

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-1	
2.	Name of the promoter	M/s JMK Holding Pvt. Ltd.	
3.	Nature of the project	Independent Residential Floors	
4.	Location of the project	Sector-79B, Gurugram, Haryana	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Gauntlet Propbuild Pvt. Ltd. and others	
7.	Name of the collaborator	M/s JMK Holding Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole/ phase	Whole	
	Phase no.	N/A	
10.	Online application ID	RERA-GRG-1210-2022	
11.	License no.	100 of 2022 dated 25.07.2022	
12.	Total licensed area	12.4875 Acres	Valid till 24.07.2027
		Area to be Registered	12.4875 Acres
13.	Projected completion date	30.09.2026	
14.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	25.07.2022
	ii)	Zoning Plan Approval	14.10.2022
	iii)	Building plan Approval for residential	16.11.2022
	iv)	Building plan Approval for commercial	30.12.2022
	iv)	Environmental Clearance	Applied on 05.12.2022
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval for commercial	Not provided
	vii)	Service plan and estimate approval	Applied on 04.12.2022
15.	Fee Details		
	Registration Fee	Res-6.599*4046.86*2.64*2.64*10=Rs.18,61,247/- Com-0.500*4046.86*1.75*1.75*20=Rs. 1,23,687/- Total=Rs. 19,84,934/-	
	Processing Fee	(70501.80+3541.0025)*10=Rs. 7,40,428/-	

	Late Fee	-
	Total Fee	Rs. 27,25,362/-
16.	DD amount	1. ₹13,11,081/- 2. ₹34,72,170/- Total= ₹47,83,251/-
	DD no. and date	DD1- 067734 dated 23.11.2022 DD2- 067733 dated 23.11.2022
	Name of the bank issuing	IndusInd Bank, Gurugram
	Deficient amount	-
17.	File Status	Date
	File received on	24.11.2022
	Deficiency conveyed on	07.12.2022
	First hearing on	12.12.2022
	First reply submitted on	15.12.2022
	Second reply submitted on	16.12.2022
	Third reply submitted on	19.12.2022
	Fourth reply submitted on	31.12.2022
	Second hearing on	02.01.2023
18.	<p>Case History: An application regarding registration of residential floors project namely “Signature Global City 79B-1” situated at Village Gadauli Sector-79B, Distt. Gurugram being developed by M/s Countrywide Promoters Pvt. Ltd. was submitted on 24.11.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 100 of 2022 for area admeasuring 12.4875 acres dated 25.07.2022 valid up to 24.07.2027 being issued in favor of M/s Gauntlet Propbuild Pvt. Ltd. and others in collaboration M/s JMK Holding Pvt. Ltd. The project comprises of 194 plots on which total 776 independent residential floors units and commercial area of 0.500 acres are to be constructed.</p> <p>On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/538 dated 07.12.2022. No reply is submitted by the promoter.</p> <p><u>Proceedings dated 12.12.2022</u> The matter is adjourned to 19.12.2022.</p> <p><u>Proceedings dated 19.12.2022</u> The AR of the promoter is directed to remove the deficiencies. The matter to come up on 02.01.2023.</p> <p><u>Proceedings dated 02.01.2023</u> The matter to come up on 12.01.2023.</p>	

19.	Present compliance status as on 12.01.2023 of deficient documents as observed on last hearing i.e., 19.12.2022	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done 2. Corrections in online detailed project information needs to be done. Status: - Done 3. Draft copy of brochure for the project needs to be submitted. Status: - The promoter will provide after the launch of the project. 4. Project report need to be submitted. Status: - Provided 5. PERT Chart need to be provided. Status: - Provided 6. Copy of land title search report need to be certified by advocate on the latest date need to be revised. Status: - Provided 7. Copy of approved environment clearance need to be provided. Status: - Applied on 05.12.2022. Receipt enclosed 8. 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 favour of the landowners 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. 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. 9. Copy of fire scheme approval for commercial area need to submitted. Status: - Not Provided
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	<p>10. Copy of approved building plans of residential plots need to be submitted. Status: - Provided</p> <p>11. Copy of approved building plan for commercial area need to be submitted. Status: - Provided</p> <p>12. Assurances of water supply, electricity supply, storm water drainage and sewerage connection from the concerned department needs to be submitted. Status: - Provided</p> <p>13. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: - Provided</p> <p>14. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status: - Applied on 04.11.2022. Receipt enclosed</p> <p>15. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. Status: - Submitted</p> <p>16. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status: - Provided</p> <p>17. Payment plans need to be provided. Status: - Provided</p> <p>18. Payment receipt need to be submitted. Status: - Provided</p> <p>19. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not submitted. Status: - Provided</p> <p>20. Details of inventory plot wise needs to be submitted. Status: - Provided</p> <p>21. REP-II needs to be provided. Status: - Provided</p> <p>22. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status: - Not applicable</p> <p>23. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.</p>
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		<p>Status: - Provided</p> <p>24. Repayment schedule of bank loan needs to be submitted. Status: - Not applicable</p> <p>25. Loan sanction letter from the financial institution needs to be submitted. Status: - Provided</p> <p>26. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted. Status: - Provided</p> <p>27. ROC statement showing detail of charge on the project needs to be provided. Status: - Provided</p> <p>28. Bank undertaking needs to be submitted. Status: - Provided</p> <p>29. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016 not sign by the witness and not notarised by the notary public. Status: - Provided</p>
18.	Remarks	<p>1. The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>2. Copy of approved environment clearance need to be provided. Status: - The promoter has submitted cheque no. 038708 dated 11.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved environment clearance within three months.</p> <p>3. Copy of fire scheme approval for commercial area need to be submitted. Status: - The promoter has submitted cheque no. 038709 dated 11.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved fire scheme approval of commercial area within three months.</p> <p>4. Approved service plans and estimates along with the sanction letter issued from DTCP need to be submitted. Status: - The promoter has submitted cheque no. 038707 dated 09.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.</p>
19.	Recommendations:	<p>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</p>

to be in order except the approved environment clearance, fire scheme approval for commercial area and service plan and estimates.

The promoter has submitted cheque no. 038708, 038709 and 038707 dated 11.01.2023 and 09.01.2023 of IndusInd Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved environment clearance, fire scheme approval of commercial area and service plans and estimates within three months.

The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.

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



Asha
Chartered Accountant



Prachi Singh
Planning Executive



(Sumeet)
Planning Coordinator

Day and Date of hearing

Thursday and 12.01.2023

Proceeding recorded by

Ram Niwas

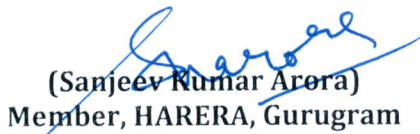
PROCEEDINGS OF THE DAY

Proceedings dated: 12.01.2023.

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

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

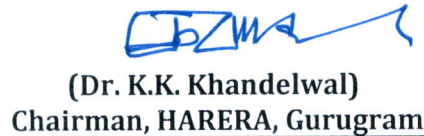
Approved as proposed.



(Sanjeev Kumar Arora)
Member, HARERA, Gurugram



(Vijay Kumar Goyal)
Member, HARERA, Gurugram



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