

New PWD Rest House, Civil Lines, Gurugram, Haryana नयापी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project Signature Global City 79B  
Promoter M/s JMK Holding Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

S.No	Particulars	Details		
1.	Name of the project	Signature Global City 79B		
2.	Name of the promoter	M/s JMK Holdings Pvt. Ltd.		
3.	Nature of the project	Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 79B, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Gauntlet Propbuild Pvt. Ltd. M/s Gibbon Propbuild Pvt. Ltd. M/s Forsythia Propbuild Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole/ phase	Whole		
9.	Temp. ID	RERA- GRG- PROJ- 1200- 2022		
10.	License no.	100 of 2022	Valid up to 24.07.2027	
11.	Total licensed area	12.4875 Acres	Area to be registered	12.4875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.04.2024		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	25.07.2022	24.07.2027
	ii)	Zoning Plan Approval	14.10.2022	
	iii)	Layout plan Approval	14.10.2022	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	

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

भूसंपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 04.11.2022
	viii)	Electricity load availability connection	06.12.2022
16.	Fee details		
		Registration fee	(48513.637 x 10) + (2021.402 x 20) =Rs. 5,25,564/-
		Processing Fee	50535.039 x 10 = Rs. 5,05,350/-
		Late fee	N/A
		Total fee	Rs. 10,30,914/-
17.	DD amount		
		DD no. and date	Rs. 5,25,564/- Rs. 5,05,350/- 067731 dated 11.11.2022 067732 dated 11.11.2022
		Name of issuing bank	IndusInd Bank
		Deficit fee (if any)	Nil
18.	File Status		Date
		Project received on	15.11.2022
		First notice sent on	01.12.2022
		First hearing on	05.12.2022
		First reply submitted on	15.12.2022
		Second hearing on	19.12.2022
19.	Case history-		
	<p>The promoter M/s JMK Holding Pvt. Ltd. has applied on dated 15.11.2022 for registration of their affordable plotted colony under DDJAY namely "Signature Global City 79B" located in Sector-79 B, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for the project land admeasuring an area of 12.4875 acres for which the license no. 100 of 2022 dated 25.07.2022 valid up to 24.07.2027 has been issued by DTCP in favour of M/s Gauntlet Propbuild Pvt. Ltd., M/s Gibbon Propbuild Pvt. Ltd. and M/s Forsythia Propbuild Pvt. Ltd. in collaboration with M/s JMK Holding Pvt. Ltd. The current application pertains to 194 residential plots and a commercial block proposed to be developed by M/s JMK Holdings Pvt. Ltd.</p> <p><b>It is noted that the collaboration agreement dated 12.12.2019 is signed between the landowners (First Party), Emaar MGF Land Ltd. (Second Party) and JMK Holdings Pvt. Ltd. (Third Party).</b></p>		

	<p>However, there is no mention of Emaar MGF Land Ltd. in the license no. 100 of 2022 dated 25.07.2022 issued by DTCP, Haryana.</p> <p>Further, as per the clause 3.4.1 of the collaboration agreement, the developer shall have the right/ entitlement of marketing of developer's share in the saleable area of the project and Emaar shall have the exclusive right/ entitlement of selling of the Emaar's share in the saleable area of the project.</p> <p>As per the article 4 of the collaboration agreement, the revenue is shared between Emaar and JMK Holdings Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided to the promoter on 05.12.2022.</p> <p><u>Proceedings dated 05.12.2022</u></p> <p>The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in REP-I A to H format and online detailed project information. Matter to come up on 19.12.2022.</p> <p>On 19.12.2022, the matter was adjourned to 23.12.2022.</p>
20.	<p><b>Present compliance status as on 23.12.2022 of deficient documents as observed on last hearing i.e. 19.12.2022</b></p> <p><b>(on 19.12.2022 the matter was adjourned to 23.12.2022)</b></p> <ol style="list-style-type: none"> <li>1. Corrections in online DPI and REP-I (Part A-H) need to be done.</li> <li>2. It is noted that the collaboration agreement is signed between the landowners (First Party), Emaar MGF Land Ltd. (second Party) and JMK Holdings Pvt. Ltd. (Third Party) while the license is granted by DTCP in favor of the land- owners in collaboration with M/s JMK Holding Pvt. Ltd. without any mention of Emaar MGF Land Ltd. Further, as per the clause 3.4.1 of the collaboration agreement, the developer shall have the right/ entitlement of marketing of developer's share in the saleable area of the project and Emaar shall have the exclusive right/ entitlement of selling of the Emaar's share in the saleable area of the project. As per the article 4 of the collaboration agreement, the revenue is shared between Emaar and JMK Holdings Pvt. Ltd. This needs to be clarified. <b>Status: Clarification submitted.</b></li> <li>3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. <b>Status: Applied copy submitted.</b></li> </ol>
21.	<p><b>Remarks</b></p> <ol style="list-style-type: none"> <li>1. Corrections in online DPI and REP-I (Part A-H) need to be done; the promoter may be directed to submit the hard bound copies of DPI and form REP-I within one week.</li> <li>2. It is noted that the collaboration agreement is signed between the landowners (First Party), Emaar MGF Land Ltd. (second Party) and JMK Holdings Pvt. Ltd. (Third Party) while the license is granted by DTCP in favor of the land- owners in collaboration with M/s JMK Holding Pvt. Ltd. without any mention of Emaar MGF Land Ltd.</li> </ol>

		<p>Further, as per the clause 3.4.1 of the collaboration agreement, the developer shall have the right/ entitlement of marketing of developer's share in the saleable area of the project and Emaar shall have the exclusive right/ entitlement of selling of the Emaar's share in the saleable area of the project.</p> <p>As per the article 4 of the collaboration agreement, the revenue is shared between Emaar and JMK Holdings Pvt. Ltd. This needs to be clarified.</p> <p><b>Status: Promoter submits that landowner companies had entered into a collaboration agreement on 20.01.2007 vide which the development rights were granted in favor of Emaar MGF Land Ltd. Further, JDA was executed on 12.12.2019 among land- owners, JMK Holdings (P) Ltd. and Emaar vide which Emaar and land- owners appointed JMK Holding Pvt. Ltd. as developer. To compensate Emaar for providing development right, Emaar has been allocated share in saleable area.</b></p> <p>3. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted.  <b>Status: Applied on 04.11.2022</b></p>
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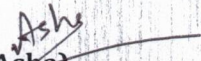
**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plan & estimates.

The promoter may be directed to submit the approved service plans and estimates within three months from the date of grant of registration. The promoter may further be directed to submit the guarantee amount of Rs. 25 lacs on account of submission of approved service plans and estimates in the Authority within stipulated time which shall be forfeited by the Authority in case of failure on the part of the promoter.

The project is to be registered in the name of M/s JMK Holdings Pvt. Ltd. and if any allocation is made to 3<sup>rd</sup> party as per JDA (M/s Emaar) then allotment is to be made only after completion of the project and if allocation is earmarked and the third party intends to sell before obtaining CC (Completion Certificate) then separate registration has to be sought by Emaar before any booking or selling is done prior to CC. This registration is to be considered only in respect of sale and advertisement authorization to M/s JMK Holdings Pvt. Ltd.

It is recommended that the Authority may consider for grant of registration.

  
(Asha)

Chartered Accountant




(Ar. Neeraj Gautam)

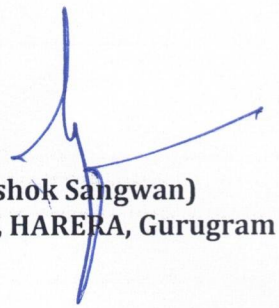
Associate Architectural Executive

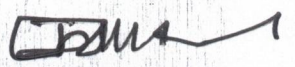
Day and Date of hearing	Friday and 23.12.2022
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 23.12.2022  
Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.  
Sh. Anurag Srivastava (Manager) is present on behalf of the promoter.  
Approved as proposed subject to the above conditions.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

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