HARERA
GURUGRAM
सत्यमेव जयते

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 City 79B
M/s JMK Holdings Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Signature Global City 79B	
2.	Name of the promoter	M/s JMK Holdings Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector- 79B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Gauntlet Propbuild Pvt. Ltd. M/s Gibbon Propbuild Pvt. Ltd. M/s Forsythia Propbuild Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	RERA Registration No.	131 of 2022 dated 23.12.2022	
9.	Validity of Registration Certificate	Valid From 23.12.2022	Valid Up to 30.04.2024
10.	Date of receipt of application for extension	25.01.2024	
11.	Whether extension of registration applied for whole/phase	Whole Project	
12.	Extension applied till	29.04.2025	
13.	Online extension ID	RERA-GRG-PROJ-1549-2024	
14.	Registration Temp ID	RERA-GRG-PROJ-1200-2022	
15.	QPR status	All QPR's Submitted	
16.	4(2)(l)(D) reports status	Submitted	
17.	Other conditions of RC	For RC No. 131 of 2022 granted for DDJAY plotted colony: RC compliances are as follows: Approved service plans and estimates within 3 months from the grant of RC. Status: Submitted	
18.	4(2)(l)(C) compliance	Applied u/s 6	
19.	Status of change of bank account	-	
20.	Details of proceedings pending against the project	For RC No. 131 of 2022 granted for DDJAY plotted colony: Proceedings are as follows: RERA-GRG-3379-2024- SCN under section 4(2)(l)(C)- Pending	
21.	Number of units	195 (Residential: 194 + Commercial: 1)	
22.	Present stage of completion (%)	87% (As per latest QPR submitted)- December 2024	
23.	Total Project cost	Rs 183.34 Cr	
24.	Project expenditure so far	Rs 157.68 Cr	
25.	Estimated expenditure for completion so far	Rs 25.66 Cr	
26.	License no.	100 of 2022 dated 25.07.2022	valid upto 24.07.2027

27.	Total licensed area		12.4875 Acres	Area for extension of registration	12.4875 Acres
28.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of approval		Validity up to
	i)	License Approval	100 of 2022 dated 25.07.2022		24.07.2027
	ii)	Layout plan Approval	Drg no. DGTCP 8681 dated 14.10.2022		
	iii)	Zoning Plan Approval	Drg no. DG,TCP 8682 dated 14.10.2022		
	v)	Environmental Clearance	Not applicable		
	vi)	Airport Height Clearence	Not applicable		
	vii)	Service plans and estimates approval	LC-4247/JE(DS)/2023/25567 dated 04.08.2023		
	viii)	Electrical Load Availability Connection	06.12.2022		
29.	Reasons for delay		Order of different competent authorities (i.e. Delhi pollution control committee dept. of environment, NGT & MCG) to ban the construction activities due to rise in pollution level mainly.		
30.	Fee details				
	Registration fee		(48513.637 x 10) + (2021.402 x 20) = Rs 5,25,564/-		
	Late Fee		N/A		
	Processing fee		50535.039 x 10= Rs 5,05,350/-		
	Total fee		Rs 10,30,914/-		
	Extension Fee (Half of Registration fee)		Rs. 2,62,782/-		
	Processing fee		50535.039 x 10= Rs 5,05,350/-		
	Late fee		N/A		
	Total fee		₹ 7,68,132/-		
	Total fee (Registration + Extension)		Rs 17,99,046/-		
31.	DD amount submitted at the time of registration		Rs 5,25,564/- Rs 5,05,350/-		
	DD no. and date for registration		067731 dated 11.11.2022 067732 dated 11.11.2022		
	Name of the bank issuing		IndusInd Bank		
	DD Amount submitted for extension		Rs. 5,05,350/- Rs. 2,62,782/-		
	DD/RTGS no. and date for extension		INDBR32024012300846443 dated 23.01.2024 INDBR32024012300846442 dated 23.01.2024		
	Name of the bank issuing		IndusInd Bank		
	Total fee paid		Rs 17,99,046/-		
	Deficient amount		Not applicable		
	File Status		Date		

32.	**File received on**	25.01.2024
	1st hearing on	19.02.2024
	First notice Sent on	15.01.2025
	2nd hearing on	20.01.2025
	3rd hearing on	17.02.2025
	4th hearing on	17.03.2025

25. Case History: -

The Promoter M/s JMK Holdings Pvt. Ltd. applied for the extension of registration of real estate project namely "Signature Global City 79B" located at Sector-79B, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 65387 dated 25.01.2024 and EPIN-88. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1549-2024. The total project area for the extension of registration is 12.4875 acres part of vide license no – 100 of 2022 dated 25.07.2022 valid upto 24.07.2027.

The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/88 dated 25.01.2024 was issued to the promoter with an opportunity of being heard on 20.01.2025.

On 19.02.2024, The matter was not listed and hence the file is take up now, the hearing date for this matter is on 20.01.2025.

On 20.01.2025, The matter is adjourned and to come up on 17.02.2025.

On 17.02.2025, The matter is adjourned and to come up on 17.03.2025.

26.	**Present compliance status as on 17.03.2025 of deficit documents as conveyed in last hearing on 20.01.2025.**	1. Correction in REP-V form needs to be submitted along with the requisite documents. **Status: Submitted, but needs to be revised as the supporting documents needs to be submitted.** 2. Corrections in online DPI needs to be done. **Status: Not submitted** 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Not submitted** 4. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. **Status: Submitted** 5. Need for the extension of registration of the project needs to be explained along with supporting documents. **Status: Submitted** 6. Site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Submitted** 7. Copy of LOI needs to be submitted. **Status: Submitted** 8. Copies of bilateral agreements need to be submitted. **Status: Submitted**

		9. PERT chart depicting the schedule of completion of remaining development works need to be submitted. **Status: Submitted** 10. Loan sanction letter, disbursement and repayment schedule needs to be provided. **Status: Submitted** 11. Bank undertaking needs to be revised. **Status: Submitted** 12. Quarterly schedule of estimated expenditure and Quarterly Cash flow statement needs to be provided. **Status: Submitted** 13. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. **Status: Promoter stated that cost of EDC fully paid and paid challan also submitted. However Accordingly DPI needs to be corrected.** 14. REP II needs to be provided. **Status: Submitted** 15. CHG form needs to be provided. **Status: Submitted** 16. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted** 17. Project report needs to be provided. **Status: Submitted** 18. CA certificate of latest date for no dues needs to be submitted. **Status: Submitted** 19. Net worth of the company is 658.69 Lakhs where as the long term liabilities of the company is 7962.29 Lakhs so financial viability needs to clarified/explained. **Status: Not submitted.** 20. KYC of only 1 authorised signatory given rest of the signatories, Architect, Nidhi Aggarwal (Additional Director) and Ujjwal Goel KYC needs to be submitted. **Status: Submitted.** 21. Non-Encumbrance certificate needs to be submitted. **Status: Promoter stated that there is charge created on project land. Accordingly charge document and loan document has been submitted.** 22. CA certificate of net worth of promotor needs to be submitted. **Status: Submitted, but latest needs to be submitted.**

	27. Remarks	1. Correction in REP-V form needs to be submitted along with the requisite documents. 2. Corrections in online DPI needs to be done. 3. Original registration certificate of the project needs to be returned to the Authority. 4. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. 5. Net worth of the company is 658.69 Lakhs whereas the long term liabilities of the company is 7962.29 Lakhs so financial viability needs to clarified/explained. 6. CA certificate of net worth of promotor needs to be submitted.

Recommendation: The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the deficiencies pending in S. No. 27.

It is recommended that the Authority may consider the grant of extension of registration subject to the submission of deficiencies pointed out above.

Asha
(Asha)
Chartered Accountant

Deepika
(Deepika)
Planning Executive

Day and Date of hearing	Monday and 17.03.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.03.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Ravinder (AR) are present on behalf of the promoter.

Approved as proposed subject to correction in the deficiencies pointed above.

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA