

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Signature Global SCO 88A	
2.	Name of the promoter	M/s JMK Holdings Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 88A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Yohaam Buildcon LLP	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	31.07.2023	
10.	Online application ID	RERA-GRG-PROJ-1128-2022	
11.	License no.	70 of 2022 dated 27.05.2022	Valid up to correction required i.e., 26.05.2027
12.	Total licensed area	2.512 acres	Area to be registered 2.512 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	70 of 2022 dated 27.05.2022 Correction required i.e., 26.05.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DRG No: DTCP 8346 dated 30.05.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1594/SD(DK)/2022/25517 dated 25.08.2022
	vi)	Service plan and estimate approval	Not Provided
14.	Fee details		
	Registration fee	14,988.723 * 1.5 * 20 = Rs 4,49,661.69/-	
	Processing fee	14,988.723 * 10 = Rs 1,49,887.23/-	
	Late fee	N/A	
	Total	Rs 5,99,548.92/-	
15.	DD amount	1. Rs 4,49,662/- 2. Rs. 1,49,888/-	
	DD no. and date	1. 565028 and 04.08.2022	



		2. 565029 and 04.08.2022
	Name of the bank issuing	YES Bank
	Deficient amount	NILL
16.	File Status	Date
	File received on	08.08.2022
	First notice Sent on	25.08.2022
	First hearing on	05.09.2022
	Second hearing on	12.09.2022
15.	Status of Documents	<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: Not submitted.2. Online DPI needs to be corrected. Status: Still needs to be corrected.3. Copy of the license needs to be resubmitted after corrections from DTCP. Status: Submitted but the correction made is not authenticated by DTCP.4. Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. Status: Submitted.5. Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Not submitted. However, copy of application submitted which also needs to be clarified and resubmitted.6. Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Only Jamabandi submitted.7. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Not submitted.8. Latest Non-encumbrance certificate needs to be submitted. Status: Not submitted.9. Land title search report needs to be resubmitted including the bar enrolment number of the Advocate. Status: Not submitted.10. Project report needs to be submitted. Status: Submitted but after some minor correction needs to be resubmitted.

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		<p>11. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Not submitted.</p> <p>12. Natural Conservation zone NOC needs to be submitted. Status: Undertaking submitted but needs to be revised.</p> <p>13. Tree cutting permission needs to be submitted. Status: Undertaking submitted but needs to be revised.</p> <p>14. Power line shifting NOC needs to be submitted. Status: Undertaking submitted but needs to be revised.</p> <p>15. Forest Land Diversion NOC needs to be submitted. Status: Undertaking submitted but needs to be revised.</p> <p>16. Pert chart needs to be submitted. Status: Submitted but needs to be corrected and resubmitted.</p> <p>17. Superimposed demarcation plan on approved layout plan needs to be submitted. Status: Submitted.</p> <p>18. Draft Application form needs to be submitted. Status: Submitted but needs to be revised.</p> <p>19. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised.</p> <p>20. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Submitted but needs to be revised.</p> <p>21. Draft conveyance deed needs to be submitted. Status: Submitted.</p> <p>22. Draft brochure of the project needs to be submitted. Status: Not submitted.</p> <p>23. Cost of the land needs to be clarified according to the area applied for the registration. Status: Not submitted.</p> <p>24. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Not submitted.</p> <p>25. Miscellaneous cost seems to be abnormal in normal course of business. Status: Not clarified.</p> <p>26. Financial resources of the project needs to be clarified. Status: Not clarified.</p> <p>27. CA certificate for non-default in payment needs to be Provided. Status: Submitted</p> <p>28. Bank undertaking needs to be revised. Status: Not submitted</p>
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	<p>29. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted</p> <p>30. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted</p> <p>31. Authorized person to operate the bank account. Status: Submitted</p> <p>32. KYC of Chandra Wadhwa and Ujjwal Goel needs to be provided. Status: Submitted</p> <p>33. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted.</p> <p>34. Copy of board resolution for authorizing bank a/c operation. Status: Submitted</p> <p>35. REP II needs to be revised. Status: Submitted</p>
Deficit Documents	<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.2. Online DPI needs to be corrected.3. Copy of the license needs to be resubmitted after corrections duly authenticated from DTCP.4. Approved Service Plans and Estimates needs to be submitted, if applied than correct and clear copy of the same needs to be submitted.5. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.6. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted.7. Latest Non-encumbrance certificate needs to be submitted.8. Land title search report needs to be resubmitted including the bar enrolment number of the Advocate.9. Project report needs to be resubmitted.10. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted.11. Natural Conservation zone NOC needs to be submitted.12. Tree cutting permission needs to be submitted.13. Power line shifting NOC needs to be submitted.14. Forest Land Diversion NOC needs to be submitted.15. Pert chart needs to be resubmitted.16. Draft Application form needs to be resubmitted.17. Draft Allotment letter needs to be resubmitted.

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		<p>18. Draft Builder Buyer Agreement needs to be resubmitted as per the specified format.</p> <p>19. Draft brochure of the project needs to be submitted.</p> <p>20. Cost of the land needs to be clarified according to the area applied for the registration.</p> <p>21. Loan sanction letter, disbursement and repayment schedule needs to be provided</p> <p>22. Miscellaneous cost seems to be abnormal in normal course of business.</p> <p>23. Financial resources of the project needs to be clarified.</p> <p>24. Bank undertaking needs to be revised.</p> <p>25. Quarterly schedule of estimated expenditure needs to be corrected.</p> <p>26. Cash flow statement in REP -1 (A to H) need to be uploaded.</p>
Day and Date of hearing	Monday and 12.09.2022	
Proceeding recorded by	Ram Niwas	

Case History:-

The promoter M/s JMK Holdings Pvt. Ltd. who is a collaborator applied for the registration of real estate project namely "Signature Global SCO 88A" located at Sector-88A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39332 dated 08.08.2022 and RPIN-490. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1128-2022. The project area for registration is same as that of the licensed area i.e., 2.512 acres. License no - 70 of 2022 dated 27.05.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/490/show cause dated 25.08.2022 was issued to the promoter with an opportunity of being heard on 05.09.2022.

The promoter submitted the reply on 26.08.2022 which was scrutinized, and the remaining deficiencies are mentioned above as deficit documents which are also conveyed to the promoter.

On 05.09.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Anurag Srivastva (Manager) is present on behalf of the promoter. The AR submits that the requisite deficit documents have been submitted on 26.08.2022 and 05.09.2022 in pursuance to the deficiency notice conveyed by the Authority on 25.08.2022. The same has been examined by office and still there are large number of deficiencies which are to be rectified by the applicant promoter. One weeks' time is granted to the promoter for their rectification and their confirmation by the office. The office to also check the status and right of signature global, in whose name the above sites are proposed to be sold and hence their legal status



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be also checked. The applicant promoter was conveyed the objection regarding the date of validity of license which was required to be got done from DTCP being the license issuing authority, but the applicant promoter has submitted copy of license by over writing/cutting at its own level without seeking the requisite amendment from DTCP. The promoters are hereby warned not to indulge in such type of practice and a confirmation regarding the rectification must be obtained separately from DTCP. The matter to come up on 12.09.2022.

The promoter has submitted the reply recently on 10.09.2022 which needs to be scrutinized.


(Asha)

Chartered Accountant


(Sumeet)

Engineer Executive

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anurag Srivastav	AR		

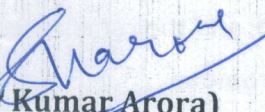
PROCEEDINGS OF THE DAY

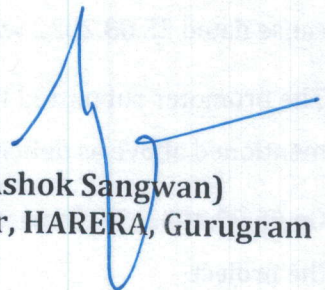
Proceedings dated 12.09.2022


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.


Sh. Anurag Srivastav is present on the behalf of the promoter. AR of the promoter requested for adjournment in the matter as the promoter may take 2 weeks' time to rectify the defects in the application and to submit deficit documents.

The matter to come up on 27.09.2022.


(Sanjeev Kumar Arora)
Member, HARERA Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA Gurugram


(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram