**Signature Global SCO- II 88A**
**RERA-GRG-1381-2023**

## Hearing brief for extension of project registration u/s 6

| 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** | Ongoing | | |
| 8. | **RERA Registration No.** | 86 of 2022 dated 27.09.2022 | | |
| 9. | **Validity of Registration Certificate** | Valid From 27.09.2022 | Valid Up to 31.07.2023 | |
| 10. | **Date of receipt of application for extension** | 04.05.2023 | | |
| 11. | **Whether extension of registration applied for whole/phase** | Whole Project | | |
| 12. | **Extension applied till** | 30.07.2024 | | |
| 13. | **Online extension ID** | RERA-GRG-1381-2023 | | |
| 14. | **Registration Temp ID** | RERA-GRG-1127-2022 | | |
| 15. | **QPR status** | Submitted | | |
| 16. | **4(2)(l)(D) reports status** | N/A | | |
| 17. | **Compliance of RC conditions (part G)** | | | |
| 18. | **License no.** | 69 of 2022 dated 27.05.2022 | Valid up to 26.05.2027 | |
| 19. | **Total licensed area** | 3.428 Acres | **Area for extension of registration** | 3.428Acres |
| 20. | **Statutory approvals either applied for or obtained prior to registration** | | | |

| S.No | Particulars | Date of approval | 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** | DTCP 8345 dated 30.05.2022 | N/A |
| iv) | **Environmental Clearance** | N/A | N/A |
| v) | **Architectural Control Sheet** | ZP-1593/SD(DK)/2022/25513 dated 25.08.2022 | |
| vi) | **Service plans and estimates approval** | LC-4632/JE(SB)/-2022/36660 dated 07.12.2022 | |

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| 21. | **Reasons for delay** | Not submitted |
| 22. | **Fee details** | |

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| | **Registration fee** | 20,777.34 * 1.5 *20 = Rs 6,23,320/- |
| | **Processing fee** | 20,777.34 * 10 = Rs 2,07,773/- |
| | **Extension Fee (Half of Registration fee)** | Rs 3,11,660/- |
| | **Processing fee** | 20,777.34 * 10 = Rs 2,07,773/- |
| | **Late fee** | 50% of extension fee<br>Rs 1,55,830/- |
| | **Total fee** | Rs 15,06,356/- |
| **23.** | **DD amount submitted at the time of registration** | Rs 6,23,321/-<br>Rs 2,07,774/- |
| | **DD no. and date for registration** | 565030 and 04.08.2022<br>565031 and 04.08.2022 |
| | **Name of the bank issuing** | YES Bank |
| | **RTGS Amount submitted for extension** | Rs 2,08,089/-<br>Rs 3,12,134/- |
| | **RTGS no. and date for extension** | RTGS No. INDBN04057962307 dated 04.05.2023.<br>RTGS No. INDBN32023050400879260 dated 04.05.2023. |
| | **Name of the bank issuing** | IndusInd Bank |
| | **Total amount paid** | Rs 13,51,318/- |
| | **Deficient amount** | Rs 1,55,038/- |
| **24.** | **File Status** | **Date** |
| | **File received on** | 04.05.2023 |
| | **First notice Sent on** | 24.05.2023 |
| | **First hearing on** | 29.05.2023 |
| | **Second hearing on** | 19.06.2023 |
| **25.** | **Case History:-**<br>The Promoter M/s JMK Holdings Pvt. Ltd. who is a collaborator applied for the extension of registration of real estate project namely "Signature Global SCO-II 88A" located at Sector-88A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52769 dated 04.05.2023 and EPIN-62. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1127-2022 and online generated for project extension temp id RERA-GRG-1381-2023. The total licensed area and project area for the extension of registration is 3.428 acres vide license no – 69 of 2022 dated 27.05.2022.<br>The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/62 dated 24.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023. | |

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| | On 29.05.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vedant Batra, Company Secretary, is present on the behalf of the promoter. The AR of the promoter has requested for two weeks' time to submit reply to the deficiencies conveyed in the notice. The matter to come up on 19.6.2023.<br><br>The status of documents is mentioned below. | |
| **26.** | **Present compliance status as on 19.06.2023 of deficit documents as conveyed in the last hearing dated 29.05.2023.** | 1 Deficit fee of Rs 1,55,038/- needs to be submitted.<br>2 Correction in REP-V form needs to be done.<br>3 Corrections in online DPI needs to be done.<br>4 Original registration certificate needs to be submitted.<br>5 Explanatory note setting out the reasons for delay in completion of the project and need for extension of registration needs to be submitted.<br>6 Pert Chart needs to be submitted.<br>7 Site photographs for the physical status of construction needs to be submitted.<br>8 Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.<br>9 Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted.<br>10 List of the plots sold to the allottees as on date of the application for extension of registration which includes name of the allottees, plot no, plot area, date of booking, average rate and total consideration needs to be provided.<br>11 List of the unsold plots as on date of the application for extension of registration which includes plot no and plot area needs to be provided.<br>12 Draft Application form, Allotment letter, BBA and Conveyance deed as per prescribed format needs to be submitted.<br>13 A Copy of executed Application form, Allotment letter, BBA needs to be submitted.<br>14 Copy of Brochure needs to be submitted.<br>15 Loan sanction letter, disbursement and repayment schedule needs to be provided.<br>16 Sales deed needs to be provided.<br>17 Quarterly schedule of estimated expenditure needs to be provided.<br>18 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>19 Cash flow statement need to be provided.<br>20 REP II needs to be provided.<br>21 CHG form needs to be provided.<br>22 CA certificate for expenditure incurred and to be incurred needs to be submitted. |

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| | | 23 Project report needs to be provided.<br>24 CA certificate for non-default needs to be provided.<br>25 Copy of paid challan of EDC and IDC needs to be provided.<br>26 Document regarding the relation with the Signature Global needs to be provided.<br>27 Land cost needs to be clarified according to area apply for registration.<br>28 License fee as per LOI needs to be filled in the DPI.<br>29 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted. |
| | **Remarks** | All the above deficit documents need to be submitted. |

**(Asha)**
**Chartered Accountant**

**(Sumeet)**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 19.06.2023 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 19.06.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Anurag Srivastava (Manager) and Sh. Vedant Batra (AR) are present on behalf of the promoter.
The reply submitted on 15.06.2023 which needs to be examined by the authority.
The matter to come up on 03.07.2023.

**(Sanjeev Kumar Arora)**
**Member, HARERA**

**(Ashok Sangwan)**
**Member, HARERA**