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.	License no.	70 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	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	
21.	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.
22.	**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/-
23.	**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
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
	Third hearing on	03.07.2023
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 3.428 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 status of documents is mentioned below.
26.	**Present compliance status as on 03.07.2023 of deficit documents as conveyed in the last hearing dated 19.06.2023.**	1 Deficit fee of Rs 1,12,415/- needs to be submitted. **Status: Submitted vide Ref no. INDBN16064637176 dated 16.06.2023.** 2 Correction in REP-V form needs to be done. Status: Needs to be done. 3 Corrections in online DPI needs to be done. Status: Needs to be done. 4 Original registration certificate needs to be submitted. Status: Not submitted. 5 Explanatory note setting out the reasons for delay in completion of the project and need for extension of registration needs to be submitted. **Status: Submitted.** 6 Pert Chart needs to be submitted. Status: To be revised. 7 Site photographs for the physical status of construction needs to be submitted. **Status: Submitted.** 8 Jamabandi, Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Submitted.** 9 Non-encumbrance certificate certified from the officer no below the rank of tehsildar needs to be submitted. Status: Not submitted. 10 List of the plots sold to the allottees as on date of th application for extension of registration which includes nan

		of the allottees, plot no, plot area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted.** 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. **Status: Submitted.** 12 Draft Application form, Allotment letter, BBA and Conveyance deed as per prescribed format needs to be submitted. **Status: Submitted but allotment letter and BBA needs to be revised.** 13 A Copy of executed Application form, Allotment letter, BBA needs to be submitted. **Status: Application form and allotment submitted but allotment not in prescribed format. BBA not submitted.** 14 Copy of Brochure needs to be submitted. **Status: Submitted.** 15 Loan sanction letter, disbursement and repayment schedule needs to be provided. **Status: Submitted.** 16 Sales deed needs to be provided. **Status: Submitted.** 17 Quarterly schedule of estimated expenditure needs to be provided. **Status: Submitted.** 18 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted.** 19 Cash flow statement need to be provided. **Status: Submitted.** 20 REP II needs to be provided. **Status: Submitted.** 21 CHG form needs to be provided. **Status: Submitted.** 22 CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted.** 23 Project report needs to be provided. **Status: Submitted.** 24 CA certificate for non-default needs to be provided. **Status: Submitted.** 25 Copy of paid challan of EDC and IDC needs to be provided. **Status: Submitted.**

		26 Document regarding the relation with the Signature Global needs to be provided. **Status: Submitted.** 27 Land cost needs to be clarified according to area apply for registration. **Status: Submitted.** 28 License fee as per LOI needs to be filled in the DPI. **Status: Submitted.** 29 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted.
	Remarks	1 Correction in REP-V form needs to be done. 2 Corrections in online DPI needs to be done. 3 Original registration certificate needs to be submitted. 4 Pert Chart needs to be revised. 5 Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. 6 Draft Allotment letter, BBA as per prescribed format needs to be submitted. 7 Executed BBA needs to be submitted. Executed Allotment letter is different from prescribed format. 8 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 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.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA