

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Signature Global SCO-II 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	Yohaan Buildcon LLP	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	31.07.2023	
10.	Online application ID	RERA-GRG-PROJ-1127-2022	
11.	License no.	69 of 2022 dated 27.05.2022	Valid up to 26.05.2027
12.	Total licensed area	3.428 acres	Area to be registered 3.428 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	69 of 2022 dated 27.05.2022 26.05.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DRG No: DTCP 8345 dated 30.05.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet/ Standard Design	ZP-1593/SD(DK)/2022/25513 dated 25.08.2022
	vi)	Service plans and estimates approval	Applied on 17.06.2022
14.	Fee details		
	Registration fee	20,777.34 * 1.5 *20 = Rs 6,23,320.2/-	
	Processing fee	20,777.34 * 10 = Rs 2,07,773.4/-	
	Late fee	N/A	
	Total	Rs 8,31,093.6/-	
15.	DD amount	1. Rs 6,23,321/- 2. Rs. 2,07,774/-	
	DD no. and date	1. 565030 and 04.08.2022 2. 565031 and 04.08.2022	



	Name of the bank issuing	YES Bank
	Deficient amount	NILL
16.	File Status	Date
	File received on	05.08.2022
	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: Submitted but corrections needs to be done.2. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.3. 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.4. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.5. 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.6. Latest Non-encumbrance certificate needs to be submitted. Status: Submitted.7. Land title search report needs to be resubmitted including the bar enrolment number of the Advocate. Status: Submitted.8. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Submitted.9. Natural Conservation zone NOC needs to be submitted. Status: Undertaking for non- applicability submitted.10. Tree cutting permission needs to be submitted. Status: Undertaking for non- applicability submitted11. Power line shifting NOC needs to be submitted. Status: Undertaking for non- applicability submitted.12. Forest Land Diversion NOC needs to be submitted. Status: Undertaking for non- applicability submitted.13. Electrical load availability connection needs to be submitted. Status: Not submitted.14. Pert chart needs to be submitted. Status: Submitted.



	<ol style="list-style-type: none">15. Draft Application form needs to be submitted. Status: Submitted.16. Draft Allotment letter needs to be submitted. Status: Submitted.17. Draft Builder Buyer Agreement needs to be submitted as per the specified format. Status: Submitted.18. Draft brochure of the project needs to be submitted. Status: Submitted.19. Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified20. Loan sanction letter, disbursement and repayment schedule needs to be provided Status: Submitted21. Miscellaneous cost seems to be abnormal in normal course of business. Status: Clarified22. Financial resources of the project needs to be clarified. Status: Submitted23. Bank undertaking needs to be revised. Status: Submitted.24. Quarterly schedule of estimated expenditure needs to be corrected. Status: Not submitted25. Cash flow statement in REP -1 (A to H) need to be uploaded. Status: Not submitted.
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. Approved Service Plan and Estimates needs to be submitted.4. Electrical load availability connection 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-II 88A" located at Sector-88A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39245 dated 05.08.2022 and RPIN-489. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1127-2022. The project area for registration is same as that of the licensed area i.e., 3.428 acres. License no - 69 of 2022 dated 27.05.2022. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/489/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 Srivastav (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

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



HARERA
GURUGRAM

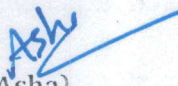
Signature Global SCO-II 88A
RERA-GRG-PROJ-1127-2022

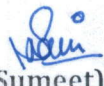
deficiency notice conveyed by the Authority on 25.08.2022. The same has been examined by office and still there are large number of deficiencies which are to be rectified by the applicant promoter. One weeks' time is granted to the promoter for their rectification and their confirmation by the office. 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 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. It is certified that architectural control sheet of the project/individual site have been approved and submitted in the Authority. Except service plan estimates all other deficiencies rectified. Necessary correction as per final DPI will be uploaded by the IT wing of the Authority in the A-H Format. Recommended for grant of registration subject to submission of BG/DD amounting to Rs. 25 lakhs as a guarantee to submit the approved service plans and estimates within the allowed time otherwise the amount shall be forfeited by the Authority and process for revocation of registration may be initiated. The promoter may be further directed to specifically mention on the prospectus and other relevant literature including notices that the project is being developed by M/s JMK Holdings Pvt. Ltd. which is a fully owned subsidiary of M/s Signature Global India Ltd.


(Asha)
Chartered Accountant


(Sumeet)
Engineer Executive

Day and Date of hearing	Tuesday and 27.09.2022
Proceeding recorded by	Ram Niwas

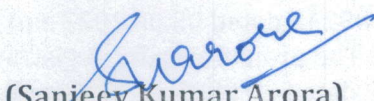
PROCEEDINGS OF THE DAY

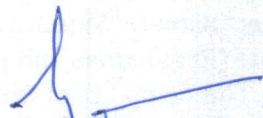
Proceedings dated: 27.09.2022

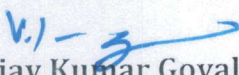
Sh. Sumeet, Engineer Executive briefed about the facts of the project.

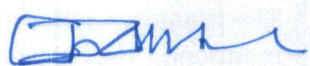
Sh. Anurag Srivastava (GM) is present on behalf of the promoter.

The AR of the promoter explained that JMK Holding Pvt. Ltd. is a 100% subsidiary of M/s Signature Global India Ltd and it is clear that trade mark held by a parent company can be used by its subsidiary as per Registration of Trade Mark Act. A CA certificate regarding JMK Holdings Pvt. Ltd. being a subsidiary of Signature Global India Ltd. is already filed on record. Keeping in view the above recommendations the Authority decides to grant registration.


(Sanjeev Kumar Arora)
Member, HARERA Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA Gurugram


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