



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- The promoter shall submit the approved electrical load availability NOC, HUDA construction water NOC, approval for storm water drainage and sewerage disposal, approved service estimate and plans, zoning plan, within 3 months from the date of grant of registration certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification no. 79-2019/Ext. dated 10.05.2019.
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be granted valid for the period from 18th January, 2021 and ending with 28th Dec 2025 (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.

REVOCAION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



REGISTRATION NO. 03 OF 2021

RC/REP/HARERA/GGM/435/167/2021/03	Date: 18.01.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-788-2020

REGISTRATION CERTIFICATE REAL ESTATE PROJECT PRIME LAND

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project registration number as mentioned above

PARTICULARS OF THE PROJECT

S. N.	Particular	Detail
1.	Name of the Project	Prime Land
2.	Location	Sector 95A, Gurugram
3.	License no.	44 of 2020 dated 29.12.2020 valid till 28.12.2025
4.	Total licensed area of the project	10.60 acres
5.	Area for registration	10.60 acres
6.	Nature of the project	Affordable Plotted colony (DDJAY)
7.	Total Saleable area of the project	Residential-21794.145 sq. m. Commercial-1715.448 sq. m.
8.	Number of Plots	216 (109 plots-freeze), (33 plots under mortgage)

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	Sh. Dharam Singh, Ravinder Singh, Jitender Singh, Kalyan Singh
2.	Promoter 2/Collaborator	M/s JMS Buildwell Realty Pvt. Ltd.

PARTICULARS OF THE PROMOTER 2 / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s JMS Buildwell Realty Pvt. Ltd.
2.	Registered Address	Plot no. 2380-SP, Sector 46, gurugram-122001, Haryana
3.	Corporate Office Address	Plot no. 2380-SP, Sector 46, gurugram-122001, Haryana
4.	Local Address	Plot no. 2380-SP, Sector 46, gurugram-122001, Haryana
5.	CIN	U45309HR2020PPC084773
6.	PAN	AAECJ7466Q
7.	Status	Active
8.	Mobile No.	+91-9958000777
9.	Landline No.	+012-44215130
10.	Email-Id	info@jmsgroup.co.in
11.	Authorized Signatory	Mr. Pushpender Singh

DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	244605000878	ICICI Bank, Sector 69, Gurugram
2.	Separate RERA account of the project (70%)	244605000877	ICICI Bank, Sector 69, Gurugram
3.	Free account of the promoter of the project (30%)	244605000876	ICICI Bank, Sector 69, Gurugram

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

Dated: 18.01.2021
Place: Gurugram



DR. KRISHANA KUMAR KHANDIHWAL, (S (R))
(Dr. K.K. Khandiwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram