

REGISTRATION NO. 89 OF 2023

RC/REP/HARERA/GGM/745/477/2023/89

Date: 11.09.2023

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1389-2023

REGISTRATION CERTIFICATE
THE NATION

This registration certificate supersedes the earlier registration no. 36 of 2023 dated 02.02.2023 granted for the part of land of the present application. Now onward QPRs shall be based on A-H information in REP-I for the whole project.



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

AUTHENTICATED

NEERAJ GAUTAM

ASSOCIATE ARCHITECTURAL EXECUTIVE

CHECKED

SUMEET

ENGINEERING OFFICER

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s JMS Infra Reality Pvt. Ltd.
(ii)	Registered Address	3rd Floor, Plot No. 10, Sector- 44, Gurugram, Haryana-
(iii)	Corporate Office Address	3rd Floor, Plot No. 10, Sector- 44, Gurugram, Haryana-
(iv)	Local Address	3rd Floor, Plot No. 10, Sector- 44, Gurugram, Haryana-
(v)	CIN	U45209HR2019PTC082137
(vi)	PAN	AAECJ6308F
(vii)	Status	Active
(viii)	Mobile No.	+91 7303-882-198
(ix)	Email-Id	jmswork@jmsgroup.co.in
(x)	Authorized Signatory	Sh. Pushpender Singh

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	77705995801	ICICI Bank, Times Tower, MG Road, Gurugram-122001
(ii)	Separate RERA account of the project (70%)	77705995802	ICICI Bank, Times Tower, MG Road, Gurugram-122001
(iii)	Free account of the promoter of the project (30%)	002105030676	ICICI Bank, Times Tower, MG Road, Gurugram-122001

(E) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from **11th September 2023** and ending with **31st December 2026** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

(F) CONDITIONS OF REGISTRATION**2. This registration is granted subject to the following conditions, namely: —**

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and recommended as per requirements and approved by authority.

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(x)	<p>The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:</p> <p><i>“common areas” mean—</i></p> <ul style="list-style-type: none"> (i) <i>the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;</i> (ii) <i>the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</i> (iii) <i>the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</i> (iv) <i>the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;</i> (v) <i>installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</i> (vi) <i>the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</i> (vii) <i>all community and commercial facilities as provided in the real estate project;</i> (viii) <i>all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</i>
(xi)	<p>The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter shall inform the same to the authority.</p>
(xii)	<p>There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.</p>
(xiii)	<p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely-</p> <p>Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority.</p> <p>The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity.</p> <p>[Obligation of the promoter under section 11(3)]</p>
(xiv)	<p>The promoter shall enable the formation an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building/plot and inform the authority about the AOA.</p> <p>[Obligation of the promoter under section 11(4)(e),]</p>

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	shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.
(iii)	The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation, any allottee gets the defective title of land and in case of any loss caused to him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.
3.	If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.
4.	This registration is granted without prejudice to the rights of the present allottees under section 18(1) of the Act which shall continue to be governed by the BBAs signed with individual allottees.

Dated : 11.09.2023

Place : Gurugram




(Arun Kumar Gupta)
 Chairman
 Haryana Real Estate Regulatory
 Authority, Gurugram

PROMOTER'S COPY

