

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 | Applied on 17.06.2022 |
| 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/- | |



HARERA
GURUGRAM

Signature Global SCO 88A
RERA-GRG-PROJ-1128-2022

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|-----|--------------------------|---|
| | 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 |
| | Third hearing on | 27.09.2022 |
| 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: Correction needs to be done.2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.3. Copy of the license needs to be resubmitted after corrections from DTCP. Status: Applied to DTCP for the correction in the license through email dated 05.09.2022.4. Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Applied dated 17.06.2022 copy submitted. However, final approval awaited.5. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.6. Approvals / NOC's from various agencies for connecting external services like roads and storm water drainage needs to be submitted. Status: Undertaking for non- applicability of storm water submitted and road connected.7. Latest Non-encumbrance certificate needs to be submitted. Status: Submitted.8. Land title search report needs to be resubmitted including the bar enrolment number of the Advocate. Status: Submitted.9. Project report needs to be submitted. Status: Submitted.10. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Submitted.11. Natural Conservation zone NOC needs to be submitted. Status: Undertaking for non- applicability submitted. |

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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|---------------------------------|--|
| | <ol style="list-style-type: none"> 12. Tree cutting permission needs to be submitted. Status: Undertaking for non- applicability submitted. 13. Power line shifting NOC needs to be submitted. Status: Undertaking for non- applicability submitted. 14. Forest Land Diversion NOC needs to be submitted. Status: Undertaking for non- applicability submitted. 15. Pert chart needs to be submitted. Status: Submitted. 16. Draft Application form needs to be submitted. Status: Submitted. 17. Draft Allotment letter needs to be submitted. Status: Submitted. 18. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Submitted. 19. Draft brochure of the project needs to be submitted. Status: Submitted. 20. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. 21. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Submitted. 22. Miscellaneous cost seems to be abnormal in normal course of business. Status: Clarified. 23. Financial resources of the project needs to be clarified. Status: Submitted. 24. Bank undertaking needs to be revised. Status: Submitted 25. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted 26. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted. |
| <p>Deficit Documents</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. 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, 5. Quarterly schedule of estimated expenditure needs to be corrected. 6. Cash flow statement in REP -1 (A to H) need to be uploaded. |

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 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.

On 12.09.2022, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. 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.

The promoter has submitted the reply on 15.09.2022, 19.09.2022 and 22.09.2022 which were scrutinized and the remaining deficiencies are mentioned above as deficit documents.


(Asha)
Chartered Accountant

(Sumeet)
Engineer Executive
Day and Date of hearing

Tuesday and 27.09.2022

Proceeding recorded by

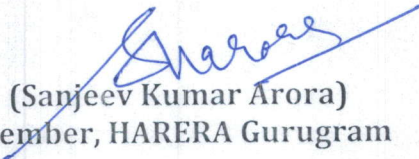
Ram Niwas

PROCEEDINGS OF THE DAY

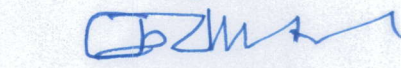
Proceedings dated: 27.09.2022

Sh. Sumeet, Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (GM) present on behalf of the promoter. There is an error in the date of the license validity which needs to be corrected by the DTCP. AR of the promoter has informed that they have already applied to the DTCP for necessary correction. The service plans and estimates have also not been approved. The AR of the promoter submits that within 3 months the approved service plans and estimates will be submitted in the Authority and as a guarantee the promoter will submit DD amounting to Rs. 25 lakhs which shall be forfeited in case the approved service plans and estimates are not submitted within the allowed time. Subject to above the Authority decided to grant registration but again at the cost of repetition it is only after submitting the corrected copy of the license and submission of DD amounting to Rs. 25 lakhs.


(Sanjeev Kumar Arora)
Member, HARERA Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA Gurugram

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

