Signature Global SCO 88A
RERA-GRG-1380-2023

Hearing brief for extension of project registration u/s 6

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	Yohaan Buildcon LLP			
7.	Status of project	Ongoing			
8.	RERA Registration No.	85 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-1380-2023			
14.	Registration Temp ID	RERA-GRG-1128-2022			
15.	QPR status	Submitted			
16.	4(2)(l)(D) reports status	N/A			
17.	Compliance of RC conditions (part G)	Submitted			
18.	4(2)(l)(C) compliance	N/A			
19.	Status of change of bank account	N/A			
20.	Details of proceedings pending against the project	N/A			
21.	License no.	70 of 2022 dated 27.05.2022		Valid up to 26.05.2027	
22.	Total licensed area	2.512 Acres	Area for extension of registration	2.512 Acres	
23.	Statutory approvals either applied for or obtained prior to registration				

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	70 of 2022 dated 27.05.2022	26.05.2027
ii)	Zoning Plan Approval	N/A	N/A
iii)	Layout plan Approval	DTCP 8346 dated 30.05.2022	N/A
iv)	Environmental Clearance	N/A	N/A

	v)	Architectural Control Sheet	ZP-1594/SD(DK)/2022/25517 dated 25.08.2022
	vi)	Service plans and estimates approval	LC-4633/JE(SB)/-2022/36693 dated 07.12.2022
24.	Reasons for delay		The project was originally registered on 27.09.2022 valid upto 31.07.2023 i.e., approx. 1 year and the order of different competent authorities regarding ban on construction activities due to rise in pollution level mainly in festive season and winter season thereby severally affecting the regular development. Further another reason for delay is due to Covid-19 pandemic which led to shortage of skilled labour and labour migration.
25.	Fee details		
	Registration fee		14,988.723 * 1.5 *20 = Rs 4,49,662/-
	Processing fee		14,988.723 * 10 = Rs 1,49,887/-
	Extension Fee (Half of Registration fee)		Rs 2,24,831/-
	Processing fee		14,988.723 * 10 = Rs 1,49,887/-
	Late fee		50% of extension fee Rs 1,12,416/-
	Total fee		Rs 10,86,683/-
26.	DD amount submitted at the time of registration		Rs 4,49,662/- Rs 1,49,888/-
	DD no. and date for registration		565028 and 04.08.2022 565029 and 04.08.2022
	Name of the bank issuing		YES Bank
	RTGS Amount submitted for extension		Rs 2,24,831/- Rs 1,49,887/- Rs 1,12,415/-
	RTGS no. and date for extension		RTGS No. INDBN33023050400879259 dated 004.05.2023 RTGS No. INDBN04057962306 dated 04.05.2023 Ref no. INDBN16064637176 dated 16.06.2023
	Name of the bank issuing		IndusInd Bank
	Total amount paid		Rs 10,86,683/-
	Deficient amount		Nil
27.	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
	Third hearing on		03.07.2023

	Fourth hearing on	17.07.2023
25.	**Case History:-** 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 88A" located at Sector-88A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52767 dated 04.05.2023 and EPIN-61. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1128-2022 and online generated for project extension temp id RERA-GRG-1380-2023. The total licensed area and project area for the extension of registration is 2.512 acres vide license no – 70 of 2022 dated 27.05.2022. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/61 dated 24.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023. **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. **On 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. The promoter has submitted a reply on 15.06.2023 and 19.06.2023 which were scrutinized and the deficiencies were conveyed to the promoter. **On 03.07.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vedant Batra (AR) is present on behalf of the promoter and seeks two weeks adjournment. The matter to come up on 17.07.2023. The promoter has submitted a reply on 13.07.2023 which was scrutinized and the status of documents is mentioned below.	
26.	**Present compliance status as on 17.07.2023 of deficit documents as conveyed in the last hearing dated 03.07.2023.**	1 Correction in REP-V form needs to be done. Status: Needs to be corrected. 2 Corrections in online DPI needs to be done. Status: Needs to be corrected. 3 Original registration certificate needs to be submitted. **Status: Submitted.** 4 Pert Chart needs to be revised. **Status: Submitted.** 5 Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. **Status: Promoter stated NEC is not applicable as the project land is mortgaged.** 6 Draft Allotment letter, BBA as per prescribed format needs to be submitted.

		Status: Submitted. 7 Executed BBA needs to be submitted. Executed Allotment letter is different from prescribed format. Status: Not submitted. 8 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted**
	Remarks	1 Correction in REP-V form needs to be done. 2 Corrections in online DPI needs to be done. 3 Executed BBA needs to be submitted. Executed Allotment letter is different from prescribed format.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.07.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Vedant Batra (CS) and Sh. Mintu Kumar (AR) are present on behalf of the promoter. The AR of the promoter requests for two weeks' adjournment. The same is allowed.
The matter to come up on 07.08.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA