd.
3.	Brief of the promoter	M/s JMS Infra Build Pvt. Ltd. (CIN: U70109HR2021PTC096955) is an active private limited real estate and construction company incorporated on 11 August 2021 in Gurugram, Haryana, India. The company has an authorized capital of ₹6.00 crore and a paid-up capital of ₹5.00 crore. Promoter shareholding is reported at 100%, indicating that the original promoter group holds all equity. The current directors are Pushpender Singh (Director) and Virender Singh (Director). The registered office is located at Plot No. 2380-SP, Sector-46, Gurugram, Haryana, 122001, India.
4.	Nature of the project	Distinct Commercial Component Under DDJAY.
5.	Location of the project	Sector- 05, Sohna, Gurugram.
6.	Legal capacity to act as a promoter	License Holder
7.	Name of the land owner	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.	Not applicable
11.	Online application ID	RERA-GRG-PROJ-2154-2026
12.	License no.	81 of 2023 dated 17.04.2023 valid up to 16.04.2028.
13.	Total licensed area	15.06875 acres. Area to be registered 0.369 Acres.
14.	Projected completion date	31.12.2029.
15.	QPR Compliances (if applicable)	For RC no 64 of 2023 Submitted - Sep 23 to Sep 25. Pending - Dec 25
16.	4(2)(I)(D) Compliances (if applicable)	For RC no 64 of 2023 Submitted - 2023-24, 2024-25.
17.	4(2)(I)(C) Compliances (if applicable)	Not applicable
18.	Status of change of bank account	Not applicable
19.	Details of proceedings pending against the project	Not applicable
20.	RC Conditions Compliances (if applicable)	For RC no 64 of 2023 Service plans and estimates within 3 months of registration - approved on 15.01.2025.
21.	No. of tower	1 (G +4)
22.	Number of units	Commercial - 64(Ground and 1 st floor) , Apartments - 23 (2 nd , 3 rd , 4 th floor), 52 Parking.
23.	Total Project cost	Rs 19.21 Cr



24.	Project expenditure so far	Rs 3.42 Cr		
25.	Estimated expenditure for completion so far	Rs 15.79 Cr		
26.	Construction cost per sq ft	Not provided		
27.	Statutory approvals either applied for or obtained prior to registration			
	S. No	Particulars	Date of approval	Validity up to
	i)	License Approval	81 of 2023 dated 17.04.2023.	16.04.2028.
	ii)	Zoning plan approval	DRG No. DTCP 9256 dated 23.05.2023.	
	iv)	Building plan approval	6556 dated 31.12.2025.	30.12.2027.
	vii)	Environmental Clearance	Not applicable.	
	vii)	Fire Scheme approval	Not Submitted.	
	viii)	Service plan and estimate approval	LC-4834/JE(SK)/2025/1975 dated 15.01.2025	
	viii)	Electrical load availability connection	1047 dated 16.05.2023.	
28.	Fee Details			
	Registration Fee	Commercial 2613.92 x 1.75 x 20 = Rs 91,487/-		
	Processing Fee	2613.92 x 10 = Rs 26,139/-		
	Late Fee	Not applicable		
	Total Fee	91,487 + 26,139 = Rs. 1,17,626/-		
	DD amount	Rs 1,20,000/-		
	DD no. and date	500363 dated 10.12.2025		
	Name of the bank issuing	ICICI Bank		
	Deficient amount	1,17,626 - 1,20,000 = Rs. -2374/- (NIL)		
29.	File Status	Date		
	File received on	07.01.2026		
	First notice Sent on	28.01.2026		
	Documents submitted	29.01.2026		
	1 st hearing on	02.02.2026		
	Documents submitted	03.02.2026, 05.02.2026, 06.02.2026		
	2 nd hearing on	09.02.2026		
	3 rd hearing on	11.02.2026 (Prepone from 16.02.2026 to 11.02.2026)		
30.	Case History:	The Promoter M/s JMS Infra Build Pvt. Ltd. who is a License Holder has applied for the registration of real estate Distinct Commercial Component Under DDJAY namely "JMS Group Elegante" located at Sector- 05, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 0.369 acres under license no. 81 of 2023 dated 17.04.2023 valid up to 16.04.2028.		



The application for registration of Independent Residential Floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1014 dated 28.01.2026 was issued to the promoter with an opportunity of being heard on 02.02.2026.

Brief facts of the projects are as follows:-

1. The Department of Town and Country Planning (DTCP), Haryana has granted License No. 81 of 2023 dated 17.04.2023, valid up to 16.04.2028, in favour of M/s JMS Infra Build Pvt. Ltd. for setting up an Affordable Residential Plotted Colony under DDJAY over an area measuring 15.06875 acres situated in Sector-5, Sohna, Gurugram.
2. The aforesaid license has been duly registered with the Authority as a DDJAY Plotted Colony namely "Mega City", approved vide Registration Certificate (RC) No. 64 of 2023 dated 23.05.2023, valid up to 16.04.2028.
3. Thereafter, the promoter, i.e. M/s JMS Infra Build Pvt. Ltd., being the license holder, has obtained the approval of building plans for the commercial site vide Memo No. 6556 dated 31.12.2025 and has applied for registration of the said commercial component with the Authority on 07.01.2026. The area pertaining to the said commercial site measures 0.369 acres.
4. The public notice in respect of the above application was published in three leading newspapers, namely The Tribune, The Times of India, and Dainik Bhaskar on 14.01.2026, and no objections have been received in the Authority.

Proceedings dated - 02.02.2026

The matter has been adjourned to 09.02.2026.

Proceedings dated - 09.02.2026

The matter has been adjourned to 16.02.2026.

As per the approval of the Authority, the matter has been preponed from 16.02.2026 to 11.02.2026.

<p>31. Present compliance status as on 11.02.2026 of deficient documents as observed during the last hearing dated 09.02.2026.</p>	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status - Submitted but need to be revised. 2. Online DPI needs to be corrected. Status - Submitted but need to be revised. 3. Copy of LOI, LC-IV needs to be submitted. Status - Submitted. 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status - Submitted. 5. Approved Service plans and estimates need to be submitted. Status - Submitted. 6. Approved Fire Scheme needs to be submitted. Status - Not Submitted. 7. Mutation, Jamabandi and Akshjra certified on latest dates needs to be submitted.
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	<p>Status - Submitted.</p> <p>8. Land title search report from an advocate having bar roll no needs to be submitted. Status - Submitted.</p> <p>9. Information to revenue department needs to be submitted. Status - Submitted.</p> <p>10. Mining Permission need to be submitted. Status - Not Submitted.</p> <p>11. Road Access permission needs to be submitted. Status - Not Submitted. Further, promoter states that, the site is well connected from the existing main road and the project is also well connected through the already RERA registered project "Mega City" bearing RC no. 64 of 2023 dated 23.05.2025.</p> <p>12. Huda Construction water NOC need to be submitted. Status - Submitted.</p> <p>13. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status - Submitted.</p> <p>14. Draft allottee document i.e. application form, allotment letter, builder buyer agreement, conveyance deed & payment receipt needs to be submitted. Status - Submitted but need to be revised.</p> <p>15. Draft brochure and advertisement need to be revised. Status - Submitted.</p> <p>16. Cost of the land amounts to Rs 161.38 lakhs needs to be clarified according to the area i.e. 0.369 applied for the registration. Status - Submitted.</p> <p>17. Clarification needs to be submitted as IDW, cess and taxes does not mention in DPI. Details of any other cost amounts to Rs 14.41 lakhs and financial resources amounts to Rs 500 lakhs from equity mentioned in DPI needs to be submitted. Status - Submitted but clarification needs to be submitted as IDW, cess and taxes does not mention in DPI.</p> <p>18. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Affidavit of no loan needs to be submitted. REP II dated 07.01.2026 needs to be revised as details of encumbrance or non-encumbrance is missing. Status - Submitted and affidavit by the promoter regarding no loan on the project/project land is submitted.</p> <p>19. Original Bank Undertaking dated 03.12.2025 needs to be submitted. Status - Submitted.</p> <p>20. As per Independent Auditors Report dated 31.03.2025, auditor provided emphasis of matter as company has</p>
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		<p>accepted/given unsecured loans from related parties, details need to be submitted. Status - Details of the unsecured loan and affidavit by the promoter submitted.</p> <p>21. Following Original CA Certificate needs to be submitted: Original CA Certificate of REP 1(A-H) dated 03.01.2026, Original CA Certificate of net worth of promoter dated 31.12.2025, CA Certificate of expenditure incurred and to be incurred needs to be submitted, Original CA Certificate of non-default in payment of debt & statutory liabilities dated 03.01.2026. Status - Submitted.</p> <p>22. Statement of quarterly expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted. Status - Submitted.</p> <p>23. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. Status - Submitted.</p> <p>24. Background and experience of work of the promoter needs to be submitted. Status - Submitted.</p>
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32.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Approved Fire Scheme needs to be submitted.</p> <p>4. Mining Permission need to be submitted.</p> <p>5. Road Access permission needs to be submitted.</p>
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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 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme and documents mentioned at S.No. 32.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Fire Scheme within 4 months from the grant of registration and the mining permission shall be submitted before the commencement of the construction at site.

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

Ashish Dubey

Ashish Dubey
Chartered Accountant

Shashank Sharma

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing	Wednesday and 11.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.02.2026

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

Sh. Vipul Kumar Dahiya (AR) is present on behalf of the promoter.



The Authorized Representative of the promoter submits that presently, Fire Scheme Approval and Mining Permission are under process and the said approvals have not yet been obtained as on date. The AR of the promoter further undertakes to obtain and submit:

- i. The Fire Scheme Approval within 4 months from the date of grant of registration; and
- ii. Mining permission before the start of construction at the site.

Further, he undertakes to submit a Demand Draft amounting to Rs. 25 lakhs, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount shall be liable to be forfeited by the Authority.

The Authorized Representative further submits that the approach road to the project is already available and connected through the project namely "Mega City", which stands duly registered with the Authority vide Registration Certificate No. 64 of 2023 dated 23.05.2023. It is further submitted that the present project, for which registration has been applied, forms an integral part of the aforesaid "Mega City" project and is well connected through the internal road network developed therein. So, no separate road access permission from the concerned department is required.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit a Demand Draft amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority as security amounts for timely submission of the Fire Scheme Approval within 4 months from the date of grant of registration.

In the event of non-submission of the above approval within the prescribed time frame, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit Mining permission before start of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of a DD of Rs. 25 lakhs for submission of Fire Scheme approval within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA