HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

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

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
	Fifth hearing on	07.08.2023
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 deficiencies were conveyed to the promoter. **On 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. The status of documents is mentioned below.	
26.	**Present compliance status as on 07.08.2023 of deficit documents as conveyed in the last hearing dated 17.07.2023.**	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 Executed BBA needs to be submitted. Executed Allotment letter is different from prescribed format. Status: Not 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.

Recommendations:

All the requisite approvals for extension of registration of project are in place. It is recommended that the authority may consider for grant of extension of registration of project under section 6 of the Act of 2016.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 07.08.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.08.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vedant Batra (CS) and Sh. Ravinder (AR) are present on behalf of the promoter.

The AR of the promoter verifies that only one plot has been sold till date under the above scheme and earlier only a provisional allotment letter was issued on receipt of payment less than 10% of the earnest money. Subsequently, allotment letter has been issued as per prescribed format and an undertaking for not allotting any plot except above one plot has been submitted along with copy of the allotment letter issued to one allottee. The remaining compliances including approval of competent authority are submitted and the applicant is seeking extension of one year from the expiry of the registration period. In view of the above the request is allowed. The extension certificate shall be issued only after corrections done in online DPI and REP-V.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA