



**SNG & PARTNERS**

Advocates & Solicitors

ESTD 1962

## PROJECT SPRING - MASTER TITLE CERTIFICATE

Date: 10<sup>th</sup> July, 2022

To

**Signatureglobal (India) Limited**  
13th Floor, Dr. Gopal Das Bhawan  
28 Barakhamba Road  
Connaught Place, New Delhi  
Delhi 110001

**ICICI Securities Limited**  
ICICI Venture House  
Appasaheb Marathe Marg, Prabhadevi  
Mumbai - 400025  
Maharashtra, India

**Axis Capital Limited**  
Axis House, 1st Floor  
C-2, Wadia International Centre  
Pandurang Budhkar Marg, Worli  
Mumbai 400 025  
Maharashtra, India

**Kotak Mahindra Capital Company Limited**  
1st Floor, 27 BKC  
Plot No. 27, 'G' Block  
Bandra Kurla Complex  
Bandra (E)  
Mumbai, Maharashtra -400051,  
India

(ICICI Securities Limited, Axis Capital Limited, Kotak Mahindra Capital Company Limited, along with any other Book Running Lead Managers who may be appointed, hereinafter referred to as the "**Book Running Lead Managers**" / "**BRLMs**")

Dear Sir/ Madam,

**Re: Proposed initial public offering of equity shares of Signatureglobal (India) Limited (the "Company" and such offering the "Offer").**



**A. Title Reports**

1. In connection with the proposed Offer, we have investigated the title of Project Properties (defined hereunder). We have prepared the title reports issued in respect of properties of the Company and, its subsidiaries. To investigate the title, we have considered the agreement executed in accordance with applicable law and examined the title and interest, and conducted such procedures to convince ourselves of the nature and interest of the Company and its subsidiaries in title and interest in the land. The List of the properties examined by us along with the proposed purpose or nature of the project is stated in **Schedule 1** (such properties are collectively referred to as the "**Project Properties**" and individually as a "**Project Property**"; such title reports are collectively referred to as the "**Title Reports**" and individually as a "**Title Report**"; and such purpose or the nature of the project as the "**Proposed Purpose**"). Furthermore, each Title Report mentioned in **Schedule 1** has been annexed to this certificate.
2. For the purpose of preparing and delivering each of the Title Reports, we have independently:
  - (a) reviewed the relevant original documents, or where the originals were not available (due to be being mortgaged with lenders), the certified photocopy thereof, as set out in the Title Report for transfer of title (where applicable) of the Project Property acquired by way of sale, development agreement, lease deeds, allotment letters, possession letters, agreements to sell, memoranda of understanding or any other document(s) evidencing the rights or interests of the relevant entity in relation to the Project Property);
  - (b) perused revenue records, and traced title of last 30 years unless we felt necessary to extend the period;
  - (c) obtained declaration on oath from relevant persons regarding the factual position in relation to the Project Property in the format attached herewith;
  - (d) verified details of registered transaction documents viz conveyance/sale deeds, development agreements, lease deeds and other documents, wherever applicable, at the offices of Sub-registrar of Assurance;
  - (e) verified that adequate stamp duty has been paid as prescribed under the applicable law in respect of the conveyance deed or any other document transferring title, rights or interest over the Project Property, and review of notifications, if any, providing for exemption from payment of stamp





- duty and no subsequent action has been initiated;
- (g) undertaken negative searches in the online records of the relevant courts to identify the litigations, if any, subsisting against the Project Property.
  - (h) examined and verified the documents relating to any mortgage/charge on the Project Property; and
  - (i) determined that there are no land acquisition notices and orders issued with respect to the Project Property under the Land Acquisition Act, 1894, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other applicable law.
3. We have also verified that each of the Title Report mentioned in **Schedule 1** annexed to this certificate has been prepared in compliance with the procedure laid down in Clause 2 above.
- B. Disclosures in the offer documents**
4. We understand that the Company would be required to make certain disclosures in relation to the Project Properties, under the applicable laws, in each of the Draft Red Herring Prospectus, Red Herring Prospectus and the Prospectus and other Offer related documents including investor presentations, to be issued in relation with the Offer (the "**Offer Documents**").
5. Apart from undertaking the actions detailed in point 2 of this letter, we have also obtained and inspected such other information and documents as were considered relevant for, delivering the Title Reports. We have taken reasonable care in inspecting the information provided to us and in making relevant enquiries.
6. Based on the above, we confirm that save and except as set out in the Title Reports:
- (a) each Project Property is lawfully owned and possessed by the entity so specified in the relevant Title Report, who has a clear, unencumbered (subject to charge created under mortgage as are specified), lawful and validly registered and marketable title, free from reasonable doubt to the Project Property. The entity so specified in the relevant Title Report has the requisite conveyance or development rights of the Project Property in its name, and therefore such entity after developing the said property as per plans that may be sanctioned by the local authority, can sell, lease or dispose of the relevant Project Property in the manner as the respective entity may desire. In case of mortgaged property, the respective entity will have to take permission from the mortgagees, if



applicable, and as allowed by applicable law;

- (b) there are no proceedings, including in relation to acquisition, pending against the Project Properties and no third-party claims have been registered against the Project Properties, in any tribunal, court or any other forum except charges that have been created in favour of financial institutions;
  - (c) adequate stamp duty has been paid in respect of the documents granting development right or transferring title, rights or interest over the Project Properties and such documents are duly registered under the provisions of the Registration Act, 1908;
  - (d) the Project Properties are free and clear of all encumbrances (subject to charge created under mortgage as are specified); and
  - (e) the agreements in relation to the Project Properties do not contain any unilateral revocation clauses.
7. We hereby consent to be named as an expert under Section 2(38) and other applicable provisions of the Companies Act, 2013, in relation to the statements contained herein and proposed to be included in the Offer Documents.
8. This certificate is for your information and for inclusion in the Offer Documents. We confirm that we are independent consultants and have not been engaged or interested in the formation or promotion or management of the Company. We further confirm that we are not related in any manner to the Promoters/Promoter Group or Directors of the Company. This certificate may be relied upon by the Company along with the BRLMs, the legal counsel and other intermediaries appointed by the Company, in relation to the Issue.

The following details can be included in the Offer Documents:

Name of the Firm : SNG & Partners

Address : First Floor, 13, Babar Road, Bengali Market, New Delhi - 110001

Tel : 01143011624

Email : [www.info@sngpartners.in](mailto:www.info@sngpartners.in)

cc:

**Cyril Amarchand Mangaldas**





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5<sup>th</sup> Floor, Peninsula Chambers  
Peninsula Corporate Park, G.K. Marg  
Lower Parel, Mumbai- 400 013.

**Trilegal**

One World Centre  
10<sup>th</sup> Floor, Tower 2A & 2B,  
Senapati Bapat Marg,  
Lower Parel (West),  
Mumbai - 400 013

**Hogan Lovells Lee & Lee**

50 Collyer Quay  
#10-01 OUE Bayfront  
Singapore 049321







## SCHEDULE 1

Sl. No.	Name of the project	Total land area (in acres)	Total Acres*	Date of the title opinion	Name of the lawyer	Nature of interest in the land	Details of litigation(s) or other imperfections in title/charges over the Properties	Report S. No.
1.	Project Millenia	Total Land area is 10.113 acres out of which license has been issued for 9.70 acres and 0.413 Acres (out of which 0.03125 acres has been acquired) is agriculture land.	10.113 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s.out sourced agency, Signatureglobal (India) Limited.	As per online search got conducted by our agency, litigation has been found against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  Charge of Yes Bank Limited (Vistra ITCL (India) Limited as a security trustee).	Report No.1
	Signatureglobal (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							



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2. Project Golf Green 79 and additional land	Total Land area is 6.60 acres out of which license has been issued for 5.9125 acres	6.60 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal (India) Limited.	As per online search conducted by our M/s. Signatureglobal (India) litigation has been found against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 2
						Charge of Indusind Bank Limited (Vistra ITCL (India) Limited as a security trustee)	
3. Signatureglobal Prime and Prime Extension	Signatureglobal Prime is 5 acres and Signatureglobal Prime Ext. is 0.74375 acres	5.74375 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal (India) Limited.	There is one litigation related to the subject land. The details are mentioned below in the master title certificate as well as in the Report:	Report No. 3





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	<p>A suit for declaration of permanent and mandatory injunction has been filed by Mr. Dhanwant against legal heirs of Mr. Cheta (Defendant No.1), M/s. Signatureglobal India Private Limited (Defendant No.2).</p> <p>As per the suit filed by Mr. Dhanwant, Mr. Dhanwant is the co-owner in the aforementioned land parcel and his Mr. Cheta filed a fraudulent suit against Mr. Dhanwant and Ms. Dhan Kaur on 02/05/1995. No summons were issued no documents were shared with Mr. Dhanwant. A written statement was filed on the name of Mr. Dhanwant and Ms.</p>







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							Dhan Kaur purporting to be of Mr. Dhanwant and Ms. Dhan Kaur and the suit was decreed on 25/11/1995 admitting the whole claim of Mr. Cheta. However, as per the Mr. Dhanwant, he never appeared in the proceedings of the said suit. Thereafter, Mr. Cheta alienated a part of the land in question to the Defendant no. 2 vide 2 Sale Deeds bearing vasika no. 1420 dated 22/05/2017.	Matter is now sub-judice.	Charge of ICICI Bank Limited (Vistra ITCL (India) Limited as a security custodian)
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Signatureglobal (India) Limited pursuant to the Sale Deed / s has full clear, marketable title in respect of the said property.



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4.	City 63 A	5.0125 acres	5.0125 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s.out sourced agency, Signatureglobal (India) Limited.	As per online search litigation has been found against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 4
							Charge of Kotak Mahindra Investment Limited (Vistra ITCL (India) Limited as a security custodian)	
5.	Signature Global Proxima I and Proxima I ext	5.44 acres (5 Proxima I and 0.444 acres is for Proxima I ext.)	5.44 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s.out sourced agency, Signatureglobal (India) Limited.	As per online search litigation has been found against Signatureglobal (India) Limited. A	Report No. 5







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			been gifted to DTCP.				Report, the pending litigations does not impact the title.  We have found the references of Mutation no. 2418 for Gift Deed. Disclosure with respect to the same is required.  Charge of Indusind Bank Limited over the Property (Vistra ITCL (India) Limited as a security trustee).	
	Signature Global (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							
7.	Solera Phase I	6.125 acres (out of which 0.027 Acres has been gifted to DTCP)	6.125 acres (out of which 0.027 Acres has been gifted to DTCP)	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. out sourced agency, Signature Builders Private Limited.	As per online search Report No. 7	





								Report, the pending litigations does not impact the title. No charge over the Property.
	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							
8.	Solera Phase II	Total Land area is 3.3125 acres out of which license has been issued for 3,000 acres	3.3125 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s out sourced agency, Signature Builders Private Limited.	As per online search Report No. 8 conducted by our M/s out sourced agency, Signature Builders Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	No charge over the Property.
	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							



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9.	Orchard Avenue	Total Land area is 6.131 acres out of which license has been issued for 5.000 acres (out of which 6 Kanal 0 Marla or 0.75 acres has been gifted/ surrendered to DTCP)	6.131 Acres (out of which 6 Kanal 0 Marla or 0.75 acres has been gifted/ surrendered to DTCP)	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. out sourced agency, Signature Builders Private Limited. Litigation has been found against M/s. Signature Builders Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	As per online search	Report No. 9
						No charge created over the property..		
	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							
10.	Orchard Avenue II	Total land area is 5 acres	5 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. out sourced agency, Signature Builders Private Limited. Litigation has been found against M/s. Signature Builders Private Limited. A detailed Litigation Search Report has	As per online search	Report No. 10





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							been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Charge of Tata capital Financial Services Limited (Vistra ITCL (India) Limited).
Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.								
11.	Orchard Avenue III	1.7625 acres	1.7625 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s.out sourced agency, Signature Builders Private Limited.	As per online search Report conducted by our agency, litigation has been found against M/s. <b>Signature Builders Private Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 11





							Charge of HDFC Capital Advisors Limited (Vistra ITCL (India) Limited)	
	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							
13. Synera and Synera Ext.	Land area is 5.475 ACRES and the license has been granted for 5 acres	5.475 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal Developers Private Limited.	As per online search conducted by our M/s. out sourced agency, litigation has been found against M/s. Signatureglobal Developers Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 13	
	Signatureglobal Developers Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.							





14.	Name not decided	Total land is 2.3875 acres (2.1 acres under the ownership of Signaturglobal Developers Private Limited and 0.287 acres under the ownership of Sarvpriya Securities Private Limited.	2.3875 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of M/s Signaturglobal Developers Private Limited (owner of 3 Bigha 7 Biswa 4 Biswansi OR 2.1 Acres) AND M/s Sarvpriya Securities Private Limited (owner of 0 Bigha 9 Biswa 4 Biswansi OR 0.2875 Acres).	As per online search out sourced agency, litigation has been found against M/s. Signaturglobal Developers Private Limited (owner of 3 Bigha 7 Biswa 4 Biswansi OR 2.1 Acres) AND M/s Sarvpriya Securities Private Limited (owner of 0 Bigha 9 Biswa 4 Biswansi OR 0.2875 Acres). The detailed litigation report and as per the pending litigations does not impact the title Charge of Indusind Bank (Vistra ITCL (India) Limited as a security trustee).	Report No. 14.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 09/02/2021 executed by between M/s Sarvpriya Securities Pvt. Ltd. (Owner) in favour of Signaturglobal Developers Pvt. Ltd. (Developer) in respect of land admeasuring 0.2875 Acres comprised in Khasra Nos. 255/2(0-6-15) (0.2109 acres), 257/1/1(0-2-9) (0.07656 acres), situated in the revenue estate of Village Basai, Sector-37D, Tehsil &amp; District Gurugram, Haryana and registered as bearing Document No. 5015 with Sub-Registrar located at Gurugram as per the terms and conditions set out therein.</p>								







<p>By a Power of Attorney dated 09/02/2021 bearing Document No. 61 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 09/02/2021 the said M/s Sarvpriya Securities Pvt. Ltd. has granted Mr. Devender Aggarwal authorised signatory of M/s. Signatureglobal Developers Private Limited rights to develop the said Property and sell a portion of the Property admeasuring 2.3875 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p><b>Revenue share:</b> In consideration of the grant/transfer of the Development Rights by the Owners to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the Owners and the Developer to share the Gross Sales Revenue generated from the Saleable Area in the Project in the manner provided below:</p> <p><b>Owner's Entitlement:</b> 40% in the Gross Sales Revenue ("Owner's Entitlement") generated from the sale/allotment/lease/transfer or any other nature of the entire Saleable Area at the Project, and</p> <p><b>Developer's Entitlement:</b> 60% in the Gross Sales Revenue ("Developer's Entitlement") generated from the sale/allotment/lease/transfer of the entire Saleable Area at the Project, and</p> <p>1) Representatives of Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Signatureglobal Developers Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s Sarvpriya Securities Pvt. Ltd. has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>	2.81 Acres	2.81 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal Developers Private Limited.	As per online search conducted by our M/s. Signatureglobal Developers Private Limited.	Report No. 15
<p>Signatureglobal Lifestyle</p>	2.81 Acres	2.81 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal Developers Private Limited.	As per online search conducted by our M/s. Signatureglobal Developers Private Limited.	Report No. 15



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									<b>Developers Private Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title Charge of HDFC Capital Advisors Limited.	
Signature Global Developers Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.										
17.	Signature Global Proxima II	5.056 Acres non agricultural in nature	5.056 Acres non agricultural in nature	07 February, 2022	SNG & Partners	Freehold land registered in the name of the company M/s. out sourced agency, Signature Infrabuild litigation has been found against M/s. <b>Signature Infrabuild Private Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending	As per online search got conducted by our M/s. out sourced agency, Signature Infrabuild litigation has been found against M/s. <b>Signature Infrabuild Private Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending	Report No. 17		



Based on the information provided by the company.  
By Collaboration Agreement dated 17/02/2022 between M/s. Yohaana Buildcon LLP of the First Part and M/s. Signatureglobal (India) Limited of the Second Part and registered as bearing Document No. 8976 with Sub-Registrar located at Gurugram and the said M/s. Yohaana Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 8.9125 acres comprised of Rect No-86, Killa no-14/2(3-6), 15/2(3-3), 14/3(3-7), 15/3(3-3), 16(7-





21	Name not final	9.394 acres (8.3125 acres is proposed for DDJAY (residential) use (out of	9.394 acres (8.3125 acres is proposed for DDJAY (residential)	07 February, 2022	SNG & Partners	Freehold land registered in the name of Yeshagot Developers LLP subject to development rights of Signature Private Limited by	As per online search conducted by our sourced agency, infrabuild found against M/s. Infrabuild	Report No. 21
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	which 0.101875 acres land has been gifted/ surrendered to Dakshin Haryana Bijli Vitran Nigam Limited Gurugram) and 1.08125 acres is unused)	) use(out of which 0.101875 acres land has been gifted/ surrendered to Dakshin Haryana Bijli Vitran Nigam Limited Gurugram) and 1.08125 acres is unused)			virtue of registered collaboration agreements executed with the land owners	<b>Private Limited.</b> A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.
						No charge created over the property.

Based on the information provided by the company.

By Collaboration Agreement dated 03/06/2021 between of the M/s. Yesha Developers LLP First Part and M/s. Signature Infrabuild Private Limited of the Second Part and registered as bearing Document No. 852 with Sub-Registrar located at Gurugram for the area admeasuring 0.969 acres and Collaboration Agreement dated 04/06/2021 between of the M/s. Yesha Developers LLP First Part and M/s. Signature Infrabuild Private Limited of the Second Part and registered as bearing Document No. 854 with Sub-Registrar located at Gurugram for the area admeasuring 8.425 acres and the said M/s. Yesha Developers LLP has granted development rights in respect of the said Property bearing land admeasuring 0.969 Acres comprised of Rect No-90, Killa no-14(6-0), 7/2(1-15), situated in the revenue estate of village Wazirpur, Tehsil & District Gurgaon, Haryana and for the area admeasuring 8.425 acres comprised of Khewat/Khata no-172/175, Rect No-2, Killa no-15/1(3-12), 15/2(4-2), 16/1(2-0), 16/2(6-0), 25/1(3-11), Rect No-3, Killa no-11/1(2-18), 11/2(0-10), 11/3(0-10), 11/4(0-8), 11/5(0-7), 11/6(4-0), 12/1(0-11), 12/2(0-9), 12/3(0-5), 12/4(1-0), 12/5(3-12), 19/2(7-2), 20(8-0), 21/1(3-11), 18/2/1(3-13), 23/2(8-0), Rect. No. 7, Killa No. 3/1(3-7), situated in the revenue estate of village Mewka, Tehsil & District Gurgaon, Haryana or thereabouts to M/s. Signature Infrabuild Private Limited as per the terms and conditions set out therein.







<p>By a Power of Attorney dated 03/06/2021 bearing Document No. 24 and another Power of Attorney dated 04/06/2021 bearing document no. 25 and both registered with the office of the Sub Registrar of Assurances at Gurugram dated 03/06/2021 and 04/06/2021 respectively and the said M/s. Yesha Developers LLP has granted M/s. Signature Infrabuild Private Limited (through an individual Mr. Devender Aggarwal) rights to develop the said Property and sell a portion of the Property admeasuring 9.394 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>					
<p>i. Owners Allocation: 28% in the gross sales revenue generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire ealeable area at the project.</p>					
<p>ii. Developer's Allocation: 72% of the gross sales revenue generated from the sale/ allotment/ lease/ transfer of the entire saleable area at the project.</p>					
<p>1) Representatives of Signature Infrabuild Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p>					
<p>Signature Infrabuild Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>					
22 Signature/Global Aspire	5.69 Acres	5.69 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signature Infrabuild Private Limited
					As per online search conducted by our Privateout sourced agency, litigation has been found against M/s. Signature Infrabuild Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per





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									the detailed litigation report and as per the Report, the pending litigations does not impact the title.
									Charge of Indusind Bank Limited over 5.1125 acres.
Signature Infrabuild Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.									
23	Signature Global City 92	10.30 Acres	10.30 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signature Infrabuild Private Limited	As per online search conducted by our Privateout sourced agency, litigation has been found against M/s. Signature Infrabuild Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 23	





								Charge of Kotak Mahindra Investment over the Property.	
Signature Infrabuild Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.									
24	Grand IVA	9 acres (out of which land admeasuring 2 Kanal or 11 Marla or 0.319 acres has been surrendered/ gifted to the DTCP)	07 February, 2022	SNG & Partners	Freehold land registered in the name of JMK Holdings Private Limited	As per online search got conducted by our sourced agency, litigation has been found against M/s. JMK Holdings Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 24.		
JMK Holdings Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.									
25	Name not final	12.4875 acres	12.4875 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Gibbon Propbuild Pvt. Ltd., Gauntlet Propbuild Pvt. Ltd. and Forsythia found against M/s.	As per online search got conducted by our sourced agency, litigation has been found against M/s.	Report No. 25.	



						Propbuild Pvt. Ltd. subject to development rights of JMK Holdings Private Limited	JMK Holdings Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Charge of HDFC Capital Advisors Limited over the unsold inventory.
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Based on the information provided by the company.

By Collaboration Agreement dated 12/12/2019 between M/s. Gibbon Propbuild Pvt. Ltd., M/s. Gauntlet Propbuild Pvt. Ltd. and M/s. Forsythia Propbuild Pvt. Ltd., and M/s. EMAAR MGF Land Limited, of the First Part and M/s. JMK Holdings Private Limited of the Second Part and registered as bearing Document No. 7176 with Sub-Registrar located at Gurugram and the said M/s. Gibbon Propbuild Pvt. Ltd., Gauntlet Propbuild Pvt. Ltd. and Forsythia Propbuild Pvt. Ltd. has granted development rights in respect of the said Property bearing land admeasuring 12.4875 Acres comprised of Rect No-71, Killa no-14(7-11), 17/1(3-4), 3(8-0), 4/2(1-4), 4/1(1-16), 5(8-0), 6(8-0), 7(8-0), 13(7-11), Rect. No. 55, Killa No. 16/2(6-8), 17/2(4-0), 24(8-0), 25(8-0), 15/2(7-4), situated in the revenue estate of village Naurangpur, Tehsil & District Gurgaon, Haryana, or thereabouts to M/s. JMK Holdings Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 12/12/2019 bearing Document No. 60 registered with the office of the Sub Registrar of Assurances at Gurugram dated 12/12/2019 respectively and the said M/s. Gibbon Propbuild Pvt. Ltd., M/s. Gauntlet Propbuild Pvt. Ltd. and M/s. Forsythia Propbuild Pvt. Ltd., and M/s. EMAAR MGF Land Limited, has granted M/s. JMK







Holdings Private Limited rights to develop the said Property and sell a portion of the Property admeasuring 12.4875 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.							
<div><div><div>i.</div><div>47.5% of the Saleable Area in the Project (along with Occupation/Completion certificate) to be received within 18 months from the date of the License in favour of Emaar. The Developer shall, upon sanction of the layout plans and registration of the Project under RERA, issue allotment letters in respect of the said 47.5% of the Saleable Area in favour of Emaar. ('Emaar's Share')</div></div><div><div>ii.</div><div>Balance 52.5% of the Saleable Area will be that of the Developer ('Developer's Share')</div></div></div>							
1) Representatives of JMK Holdings Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.							
JMK Holdings Private Limited pursuant to the Joint Development Agreement, and the power of attorney executed by M/s. Gibbon Propbuild Pvt. Ltd., Gauntlet Propbuild Pvt. Ltd. and Forsythia Propbuild Pvt. Ltd. has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said Property (or portions thereof) on the terms and conditions as mentioned therein.							
26	Name not final	Total land is 7.325 Acres	7.325 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Yohaangot conducted by our Buildcon LLP subject to out sourced agency, development rights of litigation has been JMK Holdings Private found against M/s. Yohaangot Buildcon LLP and M/s. JMK Holdings Private Limited. A detailed Search Report has been shared by the land	Report No. 26





							owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	No Charge over the Property.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 18/08/2021 between M/s. Yohaam Buildcon LLP of the First Part and, M/s. JMK Holdings Private Limited of the Second Part and registered as bearing Document No. 3260 with Sub-Registrar located at Gurugram and the said M/s. Yohaam Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 7.325 Acres comprised of Rect. No. 87, Killa No. 12(2-16), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 18(8-0), 19min(2-16), 22/1min(2-2), 23/1(5-11), 24/1(5-7) situated in Village Harsaru, Gurugram, or thereabouts to M/s. JMK Holdings Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 18/08/2021 bearing Document No. 48 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 18/08/2021 and the said M/s. Yohaam Buildcon LLP has granted M/s. JMK Holdings Private Limited (through an individual Mr. Devender Aggarwal) rights to develop the said Property and sell a portion of the Property admeasuring 7.325 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p>Revenue Share:</p> <p>iii. Owners Allocation: 25% in the gross sales revenue generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project.</p> <p>iv. Developer's Allocation: 75% of the gross sales revenue generated from the sale/ allotment/ lease/ transfer of the entire saleable area at the project.</p>								





1) Representatives of JMK Holdings Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.							
JMK Holdings Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Yohaam Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.							
27. Signature of Global Park IV and Signature of Global Park V	25.90625 acres (out of which the land owner has gifted/surrendered the land measuring 4.4447 acres to DTCP).	25.90625 acres (out of which the land owner has gifted/surrendered the land measuring 4.4447 acres to DTCP).	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signature Global Homes Private Limited	As per online search of got conducted by our litigation has been found against M/s. Signature Global Homes Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 27.
					Charge of International Finance Corporation over the Property (Vistra ITCL (India) Limited as a security trustee).		







Signature of Global Homes Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.					
28. Signature of Global City 1	15.39 acres under the Ownership of Maa Vaishno Net Tech Private Limited and 1.15 acres of which land measuring 4.084 acres has been surrendered/ gifted to the DTCP)	15.39 acres + 1.15 acres (Out of which land measuring 4.084 acres has been surrendered/ gifted to the DTCP)	07 February, 2022	SNG & Partners	Report No. 28.
				Freehold land registered in the name of Maagot conducted by our Vaishno Net Tech sourced agency, Private Limited (15litigation has been Acres) and Fantabulousfound against M/s Town DevelopersMaa Vaishno Net-Private Limited (1.15Tech Private Limited acres), subject to & Fantabulous Town development rights of Developers Private Limited. A detailed Maa Vaishno Net Tech. Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	
				Charge of HDFC Capital Advisors Limited and Indusind Bank Limited (Vistra ITCL (India) Limited as a security trustee).	

Based on the information provided by the company.





By Collaboration Agreement dated 24/06/2016 between M/s. Fantabulous Town Developers Private Limited of the First Part and M/s. Maa Vaishno Net Tech Private Limited, of the Second Part and registered as bearing Document No. 2035 with Sub-Registrar located at Karnal and the said M/s. Fantabulous Town Developers Private Limited has granted development rights in respect of the said Property bearing land admeasuring 1.15 Acres comprised of Khewat/ Khatauni No. 47/97, Rect. No. 42, Killa No. 15 North(7-19), 16min North East(1-2), 16min North West(0-6), 17min North West(6-17), 18min South East(6-17), 19/1min East(0-2), 23min North East (2-8), 24min North West(2-0) situated in the revenue estate of village Kailash, Sector-28A, Karnal, Haryana or thereabouts to M/s. Maa Vaishno Net Tech Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 24/06/2021 bearing Document No. 76 and registered with the office of the Sub Registrar of Assurances at Karnal dated 24/06/2021 and the said M/s. Fantabulous Town Developers Private Limited has granted Shri. Mr. Prince Chhabra, S/o. Shri Lal Chand Chhabra, Shri. Shiv Kumar Rohila, S/o Late Shri. Jaswant Singh, Shri. Ved Prakash, S/o. Shri. Asha Nand and/or Shri. Subodh Saxena, S/o. Shri. A.M. Saxena rights to develop the said Property admeasuring 1.15 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

The Collaboration Agreement vests a right in the developer to develop the project in accordance with the terms of the Collaboration Agreement and to own as Property belonging to the Developer or dispose of the whole of its share of the project as provided in the Collaboration Agreement and it has been mutually agreed that out of the developed residential plotted area only the owners shall be allocated by the developer, their share in the project at the rate of 3630 sq. yds per acre or as mutually agreed by and between the parties hereto at the time of sale of the developer area and the developer shall be entitled to the entire remaining area of the project, as its share of allocation in the project.

1) Representatives of Maa Vaishno Net Tech Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Maa Vaishno Net Tech Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Fantabulous Town Developers Private Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.







29.	The Serenas	9.775 Acres out of which 0.05 acres has been acquired and 2.05625 acres has been gifted to DTCP).	9.775 Acres out of which 0.05 acres has been acquired and 2.05625 acres has been gifted to DTCP).	07 February, 2022	SNG & Partners	Freehold land registered in the name of Sternal Pvt. Ltd. Buildcon Pvt. Ltd.	As per online search conducted by our out sourced agency, litigation has been found against M/s. Sternal Buildcon Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.	Report No. 29.
							Charge of Yes Bank Limited (Vistra ITCL (India) Limited).	
30.	SG Infinity Mall	2.13125 Acres	2.13125 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Sternal Pvt. Ltd. Buildcon Pvt. Ltd.	As per online search conducted by our out sourced agency, litigation has been found against M/s.	Report No. 30.











								report and as per the Report, the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.
								Hypothecation of IIFL Home Finance Limited over the receivables.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 11/10/2019 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Sternal Buildcon Private Limited, of the Second Part and registered as bearing Document No. 7953 with Sub-Registrar located at Gurugram and the said M/s. Lalwani Brothers Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 9.103 Acres comprised of Khasra No. 128(4-17-0), 352/124-125-126/2(4-9-1), 371/372/351/126-127/1(0-3-19), 352/124-125-125/1(0-3-19), 129/2Min West (0-4-7), 129/1Min West (0-3-19) situated in Village Gadolin Kalan, Gurugram, or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 11/10/2019 bearing Document No. 49 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 11/10/2019 and the said M/s. Lalwani Brothers Buildcon LLP has granted Mr. Devender Aggarwal (as authorized by M/s Sternal Buildcon Pvt. Ltd) rights to develop the said Property admeasuring 9.103 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>								

Revenue Share:







<p>i. Owners Allocation: 31% in the Gross Sale Revenue generated from the sale/lease/allotment or any other nature of the entire saleable area of the project; and</p> <p>ii. Developer's Allocation: 69% in the Gross Sale Revenue generated from the sale/lease/allotment or any other nature of the entire saleable area of the project; and</p>	<p>1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Sternal Buildcon Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>	SNG & Partners	07 February, 2022	11.9778 acres.	<p>Total land is 13.16875 acres out of which license has been applied for 11.9778 acres and 1.19095 acres falls in a proposed 24 meter road as per the sector plan.</p> <p>Freehold land registered in the name of M/s. Logical Developers Pvt. Ltd., M/s. Pulse Estates Pvt. Ltd., M/s. Tocsin Pvt. Ltd., M/s. Buildcon Builders Pvt. Ltd., M/s. Sternal Monga Properties Pvt. Ltd. and M/s. Gyan Jyoti Estates Pvt. Ltd. subject to development rights of Sternal Buildcon Private Limited.</p> <p>As per online search conducted by our sourced agency, litigation has been found against M/s. Buildcon Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the pending litigations does not impact the title.</p>	Report No. 33
33.	Signature of Global City 81					





									Charge of Kotak Mahindra Investments Limited over the Property (Visra FTCL (India) Limited as a security custodian).
<p>Based on the information provided by the company.</p> <p>By Joint Development Agreement dated 18/06/2021 between M/s Logical Developers Pvt. Ltd., M/s Pulse Estates Pvt. Ltd., M/s Tocsin Builders Pvt. Ltd., M/s Monga Properties Pvt. Ltd. and M/s Gyan Jyoti Estates Pvt. Ltd. with M/s. Emaar India Limited of the First Part and, of M/s. Sternal Buildcon Private Limited the Second Part and registered as bearing Document No. 1438 with Sub-Registrar located at Gurugram and the said M/s Logical Developers Pvt. Ltd., M/s Pulse Estates Pvt. Ltd., M/s Tocsin Builders Pvt. Ltd., M/s Monga Properties Pvt. Ltd. and M/s Gyan Jyoti Estates Pvt. Ltd. has granted development rights in respect of the said Property bearing land admeasuring 11.9778 Acres comprised of Rect No-13, Killa no-11/2(4-4-0), 19/3min(1-11-0), 20(6-18-4), 10/2/2(3-7-0), 11/1(3-16-0), Rect. 14, Killa No. 6(2-2-0), 15(4-8-0), 16/2(3-0-0), 16/1(3-0-0), 24-25/1(2-6-0), Rect. No. 12/3min(0-13-1), 13min(4-9-8), 14/1min(2-15-7), 15/1(1-16-0), 15/2(0-12-0), 16(7-12-0), 17(8-0-0), 24/1(4-0-0), 25/2(3-16-0), 18min(7-19-5), 23/2(5-8-0), 19/1min(1-14-5), 12/2min(5-3-5), 12/1(1-4-0), 19/2min(2-2-5), situated in the revenue estate of village Nakhdola, Tehsil &amp; District Gurgaon, Haryana, or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 18/06/2021 bearing Document No. 40 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 18/06/2021 and the said /s Logical Developers Pvt. Ltd., M/s Pulse Estates Pvt. Ltd., M/s Tocsin Builders Pvt. Ltd., M/s Monga Properties Pvt. Ltd. and M/s Gyan Jyoti Estates Pvt. Ltd. with M/s. Emaar India Limited and has granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 11.9778 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>									
Revenue Share:									







<p>In consideration of EMAAR and the Land Owners granting the Joint Development Rights to the Developer on the total land and appurtenances, benefits, FAR attached thereto or arising therefrom, EMAAR shall be entitled to the following revenue share;</p> <p>An amount of Rs. 76,37,44,000/- out of the gross sales revenue collected from the project (EMAAR Revenue Share-I). EMAAR Revenue Share-I shall be paid by the Developer to EMAAR within 5 years from the execution of the Joint Development Agreement.</p> <p>In the event the average basic sale price of the residential Super Built Up Area is Saleable Area that is sold in the Project within 2 years from this Agreement is more than Rs. 8,000/- per sq. ft. then the 30% of the amount which is over and above Rs. 8,000/- per sq. ft. of Super Built Up Saleable Area shall be payable as additional revenue share to EMAAR by the Developer (EMAAR Revenue Share-II). EMAAR Revenue Share-II shall be paid to EMAAR within 5 years from collection by the Developer.</p> <p>1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Sternal Buildcon Private Limited pursuant to the Joint Development Agreement, and the power of attorney executed by M/s Logical Developers Pvt. Ltd., M/s Pulse Estates Pvt. Ltd., M/s Tocsin Builders Pvt. Ltd., M/s Monga Properties Pvt. Ltd. and M/s Gyan Jyoti Estates Pvt. Ltd. with M/s. Emaar India Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>					
34. Millennia 4	5.896 Acres	5.896 Acres	07 February, 2022	SNG & Partners	<p>Freehold land registered in the name of Lalwanigot conducted by our Brothers Buildcon LLP, out sourced agency, subject to development litigation has been rights of M/s. Sternal found against M/s. Buildcon Private Sternal Buildcon Limited. Private Limited. A detailed Litigation</p> <p>Report No. 34</p>





**SNG & PARTNERS**

Advocates &amp; Solicitors

ESTD 1962

Continuation Sheet

									Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.
									No Charge over the Property.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 31/12/2020 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Sternal Buildcon Private Limited, of the Second Part and registered as bearing Document No. 4216 with Sub-Registrar located at Gurugram and the said Lalwani Brothers Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 5.89 Acres comprised of Khasra No. 123/2(0-16-14), 369/349/124-125(2-3-0), 370/349/124-125(2-3-0), 350/125-126-127(4-6-0) situated in Village Gadolin Kalan, Gurugram, or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 31/12/2020 bearing Document No. 46 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 31/12/2020 and the said M/s. Lalwani Brothers Buildcon LLP and has granted Mr. Devender Aggarwal (as authorized by M/s Sternal Buildcon Pvt. Ltd) rights to develop the said Property admeasuring 5.896 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>									
Revenue Share:									
<p>iii. Owners Allocation: 31% in the Gross Sale Revenue generated from the sale/lease/allotment or any other nature of the entire saleable area of the project; and</p>									





iv.	Developer's Allocation: 69% in the Gross Sale Revenue generated from the sale/lease/allotment or any other nature of the entire saleable area of the project; and				
1)	Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.				
Sternal Buildcon Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.					
35. The Roselia	Ownership is of 9.0375 Acres (out of which 1.33425 has been gifted to DTCP) and the license has been granted for 8.034 Acres	Ownership is of 9.0375 Acres (out of which 1.33425 has been gifted to DTCP) and the license has been granted for 8.034 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Forevergot conducted by our Buildtech Private Limited. litigation has been found against M/s. Forever Buildtech Private Limited A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.
				As per online search	Report No. 35
				Charge of Yes Bank Limited over the Property	





Forever Buildtech Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.						
36. The Roselia - 2	2.53125 acres (out of which 0.09375 acres have been gifted/surrendered to DTCP)	2.53125 acres (out of which 0.09375 acres have been gifted/surrendered to DTCP)	07 February, 2022	SNG & Partners	Freehold land registered in the name of Forevergot conducted by our Buildtech Pvt out sourced agency, litigation has been found against M/s. <b>Forever Buildtech Private Limited</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 36
Forever Buildtech Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.						
37. Sunrise The Premium Floors	6.5104 Acres out of which 0.65 acres has been gifted/surrendered to DTCP)	6.5104 Acres out of which 0.65 acres has been gifted/surrendered to DTCP)	07 February, 2022	SNG & Partners	Freehold land registered in the name of Rosegot conducted by our Building Solutions Pvt out sourced agency, litigation has been found against M/s. <b>Rose Building</b>	Report No. 37









							report and as per the Report, the pending litigations does not impact the title.
							No Charge over the Property.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 04/01/2021 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Rose Building Solutions Private Limited, of the Second Part and registered as bearing Document No. 4253 with Sub-Registrar located at Gurugram and the said M/s. Lalwani Brothers Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 5.62 Acres comprised of Khasra No. 276/1(2-4-17), 277/1(4-15-0), 278/2/1(2-0-0) situated in Village Gadolin Kalan, Gurugram, or thereabouts to M/s. Rose Building Solutions Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 04/01/2021 bearing Document No. 48 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 04/01/2021 and the said M/s. Lalwani Brothers Buildcon LLP and has granted Mr. Devender Aggarwal (as authorized by M/s Sternal Buildcon Pvt. Ltd) rights to develop the said Property admeasuring 5.62 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>							
Revenue Share:							
<p>i. Owners Allocation: 31% in the Gross Sales Revenue ("Owner's Entitlement") generated from the sale/allotment/lease or any other nature of the entire Saleable Area at the Project, and</p> <p>ii. Developer's Allocation: 69% in the Gross Sales Revenue ("Developer's Entitlement") generated from the sale/allotment/lease of the entire Saleable Area at the Project</p>							





<p>1) Representatives of Rose Building Solutions Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Rose Building Solutions Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>					
39. Signature of Global City II	8.475 Acres (under the ownership of Fantabulous Town Developers Private Limited) + 6.53 Acres (under the ownership of Maa Vaishno Net Tech Private Limited)	8.475 Acres + 6.53 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Fantabulous Town Developers Private Limited (8.475 Acres) and Maa Vaishno Net Tech Private Limited (6.53 Acres) subject to development rights of Fantabulous Town Developers Private Limited for 6.53 Acres.
					As per online search of got conducted by our Fantabulous Town sourced agency, litigation has been found against M/s. Fantabulous Town Developers Private Limited & MAA VAISHNO NET TECH PRIVATE LIMITED. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.







									Charge of Indusind Bank Limited over the Property.
	<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 24/06/2016 between M/s. Maa Vaishno Net Tech Private Limited of the First Part and, M/s. Fantabulous Town Developers Private Limited of the Second Part and registered as bearing Document No. 2039 with Sub-Registrar located at Karnal and the said M/s. Maa Vaishno Net Tech Private Limited has granted development rights in respect of the said Property bearing land admeasuring 6.53 Acres comprised of Khewat/ Khatauni No. 51/101, Rect. No. 42, Killa No. 1/2min west(5-5), 2min north west(1-6), 3min south east(0-4), 4min south west(1-19), 7min north west(0-4), 8min Darmian(2-6), 8min south west(0-1), 9min south west(3-16), 10/1(6-0), 11/2(6-0), 12(8-0), 13min west(3-0), 19/2(5-8), 20/1(2-0), 21/2(1-17), 22/1(4-19) situated in the revenue estate of village Kailash, Sector-28A, Karnal, Haryana or thereabouts to M/s. Fantabulous Town Developers Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 24/06/2021 bearing Document No. 75 and registered with the office of the Sub Registrar of Assurances at Karnal dated 24/06/2021 and the said Maa Vaishno Net Tech Private Limited and has granted Shri. Mr. Prince Chhabra, S/o. Shri Lal Chand Chhabra, Shri. Shiv Kumar Rohila, S/o Late Shri. Jaswant Singh, Shri. Ved Prakash, S/o. Shri. Asha Nand and/or Shri. Subodh Saxena, S/o. Shri. A.M. Saxena rights to develop the said Property admeasuring 6.53 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p>The Collaboration Agreement vests a right in the developer to develop the project in accordance with the terms of the Collaboration Agreement and to own as Property belonging to the Developer or dispose of the whole of its share of the project as provided in the Collaboration Agreement and it has been mutually agreed that out of the developed residential plotted area only the owners shall be allocated by the developer, their share in the project at the rate of 3630 sq. yards per acre or as mutually agreed by and between the parties hereto at the time of sale of the developer area and the developer shall be entitled to the entire remaining area of the project, as its share of allocation in the project.</p> <p>1) Representatives of Fantabulous Town Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p>								





Fantabulous Town Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by Maa Vaishno Net Tech Private Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.							
40.	Signatureglobal Lifestyle	5.783 Hectares or 14.29 Acres	5.783 Hectares or 14.29 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Mr. Simmer Sahni and out sourced agency, Darshan Singh Sahni litigation has been subject to development found against M/s. Signatureglobal Developers Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  Collaboration Agreement not registered and stamped.  No GPA/ SPA/ POA executed in favour of the Developer.	Report No. 40







								No Charge over the property	
	<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 10/08/2018 between Mr. Simmer Shani and Mr. Darshan Singh Sahni of the First Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and the said Mr. Simmer Shani and Mr. Darshan Singh Sahni has granted development rights in respect of the said Property bearing land admeasuring 14.29 Acres comprised of Khasra No. 192, 195, 200, 206min, 196, 199, 198, 210, 201min Village Morta, Raj Nagar Extension, Tehsil &amp; District Ghaziabad, U P, or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein and in the below mentioned proportionate interest:</p> <p>➤ The Developer and land owners has agreed to share the sale proceeds in the residential affordable group housing colony including the commercial component in proportion to land area, which shall be in following proportion:</p> <p><b>Owners 25%</b></p> <p><b>Developer 75%</b></p> <p>1) Representatives of M/s. Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Signatureglobal Developers Private Limited pursuant to the Collaboration Agreement, has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>								
41.	No name yet	90.683 Acres	90.683 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of M/s. Signatureglobal Business Park Private Limited and enjoys clear, legal and	As per online search conducted by our out sourced agency, no litigation has been found against M/s. Signatureglobal	Report No. 41	









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<p>Miraksha Associates Pvt. Ltd. is not appearing in the revenue records (instead M/s Frontier Farms Pvt. Ltd./ M/s Capital Farms Pvt.Ltd. appears in the revenue record). It is a typo error and needs to be rectified.</p>	<p>Please note that we found a reference of Section 3A of land acquisition proceedings in the land comprised in Rect.No. 60, Killa No. 19Min(6-4), 20Min(3-14), Rect.No. 35, Killa No. 22/2(0-19), 22/3(0-19), 23Min(0-10) Rect.No. 37, Killa No. 2Min(3-14), 9Min(2-4), Rect.No. 60, Killa No. 18Min(0-15), Rect.No. 35, Killa No. 19Min(7-9), 20(0-19), 21(1-4), 22/1(4-0),</p>





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Rect.No. 60, Killa No. 11/2Min, Rect.No. 37, Killa No. 1(1-8), 10(1-12), vide RAPAT No. 172 dated 29/10/2017 & 08/11/2018 at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana.									
Please note that we found a reference of Section 3A of land acquisition proceedings in the land comprised in Rect.No. 35, Killa No. 12(0-16) vide RAPAT No. 99 dated 05/10/2018 at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana.									
Please also note that we found a reference of Section 3A of land acquisition proceedings in the land comprised in									







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Rect.No. 262, Killa No. 2/2Min(2-14), 3/2(2-3) vide RAPAT No. 199 dated 29/10/2017 situated at Village Bhondsi, Sub-Tehsil Sohna, District Gurgaon, Haryana.								
<b>SNG Note:</b> Although, these rectification are procedural in nature and being carried out in revenue records, it does not impact the title to the Property.								
Please note that there are certain discrepancy in the land details mentioned in the Agreement to Sell and Purchase bearing document no. 5805 and 5789. The same can be amended through an Amendment Deed.								





Signatureglobal Business Park Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.						
42.	No name yet	2.49375 acres	2.49375 acres	07 February, 2022	07 February, 2022	Report No. 42.
					Freehold land registered in the name of Signatureglobal Business Park Private Limited. As per online search of got conducted by our out sourced agency, no litigation has been found against M/s. Signatureglobal Business Park Private Limited.	
					No charge over the property.	
Signatureglobal Business Park Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.						
44.	Signatureglobal Park II and III	17.3563 Acres (out of which 2.5 acres has been surrendered/ gifted to the Government of Haryana)	17.3563 Acres (out of which 2.5 acres has been surrendered/ gifted to the Government of Haryana)	07 February, 2022	SNG & Partners	Report No. 44.
					Freehold land registered in the name of Signatureglobal Homes Private Limited. As per online search of got conducted by our out sourced agency, litigation has been found against M/s. Signatureglobal Homes Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending	





									litigations does not impact the title.	
									Charge of Kotak Mahindra Investments Private Limited over the property.	
Signatureglobal Homes Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.										
45.	Signatureglobal Park III Extension	Total land is 4.2625 acres (out of which 1.18125 acres has been surrendered/ gifted to the Government of Haryana) (0.5875 acre is under the ownership of M/s. Signatureglobal Private Limited and 2.49375 acres under the ownership of Signatureglobal	Total land is 4.2625 acres (out of which 1.18125 acres has been surrendered/ gifted to the Government of Haryana) (0.5875 acre is under the ownership of M/s. Signatureglobal Private Limited and 2.49375 acres under the ownership of Signatureglobal	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signatureglobal Homes Private Limited and litigation has been M/s. Sternal Buildcon found against M/s. Signatureglobal Private Limited subject to development rights of M/s. Signatureglobal Homes Private Limited for 3.3625 acres.	As per online search conducted by our agency, M/s. Signatureglobal Private Limited and M/s. Sternal Buildcon Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 45.		





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	M/s. Sternal Buildcon Private Limited and 2.49375 acres under the collaboration with M/s. Signatureglobal Homes Private Limited	Homes Private Limited and 2.49375 acres under the ownership of M/s. Sternal Buildcon Private Limited and 2.49375 acres under the collaboration on with M/s. Signatureglobal Homes Private Limited				Charge of ARKA FinCap Limited and State Bank of Mauritius (Vistra ITCL (India) Limited).
	<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 06/03/2019 between M/s. Sternal Buildcon Private Limited of the First Part and M/s. Signatureglobal Homes Private Limited, of the Second Part and registered as bearing Document No. 7125 with Sub-Registrar located at Gurugram and the said M/s. Sternal Buildcon Private Limited has granted development rights in respect of the said Property bearing land admeasuring 3.2625 Acres comprised of Khewat/ Khatauni No. 103/103, Rect. No. 21, Killa No. 19/2(3-7), 23/1(4-0), 22/2(6-2), 23/2(4-0), Rect. No. 24, Killa No. 3/3(0-15), 2(7-18) situated in the revenue estate of Village</p>					





<p>Dhuneela, Sector-36, Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Homes Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 13/03/2019 bearing Document No. 100 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 13/03/2019 and the said M/s. Sternal Buildcon Private Limited has granted M/s. Signatureglobal Homes Private Limited rights to develop the said Property admeasuring 1 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p>Revenue Share:</p> <p>i. Owners Allocation: 10% of the residential component in the project and 100% of the approved commercial component in the project.</p> <p>ii. Developer's Allocation: Balance area in the project including 90% of the residential component in the project.</p> <p>1) Representatives of Signatureglobal Homes Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Signatureglobal Homes Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Sternal Buildcon Private Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p> <p>As per the Gift Deeds executed by Sternal Buildcon Private Limited, the remaining land under the collaboration agreement shall be 0.5875 acres.</p>								
46.	No name yet	Total land is 141.91425 acres	Total land is 141.91425 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Sungoldgot Heights & Developersout LLP subject to no litigation has been	As per online search conducted by our sourced agency,	Report No. 46.



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							development rights offound against M/s. M/s. SignatureglobalSungold Heights & Developers LLP & We India Limited. have also conducted the litigation search of Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	No charge over the property.
Based on the information provided by the company.								
By Collaboration Agreement dated 25/03/2022 between M/ s. Sungold Heights & Developers LLP of the First Part and M/ s. Signatureglobal India Limited, of the Second Part and registered as bearing Document No. 12489 with Sub-Registrar located at Gurugram and the said M/ s. Sungold Heights & Developers LLP has granted development rights in respect of the said Property bearing land admeasuring 141.91425 Acres situated in the revenue estate of Village Sidhrawali, Tehsil Manesar, District Gurgaon, Haryana or thereabouts to M/ s. Signatureglobal India Limited as per the terms and conditions set out therein.								
By a Speical Power of Attorney dated 25/03/2022 bearing Document No. 219 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 25/03/2022 and the said M/ s. Sungold Heights & Developers LLP has granted								







M/s. Signatureglobal India Limited (through Mr. Devender Aggarwal) rights to develop the said Property admeasuring 141.91425 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

#### Revenue Share:

iii.	Owner's Allocation	iv.	60% of the gross sales revenue (net of brokerage) ("Owner's Entitlement") generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project and
v.	Developer's Allocation	vi.	40% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/ allotment/ lease of the entire saleable area at the project.

If commercial component or group housing component is forming part of residential plotted colony/ industrial plotted colony being constructed by developer, in that event, built up area of total FAR shall be divided between the parties as may be mutually decided.

The Developer is also making payment of non-refundable security deposit amounting to Rs. 35,47,85,625/- subject to TDS deduction, as per applicable law.

1) Representatives of Signatureglobal India Limited are granted the rights to convey the said property on terms and conditions as mentioned therein





Signatureglobal India Limited pursuant to the Collaboration Agreement, and the Special Power of Attorney executed by M/ s. Sungold Heights & Developers LLP. has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.					
47.	No name yet	Total land is 16.299 acres	Total land is 16.299 acres	07 February, 2022	SNG & Partners
			Freehold land registered in the name of M/s Ramprastha Promoters & Developers Pvt. Ltd, M/s Signature Builders B.S.Y. Infrastructure Private Limited. A Pvt. Ltd, M/s S.A. detailed Litigation Propbuild Pvt. Ltd, M/s Search Report has B.S.Y Developers Pvt. been shared by the Ltd., M/s S.A. Infracon land owner and as per Pvt. Ltd., M/s A.S. the detailed litigation Realcon Pvt. Ltd & Mr. report and as per the Arvind Walia subject to Report, the pending interest of Signature Builders Private Limited. does not impact the title.		
			As per online search conducted by our agency, M/s Ramprastha Promoters & Developers Pvt. Ltd. Litigation has been M/s Ramprastha found against M/s. Buildtech Pvt. Ltd, M/s Signature Builders B.S.Y. Infrastructure Private Limited. A Pvt. Ltd, M/s S.A. detailed Litigation Propbuild Pvt. Ltd, M/s Search Report has B.S.Y Developers Pvt. been shared by the Ltd., M/s S.A. Infracon land owner and as per Pvt. Ltd., M/s A.S. the detailed litigation Realcon Pvt. Ltd & Mr. report and as per the Arvind Walia subject to Report, the pending interest of Signature Builders Private Limited. does not impact the title.		
			No charge over the property.		
			M/ s Ramprastha Promoters & Developers Pvt. Ltd, M/ s Ramprastha Buildtech Pvt. Ltd, M/ s B.S.Y. Infrastructure Pvt. Ltd, M/ s S.A. Propbuild Pvt. Ltd, M/ s B.S.Y Developers Pvt. Ltd., M/ s S.A. Infracon Pvt. Ltd., M/ s A.S Realcon Pvt. Ltd & Mr. Arvind Walia pursuant to the Sale Deed/ s have full clear, marketable title in respect of the said property, subject to interest of Signature Builders Private Limited pursuant to Agreement to Sell.		



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48. Signature of Global Park I	Total land is 5.00 acres	Total land is 5.00 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signature Global Homes Private Limited.	As per online search of got conducted by our litigation has been found against M/s Signature Global Homes Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 48.
						Charge of ARKA FinCap Limited and State Bank of Mauritius (Vistra ITCL (India) Limited).	
					Signature Global Homes Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.		
50. Name not decided	Total land is 2.303 Acres	Total land is 2.303 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Ramprastha Realtors Private Limited.	As per online search of got conducted by our sourced agency, litigation has been found against Ramprastha Promoters	Report No. 50.







							Private Limited, Signatureglobal Ramprastha Developers (India) Limited. A Private Limited and detailed Litigation S.A. Infracon Private Search Report has Limited with been shared by the Ramprastha Promoters land owner and as per and Developers Private the detailed litigation Limited having report and as per the beneficial interest in the Report, the pending Property and subject to litigation does not interest of impact the title. Signatureglobal India Limited. No charge over the Property.	
	Ramprastha Realtors Private Limited, Ramprastha Promoters Private Limited, Ramprastha Developers Private Limited and S.A. Infracon Private Limited pursuant to the Sale Deed/s have full clear, marketable title in respect of the said property and Ramprastha Promoters and Developers Private Limited have beneficial interest in the Property subject to the interest of Signatureglobal India Limited pursuant to Agreement to Sell.							
51.	Name not decided	1302.64 sq. yds.	1302.64 sq. yds.	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signatureglobal (India) Limited. Litigation has been found against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation	Report No. 51.	



									report and as per the Report, the pending litigations does not impact the title.	
									There is a charge of IIFL Home Finance Limited.	
									Signatureglobal (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	
52.	Name not decided	765 sq. meters or 915 sq. yards	765 sq. meters or 915 sq. yards	07 February, 2022	SNG & Partners	Freehold land registered in the name of Signatureglobal (India) Limited.	As per online search got conducted by our out sourced agency, litigation has been found against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 52.		
									There is a charge of IIFL Home Finance Limited over the Property.	









<p>No. 336(1-07-0), 337(1-10-0), 338/1(2-02-5), 347/1(1-15-16), 348/1(2-2-3), Khewat/ Khata No. 58/62, Khasra No. 344/1(0-11-7), Khewat/ Khata No. 90/96, Khasra No. 333/3(2-16-0), Khewat/ Khata No. 94/100, Khasra No. 148(1-19-0), 150(1-11-0), 155(1-15-0), Khewat/ Khata No. 101/107, Khasra No. 149/1(1-17-7), Khewat/ Khata No. 103/109, Khasra No. 152(1-10-0), Khewat/ Khata No. 102/108, Khasra No. 151(1-10-0), Khewat/ Khata No. 147/157, Khasra No. 331/3/1(2-7-12), 331/3/2(1-14-8), Khewat/ Khata No. 153/163, Khasra No. 343(3-4-0) situated in Village Gadolin Kalan, District Gurgaon. or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 09/12/2019 bearing Document No. 70 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 09/12/2019 and the said M/s. Lalwani Brothers Buildcon has granted (as authorized by M/s, Signatureglobal Developers Private Limited) rights to develop the said Property admeasuring 19.68 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>	<p>Revenue Share:</p> <p>31% in the sales revenue ("Owners Entitlement") generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project; and.</p> <p>69% in the sales revenue ("Developer's Entitlement") generated from the sale/ allotment/ lease/ transfer of the entire saleable area at the project, and.</p> <p>1) Representatives of Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Signatureglobal Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>
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2. By Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated 19/01/2021 executed between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and registered as bearing Document No. 10747 with Sub-Registrar located at Gurugram and the said M/s. Lalwani Brothers Buildcon LLP has granted development rights in respect of the said Property admeasuring 1.771 Acre comprised in Khewat/Khata no-72/63, Khasra No. 346/2(2-16-13) 346/1(0-3-7), situated in Village Gadolin Kalan, District Gurgaon situated in Village Gadolin Kalan, District Gurgaon or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 09/12/2019 bearing Document No. 69 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 09/12/2019 and the said M/s. Lalwani Brothers Buildcon has granted (as authorized by M/s. Signatureglobal Developers Private Limited) rights to develop the said Property admeasuring 1.771 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

#### Revenue Share:

31% in the sales revenue ("Owners Entitlement") generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project; and.

69% in the sales revenue ("Developer's Entitlement") generated from the sale/ allotment/lease/ transfer of the entire saleable area at the project, and.

1) Representatives of Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Signatureglobal Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in







respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

2. By Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated 19/01/2021 executed between M/s. Unistay Hospitality Private Limited of the First Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and registered as bearing Document No. 10668 with Sub-Registrar located at Gurugram and the said M/s. Unistay Hospitality Private Limited has granted development rights in respect of the said Property 1 Acre comprised in Khewat/ Khata No. 147/157, Khasra No. 331/3/2(1-12-0) situated in Village Gadolin Kalan, District Gurgaon or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 19/01/2021 bearing Document No. 67 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 19/01/2021 and the said M/s. Lalwani Brothers Buildcon has granted (as authorized by M/s. Signatureglobal Developers Private Limited) rights to develop the said Property admeasuring 1 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

#### Revenue Share:

30 % in the sales revenue ("Owners Entitlement") generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project; and.

70% in the sales revenue ("Developer's Entitlement") generated from the sale/ allotment/lease/ transfer of the entire saleable area at the project, and.

1) Representatives of Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.







Signatureglobal Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Unistay Hospitality Private Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.							
54.	Name not decided yet	Total land is 1.67 acres	Total land is 1.67 acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Mr. Manoj Mehalawat sourced agency, subject to development litigation has been rights of M/s found against M/s Signatureglobal Developers Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 54.
Based on the information provided by the company.							
By Collaboration Agreement dated 16/12/2020 between Mr. Manoj Mehalawat of the First Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and registered as bearing Document No. 1138 with Sub-Registrar located at Gurugram and the said Mr. Manoj Mehalawat has granted development rights in respect of the said Property with respect to 3/4 share of 6.6875 acres comprised of Khewat/ Khata No. 122/112, Khasra No. 144/2(2-19), 146(3-12), 147(4-3) situated in							
No charge created over the Property.							





Village Gadolin Kalan, District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.

By an Addendum to Development/Collaboration Agreement dated 30/03/2021 between Mr. Manoj Mehalawat of the First Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and registered as bearing Document No. 7141 with Sub-Registrar located at Gurugram and the said Mr. Manoj Mehalawat has granted development rights in respect of the said Property with respect to  $\frac{1}{4}$  share or 1.67 acres comprised of Khewat/ Khata No. 122/112, Khasra No. 146(2-13-11), situated in Village Gadolin Kalan, District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.

By a General Power of Attorney dated 16/07/2020 bearing Document No. 80 and registered with the office of the Sub-Registrar of Assurances at Gurugram dated 16/07/2020 and the said Mr. Manoj Mehalawat has granted M/s. Signatureglobal Developers Private Limited rights to develop the said Property admeasuring 6.6875 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

By a General Power of Attorney dated 30/03/2021 bearing Document No. 100 and registered with the office of the Sub-Registrar of Assurances at Gurugram dated 30/03/2021 and the said Mr. Manoj Mehalawat has granted M/s. Signatureglobal Developers Private Limited rights to develop the said Property admeasuring 1.67 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

The developer has agreed to provide 1350 sq. yds/ acres of the developed licensed land to the owner without any construction thereupon and the entire balance licensed land shall belong solely to the developer. In case developer gets commercial area permission against the said land then the same will be compensated (commercial area) as per agreed proportion with the owner. Owner shall be liable to get proportionate share of preference location plots like for parking facing, corner plots, wide road facing, in the land zoning of his land.

The developer shall also pay a sum of Rs. 67,00,000/- as refundable security deposit amount to the owner at the time of registration of the collaboration agreement (subject to deduction of applicable TDS, if any).







Signatureglobal Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by Mr. Manoj Mehlawat has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.					
55.	No name decided	Total land 5.43125 Acres	Total land 5.43125 Acres	07 February, 2022	SNG & Partners
					Freehold land registered in the name of M/s. Signature Business Park Private Limited. As per online search conducted by our sourced agency, no litigation has been found against M/s Signatureglobal Business Park Pvt. Ltd.
					No charge created over the Property.
Signature Business Park Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.					
56.	No name decided	Land admeasuring 18.325 Acres	Land admeasuring 18.325 Acres	07 February, 2022	SNG & Partners
					Freehold land registered in the name of M/s. Yesha Developers LLP, Rohtash, Brahmlitigation has been found against M/s. Raj, Raj Singh, Satveer alias Satyaveer, Om Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the pending Report, the pending









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and Atro mentioned under the Collaboration Agreement dated 23/07/2021 bearing document no. 2167 and General Power of Attorney dated 23/07/2021 bearing document no. 36 needs to be amended and the name of the land owners i.e., Preeti, Ritu, Nikita and Priyanka mentioned under the Collaboration Agreement dated 23/07/2021 bearing document no. 2167 and General Power of Attorney dated 23/07/2021 bearing document no. 36 needs to be removed as there has been interse transfers between the individual parties/ land owners to the								
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Advocates NS





**Builders Pvt. Ltd.)** with respect to 2.44375 acres in Village Wazirpur, Tehsil and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 2.44375 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

i. Owner's allocation: 31% in the gross sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project and

iii. Developer's allocation: 69% in the gross sales revenue generated from the sale/ allotment/ lease of the entire saleable area at the project.

1) Representatives of Signature Builders Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Signature Builders Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

b. By Collaboration Agreement dated 23/07/2021 between Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulhari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil and Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar, Preeti, Priyanka and Nikita of the First Part, and M/s. Signature Builders Private Limited of the Second Part and registered as bearing Document No. 2167 with Sub-Registrar located at Gurugram and the said M/s. Yesha Developers LLP have granted development rights in respect of the said Property admeasuring 4.2 acres or 33 Kanal 12 Marla, situated in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana admeasuring 4.2 acres or thereabouts to M/s. Signature Builders Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 21/07/2021 bearing Document No. 36 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 23/03/2022 the said has granted Mr. Devender Aggarwal (as authorized by **M/s Signature Builders Pvt. Ltd.)** with respect to 4.2 acres in Village Wazirpur, Tehsil and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 4.2 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.





a. The Developer must allot 50% of plots falling to the owner share with marked locations in the same project within 15 days months from the registration date of this agreement and balance 50% of plots falling to the owner share within 24 months of the registration of the Collaboration Agreement and hand over physical possession of owner share within 24 months from the registration date of this agreement or any extended period, if any, as may be mutually agreed in writing between the parties excepting as a result of force majeure and such case the developer shall be entitled to a reasonable time for the said purpose. That it is agreed that the owner's share of the developers licensed land in the aforesaid mode and manner shall be made only from the land provided by the owner which is the subject matter of the Collaboration Agreement.

b. The Developer shall provide 1370 sq. yds/ acre of developed licensed land (saleable area of residential plots as per zoning) to the owners (without any construction thereupon) (owner's share) and the entire balance licensed land shall belong solely to the developer (developer's share).

c. The Developer shall also pay a sum of Rs. 85,36,645/- as refundable security deposit to the owners at the time of registration of the collaboration agreement.

d. The Developer shall have the option to buy back 84 sq. yds of land out of the owner's share for an amount of Rs. 85,36,645/- . In case the developer exercises such option the owner's share deliverable shall be reduced to 1350 sq. yds/ acre.

1) Representatives of Signature Builders Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Signature Builders Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by Rohitash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil and Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar, Preeti, Priyanka and Nikita has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

c. By Collaboration Agreement dated 22/09/2021 between M/s. Yesha Developers LLP of the First Part, and M/s. Signature Builders Private Limited of the Second Part and registered as bearing Document No. 4539 with Sub-Registrar located at







<p>Gurugram and the said M/s. Yesha Developers LLP have granted development rights in respect of the said Property admeasuring 3.5 acres or 28 Kanal 2 Marlai, situated in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana admeasuring 3.5 acres or thereabouts to M/s. Signature Builders Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 22/09/2021 bearing Document No. 164 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 22/09/2021 the said has granted Mr. Devender Aggarwal (as authorized by <b>M/s Signature Builders Pvt. Ltd.</b>) with respect to 3.5 acres in Village Wazirpur, Tehsil and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 3.5 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p>i. Owner's allocation: 31% in the gross sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project and</p> <p>iii. Developer's allocation: 69% in the gross sales revenue generated from the sale/ allotment/ lease of the entire saleable area at the project.</p> <p>1) Representatives of Signature Builders Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Signature Builders Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>							
57.	No name decided	Land admeasuring 4.6875 Acres	Land admeasuring 4.6875 Acres	07 February, 2022	SNG & Partners	Freehold land registered in the name of Mr. Ramgot Kanwar (1/2 share), Mr. out sourced agency, Raj Kumar, Mr. Jagdish, litigation has been Mr. Naresh, Mr. found against M/s. Mukesh & Mr. Forever Buildtech	Report No. 57.





Continuation Sheet

					Rakesh(1/2 share) subject to development rights of M/s. Forever Buildtech Limited.	Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.	No charge over the Property.
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Based on the information provided by the company.  
By Collaboration Agreement dated 21/03/2022 between Mr. Ram Kanwar, Mr. Raj Kumar, Mr. Jagdish, Mr. Naresh, Mr. Mukesh & Mr. Rakesh of the First Part, and M/s. Forever Buildtech Private Limited of the Second Part and registered as bearing Document No. 10330 with Sub-Registrar located at Gurugram and the said Mr. Ram Kanwar, Mr. Raj Kumar, Mr. Jagdish, Mr. Naresh, Mr. Mukesh & Mr. Rakesh have granted development rights in respect of the said Property admeasuring 4.6875 Acres, situated in the revenue estate of Village Hayatpur, Tehsil and District Gurgaon, Haryana or thereabouts to M/s. Forever Buildtech Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 21/03/2022 bearing Document No. 136 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 21/03/2022 the said Mr. Ram Kanwar, Mr. Raj Kumar, Mr. Jagdish, Mr. Naresh, Mr. Mukesh & Mr. Rakesh has granted Mr. Devender Aggarwal (as authorized by Forever Buildtech Private Limited) with respect to 4.6875 acres in Village Hayatpur, Tehsil and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 4.6875 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.





<p>The owner shall be entitled for the delivery and physical possession as legal and rightful owner of the constructed/developed area as per the sanctioned building plans under SCO policy on the 43% of the developed area with undivided in the proposed project.</p> <p>The developer shall be entitled to retain or obtain the physical possession as legal and rightful owner of the 57% of the developed area with undivided land share in the proposed project.</p> <p>The ratio of 57:43 shall be applied exclusively for the parties referred in the Agreement and in case the developer further trades the present deal/ collaboration with any third party, except booking of area, then the ratio shall be changed i.e. 55:45 with the same terms mentioned in the Agreement.</p> <p>In addition to owner's share in the developed land, developer shall pay a sum of Rs. 3,51,56,250/- towards non-refundable security deposit.</p> <p>1) Representatives of Signature Builders Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Forever Buildtech Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by Mr. Ram Kanwar, Mr. Raj Kumar, Mr. Jagdish, Mr. Naresh, Mr. Mukesh &amp; Mr. Rakesh has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>							
58.	No name decided	Land admeasuring 2.15 Acres	Land admeasuring 2.15 Acres	07 February, 2022	SNG & Partners.	Freehold land registered in the name of Mr. got conducted by our Kanwaljit Singh, Mr. out sourced agency, Paramjit Singh, Mrs. litigation has been Gurpreet Kaur & Ms. found against M/s. Gurjeet Kaur subject to Sternal Buildcon development rights of Private Limited. A detailed Litigation	Report No. 58.





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					M/s. Sternal Buildcon Private Limited	Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.
						No charge over the Property
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 24/03/2022 between Mr. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. Gurpreet Kaur &amp; Ms. Gurjeet Kaur of the First Part, and M/s. Sternal Buildcon Private Limited of the Second Part and registered as bearing Document No. 12732 with Sub-Registrar located at Gurugram and the said Mr. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. Gurpreet Kaur &amp; Ms. Gurjeet Kaur have granted development rights in respect of total land admeasuring <b>17 Kanal 04 Marla</b> comprised in, Rect No. 29, Killa No. 22/1(4-6), 22/2(3-14), Rect. No. 30, Killa No. 2/1/2(2-3), 2/2/1(0-12), 2/2/2(1-2), 2/2/3(3-14), 3(1-10), 9/1/1(0-3), situated in the revenue estate of Village Narsinghpur, Tehsil Kadipur and District Gurgaon, Haryana admeasuring 2.15 acres or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 24/03/2022 bearing Document No. 216 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 24/03/2022 the said has granted <b>M/s Sternal Buildcon Pvt. Ltd.</b> with respect to 2.15 acres in Village Narsinghpur, Tehsil Kadipur and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 2.15 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p>						







<p>The developer shall pay to owners a sum of Rs. 1,41,00,000/- per quarter on an advance basis for 20 quarters over a period of 5 years from the effective date aggregating a sum of Rs. 28,20,00,000/-.</p> <p>The Developer shall further pay to the owners 7% of the revenue from the net sales from the project (revenue share), subject to, within a period of 5 years from the effective date, a minimum guaranteed amount of Rs. 67,00,00,000/- (minimum guaranteed amount).</p> <p>1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p> <p>Sternal Buildcon Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by Mr. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. Gurpreet Kaur &amp; Ms. Gurjeet Kaur has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>							
59.	No name decided	Land admeasuring 3.7944 Acres	Land admeasuring 3.7944 Acres	07 February, 2022	SNG & Partners.	Freehold land registered in the name of M/s. got conducted by our Yesha Developers LLP. Put sourced agency, subject to development litigation has been rights of M/s. found against M/s. Signatureglobal Business Park Private Limited. Business Park Private Limited.	As per online search Report No. 59.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 24/03/2022 between M/s. Yesha Developers LLP, and M/s. Signatureglobal Business Park Private Limited of the Second Part and registered as bearing Document No. 9337 with Sub-Registrar located at Gurugram and the said M/s. Yesha Developers LLP have granted development rights in respect of total land admeasuring</p>							





3.7944, situated in the revenue estate of Village Ghamroj, Tehsil Sohna and District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Business Park Private Limited as per the terms and conditions set out therein.

By a Power of Attorney dated 24/03/2022 bearing Document No. 179 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 24/03/2022 the said has granted M/s Signatureglobal Business Park Private Limited with respect to 3.7944 acres in Village Ghamroj, Tehsil Sohna and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 3.7994 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

Revenue Share:

Owners Allocation	31% in the gross sales revenue (net of brokerage) ("Owners Entitlement") generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project; and.
Developers Allocation	69% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/ allotment/lease/ transfer of the entire saleable area at the project, and.

The developer is also making

- 1) Representatives of M/s. Signatureglobal Business Park Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

M/s. Signatureglobal Business Park Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.







60.	No name decided	Land admeasuring 1.995 Acres	Land admeasuring 1.995 Acres	07 February, 2022	SNG & Partners.	Freehold land registered in the name of M/s. Yesha Developers LLP. Subject development rights Signatureglobal Developers Private Limited. As per online search conducted by our LLP out sourced agency, litigation has been offound against M/s. Signatureglobal Developers Private Limited. A detailed Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.	Report No. 60.
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 26/05/2022 between M/s. Yesha Developers LLP, and M/s. Signatureglobal Developers Private Limited of the Second Part and the said M/s. Yesha Developers LLP and registered as bearing Document No. 2648 with Sub-Registrar located at Gurugram have granted development rights in respect of total land admeasuring 1.995, situated in the revenue estate of Village Gadolin Kalan, Tehsil and District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney bearing document no. 25 and registered with the office of the Sub Registrar of Assurances at Gurugram, the Yesha Developers LLP has granted M/s Signatureglobal Developers Private Limited with respect to 1.995</p>							







acres in Village Gadloin Kalan, Tehsil and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 1.995 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

Revenue Share:

OWNER'S ALLOCA TION	31% in the Gross Sales Revenue (Net of Brokerage) ("Owners' Entitlement") generated from the sale / allotment / lease or any other nature of the entire Saleable Area at the Project and
DEVELOPER'S ALLOCA TION	69% in the Gross Sales Revenue (Net of Brokerage) ("Developer's Entitlement") generated from the sale / allotment / lease of the entire Saleable Area at the Project

The developer is also making

1) Representatives of M/s. Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

M/s. Signatureglobal Developers Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned

61.	No name decided	Land admeasuring 10.286 Acres	Land admeasuring 10.286 Acres	07 February, 2022	SNG & Partners.	Freehold land registered in the name of M/s. Yesha Developers LLP, subject to development litigation has been	As per online search conducted by our sourced agency, no litigation has been	Report No. 61
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14(8-0), 15/1(1-3), 17(8-0), 18(1-10).									
iii. Mr. Krishan - Rehan 1/12 share, Billa Rehan 1/12 share - Khewat/Khata No. 115/102, Rect.No. 8, Killa No. 13(8-0), 14(8-0), 15/1(1-3), 17(8-0), 18(1-10).									
iii. Mr. Rajesh, Mr. Ajeet and Mr. Krishan - 1/12 share Murth Rehan - Khewat/Khata No. 115/102, Rect.No. 8, Killa No. 13(8-0), 14(8-0), 15/1(1-3), 17(8-0), 18(1-10).									
iv. Mr. Rajesh and Mr. Ajeet - Rehan 1/12 share, Billa Rehan 1/12 share - Khewat/Khata No. 4/4, Rect.No. 8, Killa									





Continuation Sheet

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Based on the information provided by the company.	
By Collaboration Agreement dated 24/03/2022 between M/s. Yesha Developers LLP, and M/s. Signatureglobal Business Park Private Limited of the Second Part and registered as bearing Document No. 9336 with Sub-Registrar located at Gurugram and the said M/s. Yesha Developers LLP have granted development rights in respect of total land admeasuring 10.286 Acres, situated in the revenue estate of Village Mahendwara, Tehsil Sohna and District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Business Park Private Limited as per the terms and conditions set out therein.	
By a Power of Attorney dated 24/03/2022 bearing Document No. 178 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 24/03/2022 the said has granted <b>M/s</b> Signatureglobal Business Park Private Limited with respect to 10.286 acres in Village Mahendwara, Tehsil Sohna and District Gurgaon, Haryana rights to develop the said Property and sell a portion of the Property admeasuring 10.286 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.	
Revenue Share:	
Owners Allocation	31% in the gross sales revenue (net of brokerage) ("Owners Entitlement") generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project; and.
Developers Allocation	69% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/ allotment/lease/ transfer of the entire saleable area at the project, and.
The developer is also making	
1) Representatives of M/s. Signatureglobal Business Park Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.	







M/s. Signature Global Business Park Private Limited pursuant to the Development Agreement and the Power of Attorney, executed by M/s. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.					
62.	No name decided	Land measuring 4.35 Acres	Land measuring 4.35 Acres	07 February, 2022	SNG & Partners
					Freehold land registered in the name of M/s. Tocsin Builders Pvt. Ltd. M/s. Monarch Buildcon Pvt. Ltd., M/s. Amarfound Pvt. Ltd., M/s. Sternal Buildcon Pvt. Ltd., M/s. Gateau Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s. Propbuild Limited subject to the development rights of land owner and as per M/s. Sternal Buildcon Pvt. Ltd. Private Limited.
					As per online search conducted by our agency, litigation has been against M/s. Sternal Buildcon Private Limited. A detailed litigation search Report has been shared by the land owner and as per the detailed litigation report and as per the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.
					No charge over the Property.
					Kindly ensure that the transactions





								mentioned in the report for which the mutation is pending are mutated in the Revenue Records at the concerned authority office.
								<p>Based on the information provided by the company.</p> <p>By Joint Development Agreement dated 13/07/2021 between M/s Tocsin Builders Pvt. Ltd, M/s Monarch Buildcon Pvt. Ltd., M/s Amar Deep Buildcon Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gateau Propbuild Private Limited with M/s. Emaar India Limited of the First Part and, of M/s. Sternal Buildcon Private Limited the Second Part and registered as bearing Document No. 2355 with Sub-Registrar located at Gurugram and the said M/s Tocsin Builders Pvt. Ltd, M/s Monarch Buildcon Pvt. Ltd., M/s Amar Deep Buildcon Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gateau Propbuild Private Limited has granted development rights in respect of the said Property bearing land admeasuring 4.35 Acres, situated in the revenue estate of village Nakhdola, Tehsil &amp; District Gurgaon, Haryana, or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions set out therein.</p> <p>By a Power of Attorney dated 13/07/2021 bearing Document No. 64 and registered with the office of the Sub Registrar of Assurances at Gurugram and the said between M/s Tocsin Builders Pvt. Ltd, M/s Monarch Buildcon Pvt. Ltd., M/s Amar Deep Buildcon Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gateau Propbuild Private Limited with M/s. Emaar India Limited has granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 11.9778 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p><b><u>Revenue Share:</u></b></p> <p>In consideration of the grant/ transfer of the Development Rights by the land owners and Emaar to the developer, Emaar shall be entitled to the following:</p>







<p>a. An amount if Rs. 29,00,00,000/- out of the Gross Sales Revenue collected from the project (Emaar Revenue Share-I) shall be paid by the developer to Emaar within 2 years from the execution of this agreement, failing which the security deposit shall be adjusted against the pending amount. The said amount shall be treated as a minimum guarantee provided by the developer to Emaar in all circumstances (Minimum Guarantee). The developer hereby acknowledges that the vesting of rights to develop the said land as contemplated in the agreement shall always be subject to the developers agreeing to make the payment of minimum guarantee under this agreement.</p>	<p>b. In the event the average basic sale price of the residential saleable area that is sold in the project within 3 years from this agreement is more than Rs. 8,000/-, then 30% of the amount which is over and above the basic sale price is collected from the residential saleable area of the project during the said 3 years (Emaar Revenue share-II). Emaar Revenue Share-II shall be paid to Emaar within 5 years from the collection by the Developer.</p>	<p>1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</p>	<p>Sternal Buildcon Private Limited pursuant to the Joint Development Agreement, and the power of attorney executed M/s Tocsin Builders Pvt. Ltd, M/s Monarch Buildcon Pvt. Ltd., M/s Amar Deep Buildcon Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gateau Propbuild Private Limited with M/s. Emaar India Limited has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.</p>	<table><tr><td data-bbox="1086 311 1157 2107">63. Name not decided</td><td data-bbox="1157 311 1249 2107">5.20 acres (out of which 0.00625 acres has been acquired by NHAI)</td><td data-bbox="1249 311 1320 2107">07 February, 2022</td><td data-bbox="1320 311 1361 2107">SNG &amp; Partners</td><td data-bbox="1086 311 1361 2107">Freehold land registered in the name of M/s Signatureglobal Homesout Private Limited. litigation has been found against M/s. Signatureglobal Homes Private</td><td data-bbox="1086 311 1361 2107">Report No. 63</td></tr></table>	63. Name not decided	5.20 acres (out of which 0.00625 acres has been acquired by NHAI)	07 February, 2022	SNG & Partners	Freehold land registered in the name of M/s Signatureglobal Homesout Private Limited. litigation has been found against M/s. Signatureglobal Homes Private	Report No. 63
63. Name not decided	5.20 acres (out of which 0.00625 acres has been acquired by NHAI)	07 February, 2022	SNG & Partners	Freehold land registered in the name of M/s Signatureglobal Homesout Private Limited. litigation has been found against M/s. Signatureglobal Homes Private	Report No. 63					







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			acquired by NHAI)				<p><b>Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.</p> <p>No charge over the Property. However, the sale deed/s have been deposited with Vistra ITCL (India) Limited for charges created over other land parcels.</p>
	Signatureglobal Homes Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.						



**ADDENDUM TO MASTER TITLE CERTIFICATE DATED**  
**12<sup>th</sup> SEPTEMBER, 2023**

**Date: 12<sup>th</sup> SEPTEMBER, 2023**

To,

**Signatureglobal (India) Limited**  
13th Floor, Dr. Gopal Das Bhawan  
28 Barakhamba Road  
Connaught Place, New Delhi  
Delhi 110001

**ICICI Securities Limited**  
ICICI Venture House  
Appasaheb Marathe Marg, Prabhadevi  
Mumbai – 400025  
Maharashtra, India

**Axis Capital Limited**  
Axis House, 1st Floor  
C-2, Wadia International Centre  
Pandurang Budhkar Marg, Worli  
Mumbai 400 025  
Maharashtra, India

**Kotak Mahindra Capital Company Limited**  
1st Floor, 27 BKC  
Plot No. 27, 'G' Block  
Bandra Kurla Complex  
Bandra (E)  
Mumbai, Maharashtra –400051,  
India



(ICICI Securities Limited, Axis Capital Limited, Kotak Mahindra Capital Company Limited, along with any other Book Running Lead Managers who may be appointed, hereinafter referred to as the "**Book Running Lead Managers**" / "**BRLMs**")

Dear Sir/ Madam,

In relation to the Proposed initial public offering of equity shares of Signatureglobal (India) Limited (the "Company" and such offering the "Offer"), SNG & Partners had submitted a Master Title Certificate dated 10<sup>th</sup> July 2022 in respect of Project Properties, details of which are given in Annexure A, covering the scope of work duly mentioned in Annexure A. Upon instructions of M/s. Signatureglobal (India) Limited, we have been further assigned to submit Interim Master Title Certificate from the date of issuance of Master Title Certificate till 12<sup>th</sup> September, 2023 to ascertain changes in ownership, encumbrances, litigations and project related approvals, if any, in respect of Project Properties.

We have conducted interim searches in the relevant authorities in Annexure A and found the following changes/ modifications in relation to the title, encumbrances, litigations and project related approvals for the below mentioned Project Properties:

Report No.	Name of the Project	Total land area (in acres)	Nature of interest in the land	Details of litigation(s) or other imperfections in title/charges over the Properties	Changes in ownership/encumbrances as per SRO and Revenue Search/Recommendations.
34.	Millennia 4	5.896 Acres	Freehold land registered in the name of Lalwani Brothers Buildcon LLP, subject to development rights of M/s. Sternal Buildcon Private Limited	As per online search got conducted by our sourced agency, litigation has been found against M/s. Sternal Buildcon Private Limited. A detailed Litigation Search Report has been	The Collaboration Agreement dated 31/12/2020 was cancelled vide a registered Deed of Cancellation dated 27/06/2022 bearing document no. 43 and the ownership of the





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				shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  No Charge over the Property.	Property has been transferred to M/s. Sternal Buildcon Private Limited vide a registered Sale Deed dated 29/06/2022 bearing document no. 4522.
41.	No name yet	90.70 Acres	Freehold land registered in the name of M/s Signatureglobal Business Park Private Limited and enjoys clear, legal and marketable title to the Property.	As per online search got conducted by our out sourced agency, no litigation has been found against M/s Signatureglobal Business Park Private Limited.  No charge over the property.  Land comprised in Khewat/Khata No. 211/197, Rect.No. 35, Killa No. 26(0-17) or 0.106 acres situated at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana - Since the land is under joint ownership, partition is required.  Land admeasuring 23 Kanal 16 Marla	Mrs. Mira Khushalani (instead of her husband Mr. H.L. Khushalani) inadvertently sold the land admeasuring 2.4935 acres situated at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana to M/s Signatureglobal Business Park Pvt. Ltd vide a duly registered Sale Deed bearing Document No. 1153 registered on 06/05/2022.  Later, the same was rectified vide a Rectification Deed bearing Document NO. 3705 registered on 14/07/2022 and thereafter, Mr. H.L. Khushalani sold the land comprised in



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				<p>comprised in Rect.No. 37, Killa No. 25(8-0), 15(7-16), Rect.No. 37, Killa No.24(8-0) or 2.975 acres situated at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana - Name of M/s Miraksha Associates Pvt. Ltd. is not appearing in the revenue records (instead M/s Frontier Farms Pvt. Ltd./ M/s Capital Farms Pvt.Ltd. appears in the revenue record). It is a typo error and needs to be rectified.</p> <p>Please note that we found a reference of Section 3A of land acquisition proceedings in the land comprised in Rect. No. 60, Killa No. 19Min(6-4), 20Min(3-14), Rect.No. 35, Killa No. 22/2(0-19), 22/3(0-19), 23Min(0-10) Rect.No. 37, Killa No. 2Min(3-14), 9Min(2-4), Rect.No. 60, Killa No. 18Min(0-15), Rect.No. 35, Killa No. 19Min(7-9), 20(0-19), 21(1-4), 22/1(4-0),</p>	<p><b>Rect.No. 37, Killa No. 1/2(0-14), 4(7-9), 10(1-12) to M/s Signatureglobal Business Park Pvt. Ltd vide a duly registered Sale Deed bearing Document No. 3764 registered on 14/07/2022.</b></p>
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				<p>Rect.No. 60, Killa No. 11/2Min, Rect.No. 37, Killa No. 1(1-8), 10(1-12), vide RAPAT No. 172 dated 29/10/2017 &amp; 08/11/2018 at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana.</p> <p>Please note that we found a reference of <u>Section 3A</u> of land acquisition proceedings in the land comprised in Rect.No. 35, Killa No. 12(0-16) vide RAPAT No. 99 dated 05/10/2018 at Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana.</p> <p>Please also note that we found a reference of <u>Section 3A</u> of land acquisition proceedings in the land comprised in Rect.No. 262, Killa No. 2/2Min(2-14), 3/2(2-3) vide RAPAT No. 199 dated 29/10/2017 situated at Village Bhondsi, Sub-Tehsil Sohna, District Gurgaon, Haryana.</p> <p><b>SNG Note: Although,</b></p>	
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				<p>these rectifications are procedural in nature and being carried out in revenue records, it does not impact the title to the Property.</p> <p>Please note that there are certain discrepancies in the land details mentioned in the Agreement to Sell and Purchase bearing document no. 5805 and 5789. The same can be amended through an Amendment Deed.</p>	
38	Signature eglobal City 37D-II	5.62 Acres	Freehold land registered in the name of Lalwani Brothers Buildcon LLP subject to development rights of Rose Building Solutions Pvt. Ltd.	<p>As per online search got conducted by our out sourced agency, litigation has been found against M/s. <b>Rose Building Solutions Private Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.</p> <p>No Charge over the Property.</p>	<p><b>The Collaboration Agreement dated 04/01/2021 was cancelled vide a registered Cancellation of Collaboration Agreement dated 30/09/2022 bearing document no. 114 and the ownership of the Property has been transferred to M/s. Rose Building Solutions Private Limited vide a registered Sale Deed dated 30/09/2022 bearing document no. 8452.</b></p>



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53	Signature Global City and Signum Plaza	Total Land is 22.5594 Acres. License has been granted 20.589 Acres	Freehold land registered in the name of M/s. Lalwani Brothers Buildcon LLP and M/s. Unistay Hospitality Private Limited subject to development rights of M/s. Signature Global Developers Private Limited	As per online search got conducted by our out sourced agency, litigation has been found against M/s. Signature Global Developers Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  There is a hypothecation of Indusind Bank Limited.	The Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated was 19/01/2021 cancelled vide Sale deed dated 06/01/2023 bearing document no. 12325 and the ownership of the Property has been transferred to M/s. Signature Global Developers Private Limited vide a registered Sale Deed dated 06/01/2023 bearing document no. 12325.  The Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated was 19/01/2021 cancelled vide Sale deed dated 06/01/2023 bearing document no. 12324 and the ownership of the Property has been transferred to M/s. Signature Global Developers Private Limited vide a registered Sale Deed dated 06/01/2023
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					<p>bearing document no. 12324.</p> <p>The Collaboration Agreement dated 10/12/2019 and Addendum to Collaboration Agreement dated 19/01/2021 cancelled vide Sale deed dated 06/01/2023 bearing document no. 12324 and the ownership of the Property has been transferred to M/s. Signature Global Developers Private Limited vide a registered Sale Deed dated 06/01/2023 bearing document no. 12324.</p>
47	No Name yet	16.258 Acres	Freehold land registered in the name of M/s. Ramprastha Promoters & Developers Private Limited, M/s. Ramprastha Buildtech Private Limited, M/s. BSY Infrastructure Private Limited, M/s. SA Propbuild	As per online search got conducted by our out sourced agency, litigation has been found against M/s. Signature Builders Private Limited. A detailed litigation search report has been shared by the land owner and as per the detailed litigation report and as per the	<p>The Agreement to Sell dated 21/03/2022 was cancelled vide a Cancellation Agreement dated 18/08/2022 and the ownership of the Property has been transferred to M/s. Signature Global Business Park Private Limited vide a registered Sale Deed dated 17/10/2022</p>



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			Private Limited, BSY Developers Private Limited, SA Infracon Private Limited, M/s. AS No charge over the Realcon Private Limited and Arvind Walia subject to Business Park Private development rights of M/s. Signature Builders Private Limited	report, the pending litigations does not impact the title. No charge over the property. M/s. Signature Builders Private Limited has an undivided share in the land comprised Khasra No. 130 (4-5-0) and 139 (0-3-0). Therefore, partition is required for the aforesaid land	bearing document no. 9089 and vide a registered Sale Deed dated 17/10/2022 bearing document no. 9092.
56	No name decided	18.325 Acres (for 4.2 Acres)	Freehold land registered in the name of M/s. M/s. Yesha Developers LLP, Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil and Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar, (for 10.15625 acres) and Signature Builders Private Limited (for 8.16875 acres) subject to development rights	As per online search got conducted by our out sourced agency, litigation has been found against M/s. Signature Builders Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title. We found a reference of Gairmarusi rights of Ganpat and Hardwar over the land	An Addendum Agreement to Development/ Collaboration Agreement dated 23/07/2021 is executed on 06/04/2023 bearing registration no. 72 between Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar in favour of M/s Signature Builders Pvt. Ltd. in



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			<p>of Signature comprised in Rectangle Builders Private No. 96, Killa No. 4/2. Limited for 10.15625 acres</p> <p>We have found a reference of a mortgage on the land comprised Rect No-96, Killa No. 6/3, 7, 14/1, 15/1, 17/1/2, 4/2, Rect No. 86, Killa No. 24 taken by Jai Pal from Sarv Haryana Gramin Bank, Manesar for an amount of Rs. 10,10,000/- Vide Rapat No. 392 dated 22.12.2021.</p> <p>The shares of the land owners i.e., Preeti, Ritu Nikita, Priyanka and Atro mentioned under the Collaboration Agreement dated 23/07/2021 bearing document no. 2167 and General Power of Attorney dated 23/07/2021 bearing document no. 36 needs to be amended and the name of the land owners i.e., Preeti, Ritu, Nikita and Priyanka mentioned under the Collaboration Agreement dated 23/07/2021 bearing</p>	<p>respect of total land admeasuring 4.2 Acres or 33 Kanal 12 Marla situated in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana.</p> <p>By the said Addendum name of Ms. Priyanka, Ms. Ritu, Ms. Preeti Yadav and Ms. Nikita Yadav has been removed from the list of the Owners as Ms. Priyanka transferred her complete share in the Said Land to Mr. Sahil, Ms. Ritu, Ms. Preeti Yadav, Ms. Nikita Yadav have transferred their share in the Said Land to Mr. Yogesh and Ms. Atro has transferred her share in the Said Land to Mr. Sahil and Mr. Yogesh.</p> <p><b>b. Allocation of the Parties:</b></p> <p><b>Revenue Share:</b></p> <p><b>i. Owners Allocation:</b> 29.4% in the</p>
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			<p>document no. 2167 and General Power of Attorney dated 23/07/2021 bearing document no. 36 needs to be removed as there has been interse transfers between the individual parties/ land owners to the Collaboration Agreement.</p> <p>There is a charge and hypothecation of HDFC Capital Advisors Limited (Vistra ITCL (India) Limited as a Debenture Trustee) created over the land admeasuring 8.91875 acres and hypothecation created over the receivables from the land admeasuring 7.7125 acres.</p>	<p>gross sales revenue (Net of Brokerage) and as per the scheme offered to customer generated from the sale/ allotment/ lease or any other nature of the entire saleable area of the residential units to be constructed on the project (only to the extent being developed on the said land admeasuring 4.2 Acres).</p> <p>ii. Developer's Allocation: 70.6% of the gross sales revenue (Net of Brokerage) and as per the scheme offered to customer generated from the sale/ allotment/ lease of the entire saleable area of the residential units to be constructed on the project as</p>
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					<p>also the commercial units to be developed on the project (only to the extent being developed on the said land admeasuring 4.2 acres).</p> <p>However, the Owners may exercise the option to receive in place of the Owner's Allocation, inventory in the form of the developed units earmarked and developed by the Developer in the larger project which includes the said land admeasuring 4.2 acres. Such Landowners Unit are allocated by the Developer based on the proportionate land contribution keeping in mind the prevailing price band on the which such inventory is sold (i.e., each Landowner Unit is allocated based on revenue entitlement which is worked out</p>
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					<p>backward from expected sale proceeds of the units).</p> <p>It has been further agreed between the Parties that in order to maximise the return of the Landowners, the Developer shall market and sell the inventory allocated to Landowners (Landowners Units) towards the stage of completion of the Larger Project wherein the prices are expected to be at the peak on the Project lifecycle.</p> <p>It has been agreed between the Parties that in case the Developer is not able to sell the inventory for any reason whatsoever, more particularly Landowners Units before or near to the receipt of Occupancy Certificate, the Developer shall promptly allocate such inventory to the Landowners towards settlement of the consideration as per</p>
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					<p>the Agreement.</p> <p>Kindly execute a fresh Power of Attorney Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil, Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar in favour of M/s Signature Builders Pvt. Ltd. (for land admeasuring 4.2 Acres).</p> <p>Please note that in relation to Land admeasuring 5.95 Acres, as per the land schedule attached the Sale Deed dated 07/06/2023 bearing no. 2263, executed by Yesha Developers LLP in favour of Signature Builders Private Limited, Killa No. 14/2/2(1-3), 15/2/2(0-2) and 16/1(1-16) falls under Rect. No. 85. However, as per the License No. 210 of 2022, the said Killa Nos. falls under Rect. 86. Therefore, the Rect. No. in the Sale Deed dated 07/06/2023 needs to be</p>
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					rectified.
50	Name not decided	2.303 Acres	Freehold land registered in the name of Ramprastha Realtors Private Limited, Ramprastha Promoters Private Limited, Ramprastha Developers Private Limited and S.A. Infracon Private Limited with Ramprastha Promoters and Developers Private Limited having beneficial interest in the Property and subject to interest of Signatureglobal India Limited.	As per online search got conducted by our out sourced agency, litigation has been found against Signatureglobal (India) Limited, pursuant thereto as per responses received from the Client, the litigations does not impact title, ownership of 2.303 Acres i.e., subject land.	<p>The Agreement to Sell dated 30/03/2022 was cancelled by virtue of and Cancellation Agreement dated 30/03/2023 executed between M/s. Ramprastha Promoters &amp; Developers Private Limited, M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Promoters Private Limited, M/s. Ramprastha Realtors Private Limited and M/s. Signatureglobal (India) Limited.</p> <p>Thereafter, a registered Joint Development Agreement dated 26/06/2023 bearing no. 4245 executed by M/s. S.A. Infracon Private Limited (Owner 1), M/s. Ramprastha Developers Private Limited (Owner 2), M/s. Ramprastha Promoters Private Limited (Owner 3), M/s. Ramprastha Realtors Private Limited (Owner 4), M/s. Ramprastha Promoters and Developers Private</p>



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					<p>Limited (RPDPL), M/s. Ramprastha Buildtech Private Limited (Confirming Party 1), M/s. Ramprastha Townships Private Limited (Confirming Party 2), M/s. B.S.Y. Infrastructure Private Limited (Confirming Party 3), M/s. BSY Developers Private Limited (Confirming Party 4) and M/s. Signatureglobal Homes Private Limited with respect to development of land admeasuring 2.303 Acres situated in Village Gadaulin Kalan, District Gurugram.</p> <p>Main terms of the Joint Development Agreement dated 26/06/2023 bearing document no. 4245:</p> <p>a. Allocation of the parties:</p> <p>Revenue Share:</p> <p>Owners Allocation: (Divided between the Owners and RPDPL) 15% in the gross sales revenue (Net of Brokerage) generated from the sale/allotment/ lease/</p>
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					<p>transfer/ or any other nature of the entire saleable area at the project.</p> <p>Developer's Allocation: 85% of the gross sales revenue (Net of Brokerage) generated from the sale/ allotment/ lease/ transfer of the entire saleable area at the project.</p> <p>b. The Developer shall also pay a sum of Rs. 34,35,50,000/- as adjustable security deposit to the owners an RPDPL.</p> <p>c. The Parties mutually agrees that the Owner's entitlement shall be upto a maximum amount of Rs. 34,35,50,000/- subject to applicable TDS and it shall be paid within a period of 2 years of execution of the Agreement.</p> <p>Thereafter, M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Ramprastha Promoters Private Limited,</p>
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					Ramprastha Realtors Private Limited executed a registered Irrevocable General Power of Attorney dated 26/06/2023 in favour of M/s. Signatureglobal Homes Private Limited (through a natural individual Mr. Dhananjay Shukla) in respect of total land measuring 2.303 situated in the revenue estate of Village Gadauli Kalan, Tehsil and District Gurgaon, Haryana and can do all the acts and things as are necessary or are required to be done for the development, promotion, construction and completion of the project on the above land in terms of the Collaboration Agreement.
25	Name not decided	12.48 Acres.	Freehold land registered in the name of Gibbons Propbuild Pvt. Ltd., Gauntlet Propbuild Pvt. Ltd. and Forsythia Propbuild Pvt. Ltd. subject to development rights of JMK Holdings Private Limited	As per online search got conducted by our outsourced agency, litigation has been found against M/s. JMK Holdings Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation	Thereafter, a registered Addendum to the Joint Development/ Collaboration Agreement dated 12/12/2019 bearing no. 100 was executed on 21/05/2020 by M/s. Forsythia Propbuild Private Limited, M/s. Gauntlet Propbuild



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				<p>report and as per the Report, the pending litigations does not impact the title. Charge of HDFC Capital Advisors Limited over the unsold inventory.</p>	<p>Private Limited, M/s. Gibbon Propbuild Private Limited ("Land Owners"), M/s. Emaar MGF Land Limited ("Emaar") and M/s. JMK Holdings Private Limited ("Developer") in relation to the Property.</p> <p><u>Clause amended by the Addendum to the Joint Development/ Collaboration Agreement dated 12/12/2019 bearin no. 100.</u></p> <p>Sub-clause b of clause 3.2 of the Joint Development Agreement stands deleted and replaced with the following:</p> <p>That the Developers shall be responsible for compliance of all the terms and conditions of license/ provisions of the Haryana Development and Regulations of Urban Areas Act, 1975 and the Rules made there</p>
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					<p>under including payment of External Development Charges and Infrastructure Development Charges, IAC, any interest and penalty payable thereon and any enhancements thereof pertaining to the Said Land shall be paid by the Developer from its own resources till the grant of final completion certificate for the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier. The Project shall be implemented/ developed and driven by Developer at its own cost and expenses from Emaar and Land Owners. The quality, cost, design, layout, aesthetic, landscaping, architecture, implementation etc. of the Project shall be at the sole discretion and expertise of the Developer and the quality and standard of the allocated area of</p>
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				<p>Emaar (i.e., Emaar's share) shall be equivalent to that of the Developer.</p> <p>Insertion of a new clause 5.3 in clause 5.</p> <p>That, upon grant of license by DTCP, Haryana, this Collaboration Agreement will be irrevocable, and no modification/ alteration etc. in terms and conditions can be undertaken except after obtaining prior permission of DTCP, Haryana.</p> <p>Thereafter, a registered Second Addendum to the Joint Development/ Collaboration Agreement dated 12/12/2019 bearing no. 302 was executed on 11/04/2023 by M/s. Forsythia Propbuild Private Limited, M/s. Gauntlet Propbuild Private Limited, M/s. Gibbon Propbuild Private Limited ("Land Owners"), M/s. Emaar MGF Land Limited</p>
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					<p>("Emaar") and M/s. JMK Holdings Private Limited ("Developer") in relation to the Property and amended the clauses.</p> <p>Thereafter, a registered Second Addendum to the Joint Development/ Collaboration Agreement dated 12/12/2019 bearing no. 302 was executed on 11/04/2023 by M/s. Forsythia Propbuild Private Limited, M/s. Gauntlet Propbuild Private Limited, M/s. Gibbon Propbuild Private Limited ("Land Owners"), M/s. Emaar MGF Land Limited ("Emaar") and M/s. JMK Holdings Private Limited ("Developer") in relation to the Property and amended the clauses.</p>
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**FRESH LAND ACQUIRED BY SALE/ COLLABORATION BY SIGNATURE GROUP/ ENTITIES POST 09<sup>TH</sup> MARCH, 2023**

Sl. No.	Name of the project	Total land area (in acres)	Total Acres*	Date of the title opinion	Name of the lawyer	Nature of interest in the land	Details of litigation(s) or other	Report S. No.
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							imperfections in title/ charges over the Properties	
64.	No Name yet	Total Land area is 2.52083	Total Land area is 2.52083	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of the company M/s. Yesha Developers LLP. Subject to development rights of M/s. Signatureglobal Business Park Private Limited	As per online search got conducted by our sourced agency, litigation has been found against Signatureglobal Business Park Private Limited. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  No charge created over the Property	Report No.64
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 22/03/2023 executed by between M/s Yesha Developers LLP (<b>Owner</b>) in favour of Signatureglobal Business Park Private Limited (<b>Developer</b>) in respect of land admeasuring <b>2.52083 Acres</b> situated in the revenue estate of Village Ghamroj, Tehsil &amp; District Gurugram, Haryana and registered as bearing Document No. 12754 with Sub-Registrar located at Gurugram as per the terms and conditions set out therein.</p>								



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By a Power of Attorney dated 22/03/2023 bearing Document No. 187 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 22/03/2023 the said M/s Yesha Developers LLP Ltd. has granted Mr. Devender Aggarwal authorised signatory of M/s. Signatureglobal Business Park Private Limited rights to develop the said Property and sell a portion of the Property admeasuring 2.52083 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

**Revenue share:** In consideration of the grant/ transfer of the Development Rights by the land Owner to the Developer, and the Developer undertaking the project under the terms of this agreement, it has been agreed between the Owner and the Developer to share the gross sales revenue, which is sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area in the project in the manner provided below:

**Owner's Entitlement:** 31% in the gross sales revenue (net of brokerage) ("Owners Entitlement") generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project; and

**Developer's Entitlement:** 69% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/ allotment/ lease of the entire saleable area at the project.

- 1) Representatives of Signatureglobal Business Park Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Signatureglobal Business Park Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

65.	No name Yet	Total Land area is 25.75 Acres out of which license has been issued for 22.5 Acres and 3.25 Acres of land is Agricultur	25.75 Acres	12 Septemb er 23, 2023	SNG & Partners	Freehold Land registered in the name of M/s Vipul SEZ Developers Private Limited and P.K.B.K Buildwell Pvt. Ltd and Signature Global (India) Limited is Beneficial interest holder	As per online search got conducted by our out sourced agency, litigation has been found against M/s. <b>Signature Global (India) Limited.</b> A detailed Litigation Search Report has been shared by the	Report No. 65
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al

via unregistered Agreement to Sale

land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.

No charge created over the property.

NOTE: Please ensure that the Agreement to Sale dated 05/04/2023 for land admeasuring 25.75 acres shall be registered before entering into transaction.

Based on the information provided by the company.

An unregistered Agreement to Sale dated 05/04/2023 has been entered between Vipul SEZ Developers Private Limited (Vendor 1), PKBK Builwell Private Limited (Vendor 2), National Synthetic Limited (Confirming Party 1), Silverstone Developers Private Limited (Confirming Party 2), Karamchand Realtech Private Limited (Confirming Party 3), Vipul Limited (Confirming Party 4) and Solitaire Capital India (Confirming Party 5) in favour Signature Global (India) Limited for the land admeasuring 25.75 Acres.

Signatureglobal (India) Limited pursuant to the registered Sale Deed will have the full clear, marketable title in respect of the said property.

66.	No name yet	16.11 Acres	16.11 Acres	11 Septemb	SNG & Partners	Freehold land registered in the	As per online search got	Report No. 66
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				er 23, 2023		name of M/s Vipul SEZ Developers Private Limited and Signatureglobal India Limited is the Interest Holder in the Property.	conducted by our out sourced agency, litigation has been found against M/s. <b>Signatureglobal India Limited.</b> A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending litigations does not impact the title.  No charge created over the property.	
<p><b>Based on the information provided by the Company:</b></p> <p>As a condition Precedent for the for the execution and registration of Sale deed for land admeasuring 25.75 acres the Vipul SEZ Developers Private Limited (Vendor 1), Karamchand Realtech Private Limited (Confirming Party 3), Vipul Limited (Confirming Party 4) and Solitaire Capital India( Confirming Party 5) shall have duly executed and registered a sale deed in favour of Silverstone Developers Private Limited(Confirming Party 2), for sale and transfer of unfettered and absolute rights, title, and interest in land parcels aggregating to 16:116 acres situated at Village Fazilpur Gurugram, Haryana.</p> <p>It is however clarified that as a condition and prior to execution of the Sale Deed for the land admeasuring 25.75 acres, the Signatureglobal India Limited and Silverstone Developers Private Limited (Confirming Party 2 shall have duly executed and registered a joint development agreement, in the form and manner to the satisfaction of Confirming Party 2, with respect to the development of the land admeasuring 16:116 acres by the Signatureglobal India Limited.</p>								
67.	No Name	0B 7B 2B	0B 7B 2B	12	SNG &	Freehold land	As per online	Report No. 67



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	yet	(land admeasuri ng 0.221875 acres)	(land admeasuri ng 0.221875 acres)	Septemb er 23, 2023	Partners	registered in the name of the company M/s. Signatureglobal Business Park Private Limited.	search got conducted by our out sourced agency, no litigation has been found against M/s. M/s. <b>Signatureglobal Business Park Private Limited.</b>	
Signatureglobal Business Park Private Limited via registered Sale Deed/s dated 28/06/2023 has full clear, marketable title in respect of the said property.								
68	No Name yet	1.8986 Acres	1.8986 Acres	12 Septemb er 23, 2023	SNG & Partners	Freehold land registered in the name of M/s Fantabulous Town Developers Pvt. Ltd subject to development rights of M/s. Signatureglobal Business Park Pvt. Ltd	As per online search got conducted by our out sourced agency, no litigation has been found against M/s. M/s. <b>Signatureglobal Business Park Private Limited.</b>	Report No. 68
							No charge created over the property.	
							NOTE: Please ensure that a Power of Attorney is executed between M/s. Fantabulous	



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Town Developers  
Private Limited  
and  
Signatureglobal  
Business Park  
Private Limited  
before entering  
into transaction.

Based on the information provided by the company.

By Collaboration Agreement dated 01/05/2023 between M/s Fantabulous Town Developers Pvt. Ltd. (Owner Company) and M/s. Signatureglobal Business Park Pvt. Ltd (Developer) and registered as bearing Document No. 1265 with Sub-Registrar located at Kadipur and the said M/s Fantabulous Town Developers Pvt has granted exclusive development rights in respect of the said Property bearing land admeasuring 3 Bigha 0 Biswa 15 Biswansi OR 1. 8986 Acres comprised of Khasra No. 221(2B-15B-0B, Khasra No. 130(4B-5B-0B) situated in the Revenue Estate of Village Gadoli Kalan, Tehsil Kadipur, District Gurugram, Haryana , or thereabouts to M/s. Signatureglobal Business Park Pvt. Ltd as per the terms and conditions set out therein.

#### Revenue Share:

In consideration of the grant/transfer of the Development Rights by the Owners to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the Owners and the Developer to share the Gross Sales Revenue, which is sales revenue generated from the sale/allotment/lease or any other nature of the entire Saleable Area of the Project (Net of Brokerage), in the manner provided below:

#### OWNER'S ALLOCATION

35% in the Gross Sales Revenue (Net of Brokerage) ("Owners' Entitlement") generated from the sale / allotment / lease or any other nature of the entire Saleable Area of Residential Portion of the Project only and

#### DEVELOPER'S ALLOCATION

65% in the Gross Sales Revenue(Net of Brokerage) ("Developer's Entitlement") generated from the sale / allotment / lease of the entire Saleable Area of the Residential Portion of the Project land 100% in the Gross Sales Revenue (Net of Brokerage) ("Developer's Entitlement") generated from the sale / allotment / lease of the entire Saleable Area of the Commercial Portion of the Project.

M/s. Signatureglobal Business Park Pvt. Ltd pursuant to the Development Agreement, executed by M/s



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	Fantabulous Town Developers Pvt Limited, has full clear, unencumbered, marketable and complete development rights in respect of the said on the terms and conditions as mentioned therein.							
69	No Name yet	1.84375 Acres	1.84375 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of the company M/s. Signatureglobal Business Park Private Limited.	As per online search got conducted by our out sourced agency, no litigation has been found against M/s. M/s. <b>Signatureglobal Business Park Private Limited.</b>  No charge created over the property.	Report No. 69
	Signatureglobal Business Park Private Limited via registered Sale Deed/s dated 29/05/2023 has full clear, marketable title in respect of the said property.							
70.	No name yet	4.2605 Acres	4.2605 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of PNR Realtors Private Limited and Global Credit Capital Limited.	No charges and litigation found over the property.  We found a reference of Gairmarusi rights of Rampal and Harpal both sons of Lal Singh for 17/24 share and further recorded as holding the remining 7/24 share in Rectangle no. 28 Killa no. 1 (8-0),	Report No. 70



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Killa no. 2 (8-0),  
Killa no. 9 (8-0)  
and Killa no. 10  
(8-0).

Shampal son of  
Lal Singh and  
Mam Chand,  
Prithvi Singh,  
Surajbhan,  
Ravjan/Khajaan  
Singh sons of  
Javahar Singh  
have been shown  
to be in  
possession of  
land measuring  
Rectangle no. 23,  
Killa No. 12 min  
(6-0) in tenant  
(Gair maurausi)  
out of lands  
admeasuring 8  
Kanal.

Further,  
Mamchand and  
others were  
recorded as (Gair  
maurausi) for  
Rectangle no. 23,  
Killa No. 12 min  
(2-0).

Further, Maan  
Chand, Pirthi,  
Suraj Bhan and



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Ravjan/Khajaan  
have been  
recorded as  
tenants (Gair  
maurausi) of  
Rectangle no. 23,  
Killa No. 21 (7-  
11).

Kela Devi widow  
of late  
Ravjan/Khajaan  
Singh, Ravindra  
son of late  
Ravjan/Khajaan  
Singh, Seema  
daughter of late  
Ravjan/Khajaan  
Singh acquired  
tenancy (Gair  
maurausi) of  
Rectangle no. 23,  
Killa No. 21 (7-11)  
by way of  
inheritance.

Reeval Devi  
widow of late  
Suraj Bhan,  
Sunita, Rekha,  
daughters of late  
Suraj Bhan  
acquired tenancy  
(Gair maurausi)  
of Rectangle no.  
23, Killa No. 21  
(7-11) by way of



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							inheritance.  Further, Phool Singh and Shyotaj Singh both sons of Maan Singh have been recorded as tenants (Gairmaurausi) of Rectangle No. 23 Killa No. 24(7-11). Further, Shampal and Rampal both sons of Lal Singh have been recorded as tenants (Gairmaurausi) of Rect. No. 23 Killa No. 14/2/2(3-6)	
PNR Realtors Private Limited and Global Credit Capital Limited pursuant to the Sale Deeds have full clear, marketable title in respect of the said property.								
71.	No name yet	2.3972 Acres	2.3972 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of M/s. Yesha Developers LLP subject to development rights of M/s. Signatureglobal Business Park Private Limited.	No charges and litigation found over the property.  Mr. Chander, Tika (1/2 share), Lekhram, Mr. Rajpal (1/2 share) are appearing in the (Khanakhasht column) having gairmaursi rights	Report No. 71



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in the land  
comprised in  
Rect.No. 9, Killa  
No. 7/2(1-0).

Based on the information provided by the company.

By Collaboration Agreement dated 19/06/2023 between Yesha Developers LLP and M/s. Signatureglobal Business Park Private Limited, registered as Document bearing No. 3413 with Sub-Registrar located at Gurugram and the said Yesha Developers LLP has granted development rights in respect of the said Property bearing land admeasuring 2.3972 Acres comprised in Rect.No. 9, Killa No. 11/1(1-10), 19(8-0), 7/2(1-0), Rect.No. 8, Killa No. 6/1(4-0), 15/2(6-8), Rect.No. 9, Killa No. 8(8-0), 9(7-12), 10(8-0), 13(8-0), 18(6-18), Rect.No. 8, Killa No. 13(3-0), 14(8-0), 15/1(1-3), 17(8-0), 18(1-10), Rect.No. 9, Killa No.4/2(7-0), 5(8-0), 6(8-0), 7/1(7-0), 14(8-0), 17(8-0) Rect.No. 6, Killa No. 17(8-0), 24(7-11) Rect. No. 9, Killa No. 16/1(4-0), Rect. No. 10 Killa No. 11/2(4-0) 19/2(5-0), 20(8-0), Rect. No. 17 Killa No. 21/3(4-16), 22(5-12) situated in the Revenue Estate of Village Mahendwara, Tehsil & District Sohna, Haryana.

By a Power of Attorney dated 19/06/2023 bearing Document No. 26 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 19/06/2023 and the said Yesha Developers LLP has granted M/s. Signatureglobal Business Park Private Limited rights to develop the said Property admeasuring 2.3972 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

**REVENUE SHARE:** In consideration of the grant/transfer of the Development Rights by the Owner to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the Owner and the Developer to share the Gross Sales Revenue, which is sales revenue generated from the sale/allotment/lease or any other nature of the entire Saleable Area of the Project(Net of Brokerage), in the manner provided below:

**OWNER'S ALLOCATION:** 31% in the Gross Sales Revenue(Net of Brokerage) ("Owners' Entitlement") generated from the sale / allotment / lease or any other nature of the entire Saleable Area at the Project and

**DEVELOPER'S ALLOCATION:** 69% in the Gross Sales Revenue(Net of Brokerage) ("Developer's Entitlement") generated from the sale / allotment / lease of the entire Saleable Area at the Project.

It is agreed between the parties that once the project is launched the Owner's entitlement shall be



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	transferred to the Owner quarterly based on actual receipt of the sale value of the project or in such manner as may be mutually decided.							
72.	No name yet	1.04653 Acres	1.04653 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of M/s. Unistay Hospitality Private Limited subject to development rights of M/s. Signatureglobal Business Park Private Limited.	No charges and litigation found over the property. Mr. Chander, Tika (1/2 share), Lekhram, Mr. Rajpal (1/2 share) are appearing in the (Khanakhast column) having gairmaursi rights in the land comprised in Rect.No. 9, Killa No. 7/2(1-0).	Report No. 72
	Based on the information provided by the company.							
	<p>By Collaboration Agreement dated 19/06/2023 between M/s. Unistay Hospitality Private Limited and M/s. Signatureglobal Business Park Private Limited, registered as Document bearing No. 3411 with Sub-Registrar located at Gurugram and the said M/s. Unistay Hospitality Private Limited has granted development rights in respect of the said Property bearing land admeasuring 1.04653 Acres comprised in Rect.No. 9, Killa No. 11/1(1-10), 19(8-0), 7/2(1-0) Rect.No. 8, Killa No. 13(3-0), 14(8-0), 15/1(1-3), 17(8-0), 18(1-10) Rect.No. 8, Killa No. 6/1(4-0), 15/2(6-8), Rect. No. 9, Killa No. 8(8-0), 9(7-12), 10(8-0), 13(8-0), 18(6-18) Rect.No. 9, Killa No.4/2(7-0), 5(8-0), 6(8-0), 7/1(7-0), 14(8-0), 17(8-0), Rect.No. 8, Killa No.16/1(7-8), 24(2-2), 25(6-10) Rect.No. 11, Killa No. 14 (8-0), Rect.No. 11, Killa No. 11/2(3-12), 17(8-0), 12(7-11), 13(7-11), 18(8-0), 19(8-0), Rect.No. 9, Killa NO. 20(8-0) Rect.No. 9, Killa No. 11/2(6-1), 12(8-0), Rect.No. 9, Killa No. 15/1/1(1-12) Rect.No. 8, Killa No. 16/2(0-12) Rect.No. 9, Killa No.16/2 (4-0) situated in the Revenue Estate of Village Mahendwara, Tehsil &amp; District Sohna, Haryana.</p> <p>By a Power of Attorney dated 19/06/2023 bearing Document No. 24 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 19/06/2023 and the said M/s. Unistay Hospitality Private Limited has granted M/s. Signatureglobal Business Park Private Limited rights to develop the</p>							



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said Property admeasuring 1.04653 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

The Developer has agreed to provide 2200sq yards of "Developed Industrial Plots" to the Owner (without any construction thereupon)("Owner's Share") and the entire balance licensed land shall belong solely to the Developer ("Developer's Share"). The parties have mutually agreed to demarcate the plots falling in Owner's share post approval of zoning plan by the appropriate authority. The Owner will be at a liberty to sale the Owner's share in the project and the Developer shall assist the Owner in marketing/sale of the Owner's share.

73.	No name yet	2 Acres	2 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of M/s. Yesha Developers LLP subject to development rights of M/s. Signatureglobal Business Park Private Limited.	No charges and litigation found over the property.	Report No. 73
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Based on the information provided by the company.

By Collaboration Agreement dated 19/06/2023 between Yesha Developers LLP and M/s. Signatureglobal Business Park Private Limited, registered as Document bearing No. 3412 with Sub-Registrar located at Gurugram and the said Yesha Developers LLP has granted development rights in respect of the said Property bearing land admeasuring 2 Acres comprised in Khewat/Khata No. 149/144 Rectangle No. 254 Killa No. 24(8-0), Rectangle No. 261 Killa No. 4(8-0) situated in the revenue estate of Village Bhondsi, Tehsil Sohna and District Gurgaon.

By a Power of Attorney dated 19/06/2023 bearing Document No. 25 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 19/06/2023 and the said Yesha Developers LLP has granted M/s. Signatureglobal Business Park Private Limited rights to develop the said Property admeasuring 2 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

Revenue Share:





In consideration of the grant/transfer of the Development Rights by the Owner to the Developer, and the Developer undertaking the Project under the terms of the Agreement, it has been agreed between the Owner and the Developer to share the Gross Sales Revenue, which is sales revenue generated from the sale/allotment/lease or any other nature of the entire Saleable Area of the Project (Net of Brokerage), in the manner provided below:-

**OWNER'S ALLOCATION-** 31% in the Gross Sales Revenue (Net of Brokerage) ("Owners' Entitlement") generated from the sale / allotment / lease or any other nature of the entire Saleable Area at the Project and

**DEVELOPER'S ALLOCATION-** 69% in the Gross Sales Revenue (Net of Brokerage) ("Developer's Entitlement") generated from the sale / allotment / lease of the entire Saleable Area at the Project.

It is agreed between the parties that once the project is launched the Owner's entitlement shall be transferred to the Owner quarterly based on actual receipt of the sale value of the project or in such manner as may be mutually decided.

74.	No name yet	9.8611 Acres	9.8611 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of M/s. Yesha Developers LLP subject to development rights of M/s. Signatureglobal Business Park Private Limited.	No charges and litigation found over the property.  Mr. Chander, Tika (1/2 share), Lekhram, Mr. Rajpal (1/2 share) are appearing in the (Khanakhast column) having gairmaursi rights in the land comprised in Rect.No. 9, Killa No. 7/2(1-0).  Smt. Shibban, Smt. Gulzari, Smt. Jhaman are appearing in the	Report No. 74
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							(Khanakhast coloum) having gairmaursi rights in the land comprised in Rect. No. 10 Killa No. 9/2(1-2).	
<p>Based on the information provided by the company.</p> <p>By Collaboration Agreement dated 22/03/2023 between Yesha Developers LLP and M/s. Signatureglobal Business Park Private Limited, registered as Document bearing No. 12755 with Sub-Registrar located at Gurugram and the said Yesha Developers LLP has granted development rights in respect of the said Property bearing land admeasuring 9.8611 Acres situated in the Revenue Estate of Village Mahendwara, Tehsil &amp; District Sohna, Haryana.</p> <p>By a Power of Attorney dated 22/03/2023 bearing Document No. 186 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 22/03/2023 and the said Yesha Developers LLP has granted M/s. Signatureglobal Business Park Private Limited rights to develop the said Property admeasuring 9.8611 Acres and to do other acts, deeds, matters and things in respect of the aforesaid property.</p> <p><b><u>REVENUE SHARE:</u></b></p> <p>In consideration of the grant/ transfer of the Development Rights by the land Owner to the Developer, and the Developer undertaking the project under the terms of this agreement, it has been agreed between the Owner and the Developer to share the gross sales revenue, which is sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area in the project in the manner provided below:</p> <p>Owner's Allocation: 31% in the gross sales revenue (net of brokerage) ("Owners Entitlement") generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project; and</p> <p>Developer's Allocation: 69% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/ allotment/ lease of the entire saleable area at the project.</p>								
75.	No name yet	3.48125 Acres	3.48125 Acres	12 September 23,	SNG & Partners	Freehold land registered in the name of M/s.	No litigation found over the property.	Report No. 75.



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				2023		Signatureglobal Business Park Private Limited of the land comprised in Mustatil No. 254, Killa No. 22(8-0), Mustatil No. 261, Killa No. 2/1(4-0), 2/2(4-0), Mustatil No. 254, Killa No. 22(8-0) and 3/4 share in the land comprised in Mustatil No. 261, Killa No. 8/1(4-0), 9/1(8-0), 12(8-0) alongwith another co-owner Mr. Ashok Khanna (1/4 share).	As per the online ROC Search, charges of <b>HDFC Capital Affordable Real Estate Fund 3</b> have been found over the Property.	
	Freehold land registered in the name of M/s. Signatureglobal Business Park Private Limited of the land comprised in Mustatil No. 254, Killa No. 22(8-0), Mustatil No. 261, Killa No. 2/1(4-0), 2/2(4-0), Mustatil No. 254, Killa No. 22(8-0) and 3/4 share in the land comprised in Mustatil No. 261, Killa No. 8/1(4-0), 9/1(8-0), 12(8-0) alongwith another co-owner Mr. Ashok Khanna (1/4 share).							
76.	Name not decided	0.9437 Acres	0.9437 Acres	12 September 23, 2023	SNG & Partners	Freehold land registered in the name of <b>Gaucha Propbuild Private Limited, Alluring Realty LLP, Ramesh Singh, Suresh Kumar, Khajan, Sujan Singh</b>	As per online search got conducted by our out sourced agency, no litigation has been found against <b>M/s. Sternal Buildcon</b>	Report No. 76



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						subject to interest of M/s Sternal Buildcon Private Limited.	<b>Private Limited.</b> As per the ROC Search no charges have been found over the Property.	
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Based on the information provided by the company.

**A.** By Collaboration Agreement dated 21/11/2022 between M/s Alluring Realty LLP and M/s. Sternal Buildcon Private Limited, registered as Document bearing No. 8074 with Sub-Registrar located at Gurugram and the said M/s Alluring Realty LLP has granted development rights in respect of the said Property bearing land admeasuring 0.33125 Acres situated in the Revenue Estate of Village Nakhdola, Tehsil & District Manesar, Haryana.

By a Power of Attorney dated 21/11/2022 bearing Document No. 127 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 21/11/2022 and the said M/s Alluring Realty LLP has granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 0.33125 Acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

#### **REVENUE SHARE:**

In consideration of the grant/ transfer of the Development Rights by the land Owner to the Developer, and the Developer undertaking the project under the terms of this agreement, it has been agreed between the Owner and the Developer to share the gross sales revenue, which is sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area in the project in the manner provided below:

The Developer shall allot 700 Sq Yards of plotted area ("Owner's Share"), out of which 350 Sq Yards of plotted area which comes to be 50% of owner's share with marked locations in the same project shall be allotted within 12 (Ten) months from the registration date of this agreement and balance 50% i.e 350 Sq Yards owner allocation of plotted area shall be allotted within 24 (Twenty four) months of registration of this Agreement and hand over physical possession of Owner share within 24 (Twenty four) months or any extended period if any, as may be mutually agreed between the parties 1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as



mentioned therein.

Sternal Buildcon Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s Alluring Realty LLP has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

**B.** By Joint Development Agreement dated 21/11/2022 between M/s Gauchio Propbuild Private Limited (Landowner) and Emaar India Limited (Company) and M/s. Sternal Buildcon Private Limited, registered as Document bearing No. 8075 with Sub-Registrar located at Gurugram and the said M/s Gauchio Propbuild Private Limited (Landowner) and Emaar India Limited (Company) has granted development rights in respect of the said Property bearing land admeasuring 0.0179 Acres situated in the Revenue Estate of Village Nakhdola, Tehsil & District Manesar, Haryana.

By a Power of Attorney dated 21/11/2023 bearing Document No. 128 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 21/11/2022 and the said M/s Gauchio Propbuild Private Limited (Landowner) and Emaar India Limited (Company) has granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 0.0179 Acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

- 1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Sternal Buildcon Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s Gauchio Propbuild Private Limited (Landowner) and Emaar India Limited (Company) has full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

**C. A.** By Collaboration Agreement dated 18/11/2022 between Mr. Ramesh, Mr. Suresh, Mr. Khajan and Mr. Sujan and M/s. Sternal Buildcon Private Limited, registered as Document bearing No. 7997 with Sub-Registrar located at Gurugram and the said Mr. Ramesh, Mr. Suresh, Mr. Khajan and Mr. Sujan have granted development rights in respect of the said Property bearing land admeasuring 0.540625 Acres situated in the Revenue Estate of Village Nakhdola, Tehsil & District Manesar, Haryana.



By a Power of Attorney dated 18/11/2022 bearing Document No. 126 and registered with the office of the Sub Registrar of Assurances at Gurugram dated 18/11/2022 and the said Mr. Ramesh, Mr. Suresh, Mr. Khajan and Mr. Sujan have granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 0.540625 Acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

**REVENUE SHARE:**

In consideration of the grant/ transfer of the Development Rights by the land Owner to the Developer, and the Developer undertaking the project under the terms of this agreement, it has been agreed between the Owner and the Developer to share the gross sales revenue, which is sales revenue generated from the sale/ allotment/ lease or any other nature of the entire saleable area in the project in the manner provided below:

The Developer shall allot 760 Sq Yards of plotted area ("Owner's Share"), out of which 380 Sq Yards of plotted area which comes to be 50% of owner's share with marked locations in the same project shall be allotted within 10 (Ten) months from the registration date of this agreement and balance 50% i.e 380 Sq Yards owner allocation of plotted area shall be allotted within 20 (Twenty) months of registration of this Agreement and hand over physical possession of Owner share within 20 (Twenty) months from the registration date of this agreement with a grace period of 4 (Four) months

- 1) Representatives of Sternal Buildcon Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Sternal Buildcon Private Limited pursuant to the Development Agreement, and the power of attorney executed by Mr. Ramesh, Mr. Suresh, Mr. Khajan and Mr. Sujan have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

**CHANGES/ MODIFICATIONS IN LITIGATION FROM THE DATE OF  
ISSUANCE OF MASTER TITLE CERTIFICATE TILL 12<sup>TH</sup> SEPTEMBER, 2023:**

**1. Signatureglobal (India) Limited**





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Sr . No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	RE RA, Gurugram	RE RA - GR G-52-20-22	Dev Roop Guha Vs. Signature Global India Limited	13/10/2022(First Appearance as formal court notice has been received)	Complainant and Respondent entered into agreement for sale and possession was due on 20.8.2021 and complainant is alleging delay in possession and has stated that delay in possession will be settled at the time of possession Relief claimed 1. Delay Possession charges at prescribed rate	PENDING	Not Related to title of land in dispute	13/10/2022(First Appearance as formal court notice has been received)
2.	Mansi Gaur, Civil Judge, Gurugram	CS /3616/2021	M/S I.B enterprises vs 1. Bhartiya Construction Majdoor Sangh. 2. Shambhu Kumar 3. Hasibur Rehman 4.Hasibur Rahman 5.Signature Global India Limited	NDOH - 27-10-2022	The Complainant had booked a retail unit no. BGF26 IN JULY 2018 with total consideration of Rs 33,35,773. The allotment letter was issued dated 1/08/2018 and builder buyer agreement was issued dated 28/08/2018. The complainant had made a payment of Rs13,71,965 and balance 11,94,528 is	Pending	Not Related to title of land in dispute	NDOH - 20-09-2023



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					<p>remaining. The complainant has further alleged that they did not pay further demands due to covid , demand being escalated. Complainant further alleges that the respondent issued public notice for non-payment of demands. Complainant denied that opposite party is entitled to terminate agreement in such circumstances. Complainant has sent a legal notice dated 9/12/2021. Complainant further states that they want break up of demand by respondent and is ready to perform her part. The complainant further states to restraint the respondent from creating third party rights and compensation. Relief claims. 1. To withdraw public notice dated 14.11.2021.</p>			
3.	Con	CC	Ritu Kohli	<b>NDOH - 27-</b>	The Complainant had	<b>Pending</b>	Not	<b>NDOH - 09-01-2023</b>



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su mer cou rt, Gur ugr am	/1 28 /2 02 2	and others Vs. Signature global and others	<b>10- 2022</b>	booked a retail unit no. BGF26 IN JULY 2018 with total consideration of Rs 33,35,773. The allotment letter was issued dated 1/08/2018 and builder buyer agreement was issued dated 28/08/2018. The complainant had made a payment of Rs13,71,965 and balance 11,94,528 is remaining. The complainant has further alleged that they did not pay further demands due to covid , demand being escalated. Complainant further alleges that the respondent issued public notice for non- payment of demands. Complainant denied that opposite party is entitled to terminate agreement in such circumstances. Complainant has sent a legal notice dated 9/12/2021.Complaina nt further states that they want break up of demand by	Related to title of land in dispute	
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					respondent and is ready to perform her part. The complainant further states to restraint the respondent from creating third party rights and compensation. Relief claims. 1. To withdraw public notice dated 14.11.2021.			
4.	Consumer court, Gurugram	CC /470 /2022	Sheetal Vijay Mishra Vs. Signature Global India Limited	NDO H - 16/11/2022		Pending	Not Related to title of land in dispute	12/12/2023
5.	RE RA, Gurugram	RE RA - GR GF - 5314-2022	Bunti Lal Sharma Vs. Signature Global India Limited		Complainant have alleged that he have applied for unit in allotment of residential flats in signature global - The Millenia, Gurugram. That the allottee was allotted with unit no. 308, Tower 4, with total consideration of Rs. 21,16,746.5/-plus GST. Complainant made a total payment of Rs. _____/-. Complainant has	Pending	Not Related to title of land in dispute	03/11/2023



					alleged that the respondent company failed to execute builder buyer agreement nor gave possession on time and alleging delay of one and a half year. Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and transfer Subsidy offered by the government.			
6.	Dr. Tarun Kumar Verma Civil Judge (Junior Division) Gujrat	Case No. CS 92/8/2023	Mukesh Gupta Vs. Global India limited, Sarvpriya Securities Private Limited, Skyful Mintenance Services Private Limited		The Plaintiff is owner in possession of Flat no. P-125, Tower-12, Sector-71, Andour Heights, Sector71, Gurugram. As consequent to not paying outstanding maintenance Bill amounting of Rs. 16,334/- the electricity of the afore-mentioned Residential Flat disconnected. The plaintiff alleged that the defendants with intention to harass the plaintiff disconnected the electricity. Relief Claimed: To direct the defendants for	<b>Pending. Next date of Hearing - 21/10/2023</b>	Not Related to title of land in dispute	



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					restoration of the discontinued services of Electricity to the plaintiff premises			
7.	Har yan a RE RA	Ci vil (R ER A) RE RA - GR G- 13 0- 20 23	KSHITIJ JAIN V/S SIGNATURE GLOBAL (INDIA) PVT.LTD		We haven't received any formal notice		No formal Notice has been received by the company.	
8.	BEF OR E 25- Civ il Jud ge (Jun ior Div isio n) Gur ugr am, HA RY AN	CS /2 30 8/ 20 20	DHANWAN T v CHETA ETC Vs. Signature glo bal (India) Private Limited		The present declaration suit/case has been filed by Sh. Dhanwant for declaring him owner of land of which we are bonafide purchasee vide sale deed bearing vasika no. 1420 dated 22 May 2017 duly executed and registered by the recorded owner (Late Cheta). Later on plaintiff (Sh. Dhanwant) being the brother of seller who had already	02-03- 2024		



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A				<p>relinquished/waived his right over the said land way back in year 1995. The statement of plaintiff was recorded in that suit and based on his admission about absolute right of seller, a decree was passed by the Hon'ble Civil Judge declaring late Cheta as absolute owner of the land. The revenue department also recorded late Cheta as absolute owner. Late Cheta remained recorded owner of the land and was in actual physical possession thereof till the date the execution and registration of sale deed bearing vasika no. 1420 dated 22 May 2017.</p> <p>That late cheta died in year 2018. It was only after the death of late Cheta plaintiff herein has filed the present suit for declaration praying, amongst the others, that Sh. Dhanwant may be declared as owner of the land purchased by</p>			
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					<p>us. Further, prayed to set aside the decree dated 25-11-1995 passed by civil judge Gurugram suit tiled as Cheta v Dhanwant and others. It is to be noted that said decree was passed in year 1995 and had never been challenged during the life time of decree holder i.e. late Cheta. Further to be noted that it is settled principle of law that a consent decree cannot be set aside in review/revision/appeal.</p> <p>There is also a serious issue of limitation.</p>			
9.	HR ER A,G uru gram	RE RA - GR G- 11 34- 20 23	Rampal Singh Chauhan Vs. Signatureglo bal India Limited		<p>Complainant applied for unit in Signum, Sector-37D, Gurugram. That the allottee was allotted with Shop No. BFF 16, with total consideration of Rs. 19,91,736/- . Complainant made a total payment of Rs. 14,38,409/-.</p> <p>Complainant has alleged that the respondent company</p>	Pending - 24/11/ 2023		



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					not gave possession on time and alleging delay in Possession . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and deliver the possession.			
10	RE RA Gur ugr am co mpl aint	RE RA - GR G- 16 96- 20 23	Eva Gupta Vs. Signatureglo bal India Limited		On 06/Aug/2017, Complainat applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01/Nov/2017, the Complainant was allotted with Unit No. 8-106 and an agreement to sell was executed on 20/Nov/2017, the complainat paid Rs. 23,83,548/- , Complainant alleged delay in Possession Relief Claimed: 1. To pay Delayed Possession 2. To waive of the delayed Interest 3. To waive of Maintenance Charges for 3 months	Pendin g - 16/11/ 2023		
11	RE RA Gur	RE RA -	Sunil Sangwan and Anr. Vs.		On 14/Aug/2017, Complainats applied for a unit in The	Pendin g - 07/11/		



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	ugr am co mpl aint	GR G- 13 94- 20 23	Signatureglo bal India Limited		Millennia, Sector 37D, Gurugram, Haryana. On 27/10/2017, the Complainant was allotted with Unit No. 4-1102 and an agreement to sell was executed on 08/01/2018, the complainat paid Rs. 26,42,825/- , Complainant alleged delay in Possession. Relief Claimed: 1. Refund of paid amount Rs. 26,42,825/- along with interest of Rs. 10,87,451/-	2023		
12	RE RA Gur ugr am co mpl aint	RE RA - GR G- 18 42- 20 23	Richa Yadav Vs. Signatureglo bal India Limited		On 07/05/2018, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 26.07.2018, the Complainant was allotted with Unit No. 11-108 and an agreement to sell was executed on 09/08/2018, the complainat paid Rs. 21,16,742.5/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay DPC 2. To not	Pendin g - 16/11/ 2023		



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					charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years			
13	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 69- 20 23	Gourav Maggu & Anr. Vs. Signatureglo bal India Limited		On 25.07.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 11-305 and an agreement to sell was executed on 20.11.2017, the complainat paid Rs. 22,49,266/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years	Pendin g - 03/10/ 2023		
14	RE RA Gur ugr am co mpl aint	RE RA Gu ru gra m co mp	Manuj Gupta & Anr. Vs. Signatureglo bal India Limited		On 07.08.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No.	Pendin g - 19/09/ 2023		



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		laint			1 – 109 and an agreement to sell was executed on 23.02.2018, the complainant paid Rs. 26,17,867/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years			
15	RE RA Gur ugr am co mpl aint	RE RA - GR G- 18 15- 20 23	Pooja Pradhan Vs. Signatureglo bal India Limited		On 26.07.2017, Complainants applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 1 – 1301 and an agreement to sell was executed on 15.02.2018, the complainant paid Rs. 26,17,865/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the	Pending - 16/11/ 2023		



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					part of BBA 3. To waive of Maintenance Charges for 5 Years			
16	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 96- 20 23	Rajni Vs. Signatureglo bal India Limited		On 25.007.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 1-003 and an agreement to sell was executed on 15.11.2017, the complainat paid Rs. 26,17,866.5/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years	Pendin g - 03/10/ 2023		
17	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 49- 20 23	Gurminder Singh & Anr Vs. Signatureglo bal India Limited		On 01.08.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 11-1505 and an agreement to sell was	Pendin g - 19/09/ 2023		



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					<p>executed on 22.11.2018, the complainant paid Rs. 22,49,267/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years</p>			
18	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 04- 20 23	Ankit Vij Vs. Signatureglobal India Limited		<p>On 26.07.2017, Complainants applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 7-103 and an agreement to sell was executed on 15.11.2017, the complainant paid Rs. 23,83,548.5/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance</p>	Pending - 19/09/2023		



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					Charges for 5 Years			
19	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 15- 20 23	Neha Yadav Vs. Signatureglo bal India Limited		On 05.07.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 11 – 107 and an agreement to sell was executed on 20.11.2017, the complainat paid Rs. 26,42,525/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years	Pendin g - 03/10/ 2023		
20	RE RA Gur ugr am co mpl aint	RE RA - GR G- 17 25- 20 23	Aparajita Jena Vs. Signatureglo bal India Limited		On 04.08.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. 10 – 901 and an agreement to sell was executed on 20.11.2017, the	Pendin g - 03/10/ 2023		



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					complainat paid Rs. 23,07,253/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To not charge anything not being the part of BBA 3. To waive of Maintenance Charges for 5 Years			
21	RE RA Gur ugr am co mpl aint	RE RA - GR G- 19 07- 20 23	Seema Singh Chauhan & Anr Vs. Signatureglobal India Limited		On 14.08.2017, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 01.11.2017, the Complainant was allotted with Unit No. I-1203 and an agreement to sell was executed on 19.01.2018, the complainat paid Rs. 31,15,873/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To pay litigation Cost amounting to Rs. 2,00,000/-	Pendin g - 03/10/ 2023		
22	RE RA Gur		Susheela & Anr Vs. Signatureglo		Complainats applied for a unit in The Millennia, Sector 37D,	Pendin g - 11/10/		



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	ugr am co mpl aint		bal India Limited		Gurugram, Haryana. the Complainant was allotted with Unit No. 9-507 and the complainat paid Rs. 26,42,425/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession 2. To pay litigation Cost amounting to Rs. 55,000/-	2023		
23	RE RA Gur ugr am co mpl aint	RE RA - GR G- 23 61- 20 23	Mukesh Kumar Das & Anr Vs. Signatureglo bal India Limited		On 06.05.2018, Complainats applied for a unit in The Millennia, Sector 37D, Gurugram, Haryana. On 26.07.2018, the Complainant was allotted with Unit No. 11 – 107 and an agreement to sell was executed on 16.08.2018, the complainat paid Rs. 26,18,283/- , Complainant alleged delay in Possession. Relief Claimed: 1. To pay Delayed Possession	Pendin g - 11/10/ 2023		
24	Har yan a Rea	RE RA - GR	Kuldeep Nagpal Vs. Signatureglo bal India		On 21.07.2017,Complaina nt applied for allotment of a unit in	Pendin g - 10/11/ 2023		



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	1 Est ate Reg uat ory Aut hori ty, Gur ugr am	G- 22 66- 20 23	Limited		Project "The Millennia" Sector 37 D and on 27.10.207 being declared as successful applicant through draw, Complainant was allotted unit no. 7-1306, Block/Tower- 7, having carpet area of 585.944 sq ft for total consideration of Rs.26,32,013. Complainant is alleging delay. Relief claimed 1.Delay interest amounting to Rs.3,35,636 on amount paid. 2 Rs 68,956, Demanded Illegally by the Developer.			
25	Har yan a Rea l Est ate Reg uat ory Aut hori ty, Gur ugr am	RE RA - GR G- 24 62- 20 23	Ujjwal Vs. Signatureglo bal India Limited		On 24.07.2017, Complainant applied for a unit in project "The Millennia" located in sector 37-D and on 01.11.207 being declared as successful applicant through draw, Complainant was allotted was alloted Flat no.7-205, Block/ Tower 7 on Second Floor having carpet area of 552.36 sq.ft and balcony area of 79.653 sq. ft. For total consideration of	Pendin g - 16/11/ 2023		



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					Rs.22,49,267. Complainant is alleging delay in possession, although the complainant was offered possession on 28.03.2023 Relief sought - 1.interest @ 10.70% P.A amounting to Rs.21,861			
26	Dist rict Con su mer Dis put e Red ress al Co mm issi on VI (Ne w Del hi)	CC /1 83 /2 02 3	Rohan Ahooja Vs. Signatureglo bal India Limited		Complainant applied for a residential unit in project "The Millennia" located in sector 37-D. Complainant on being declared as successful applicant through draw, was allotted was allotted 2BHK flat bearing unit no. 7-1406, Tower-7 on the 14th floor having carpet area of 585.94 sq.ft and balcony area of 79.55. sq.ft with two wheeler parking site in project "The Millennia" 37 D and on 04.05.2018 a BBA was executed for the said Unit. complainant is alleging unjustified demand letters and praying their	Pendin g - 20/09/ 2023		



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					withdrawl. Relief sought -1. to withdraw all demand letters dated 29.10.2022, 01.02.2023, 22.04.2023 and 09.05.2023 and issue a fresh demand letter after adjustment of DPC, along with fresh offer of possession in accordance with Flat buyer's agreemend dated 04.05.2018. 3.to pay Rs.5,00,000 to complainant towards compensation . 3. litigation expenses Rs.25,000 .		
27	Civil Jud ge Jr. Div isio n Gur ugr am	CS /2 21 0/ 20 23	Lal Kaur vs. Signatureglo bal India Limited		Title dispute among the alleged legal heir/represenative of deceased allottee seeking declaration as owner of allotted unit in The Millennia at 37D, Category-T4, Unit No.3-307	08/11/ 2023	
28	Civil Jud ge Jr. Div isio	CS /1 31 1/ 20 23	Roshan Lal Verma Vs. Signatureglo bal India Limited		Title dispute among the alleged legal heir/represenative of deceased allottee seeking declaration as owner of allotted unit i.e. Shop No. BGF-36,	09/10/ 2023	



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	n Gur ugr am				Super Area- 258.95 Sq.ft in Signum- 37D, Sector- 37D			
29	HR ER A Gur ugr am	RE RA - GR G- 24 19- 20 23	Susheela Sangwan Vs. Signatureglo bal India Limited		Allottee seeking DPC (Delay Possession Charges) on account of alleged delay in handing over the possession of allotted unit and Possession of allotted unit i.e. 507 tower 9 The Millennia.	11/10/ 2023		
30	Offi ce Sen ior Ins pect or Leg al Met rolo gy (We ight s & Me asu res ) Ga uta mb udh Na	SC N No . 43 Da ted 18. 04. 20 23	Office Senior Inspector Legal Metrology (Weights & Measures ) vs. Signatureglo bal India Limited		Show cause notice using different unit for measurement, as prescribed in law	SCN Receive d on 01.05.2 023		



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	gar, Gre ater Noi da, Utt ar par des h							
31	Offi ce Sen ior Ins pect or Leg al Met rolo gy (We ight s & Me asu res ) Ga uta mb udh Na gar, Gre ater	SC N No . 42 Da ted 18. 04. 20 23	Office Senior Inspector Legal Metrology (Weights & Measures ) vs. Signatureglo bal India Limited		Show cause notice using different unit for measurement, as prescribed in law	SCN Receive d on 01.05.2 023		



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	Noi da, Utt ar par des h							
32	Hig h Co urt of Pun jab and Har yan a	CR - 58 38- 20 19	SIGNATUR E GLOBAL INDIA PVT LTD V/S PHOOL SINGH AND ANR		Phool Singh (Plaintiff) had filed a suit claiming right of way alongside the boundary wall at the back side of the project site of "MILLENNIA" Sector- 37D, Gurugram in the guise of right of Easement. The matter was contested and reply was filed to the interim injunction application of the plaintiff. Later on learned civil Judge granted status quo to be maintained by both the parties at site, citing reasons for non movement of sanitation vehicle inside the locality of plaintiff area, thereafter court has appointed a Local Commissioner (Nayab Tehsildar) to inspect the site and	Pendin g - 30/01/ 2024	This case was earlier jointly included in list of litigation cases filed by Companie s and subsidiarie s but now has been updated as cases filed by Pradeep Kumar agarwal has filed for array of his name from the present complaint separately	



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					submitted report to the court. Now the local commissioner had submitted his report and the matter is fixed for consideration on the local commissioner application. Against the order of status quo granted by learned civil judge, we filed an civil revision before Hon'ble High Court at Chandigarh for setting aside the injunction order passed by Ld. Civil Judge			
33	AD J, Gurugram	CS No .25 74 /2 01 6	Phool Singh and Ors Vs. Pradeep Aggarwal and Others-81		Suit has been filed for the right of easementment and there is no financial claim .	Next date of hearing 11/12/2023	Phool Singh (Plaintiff) had filed a suit claiming right of way alongside the boundary wall at the back side of the project site of "MILLENNIA" Sector-	



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							<p>37D, Gurugram in the guise of right of Easement. The matter was contested and reply was filed to the interim injunction applicatio n of the plaintiff. Later on learned civil Judge granted status quo to be maintaine d by both the parties at site, citing reasons for non movement of sanitation vehicle inside the locality of plaintiff area,</p>	
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							thereafter court has appointed a Local Commissioner (NayabTe hsildar) to inspect the site and submitted report to the court. Now the matter is fixed for plaintiff evidence. Against the order of status quo granted by learned civil judge, we filed an civil revision before Hon'ble High Court at Chandigarh for further consideration	
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34	Civil Recovery Suit - District Court, Patiala House New Delhi	CS No . 39 4/ 20 21	Arun Sethi Vs. M/s. Signature Global (India) Pvt. Ltd. & Ors.		Recovery Suit of 12,84,847/	Next date of hearing 29/12/ 2023	The Plaintiff has filed a Civil recovery suit against the Respondent Company along with its Directors of the Company. The Plaintiff was former Vice President (Projects) of the Respondent Company and was allegedly terminated by the RC and the RC withheld 40% of the last month drawn salary along with	
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							3 months notice period salary of the Plaintiff.	
35	Consumer Complaint	CC /277 /2021	Shri Kri'shan v/s HDFC and ors (SGIL)		<p>1.The Complainant booked a flat at in Project "Proxima-1", Tower No.3. , Sector-89, Gurugram, for a sale consideration of Rs. 23, 67, 521/-</p> <p>2. After making the respective charges along with file charges Rs.5000/-, though the loan amount sanctioned but it was not disbursed to complainant account. Without disbursement of loan complainant could not pay instalments and due to non-payment of instalment he was charged penalty and late fees.</p> <p>3. Further, the Complainant has filed the above case before the Honourable District Consumer Dispute Redressal Commission, Jhajjar, seeking the relief of</p>	Next date of hearing is 31/10/2023	Relief has been sought against the BANK. We (Signature Global (India) have been made as confirming party. Ops to pay Rs. 25,000 processing fee, document ation fee, etc charges (Note: this relief sought primarily against OP 1 and 2). Rs. 25000 towards cost of harassmen t, financial	



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					Rs, 25,000 towards the special cost of harassment, humiliation, financial loss and deficiency in services along with Rs. 11,000 towards the litigation charges. 4. Further, the company has represented the matter and the case is sub-judice.		loss and deficiency in service and Rs.11000 litigation cost	
36	Civil - District Court	CS: 67/2019	Gupta H/W Paints & Electricals Shop V/s RC. Private Limited and Ors (SGIL)		Civil Recovery Suit of Rs.4,03,775/ along with Interest @ 18% .	Next date of hearing 21/10/2023	Company Signature Global awarded the work to third party contractor M/s R.C.Private limited, whereas third party contractor purchased material from M/s Gupta H/W Paints & Electricals. Whereas M/s Gupta	



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							<p>hardware Shop has filed subjected money recovery suit against M/s R.C. Private Limited, Rajesh Mittal Director M/s R.C. Private Limited and Signature Global Pvt. for recovery of Rs. 4,03,775/-.</p> <p>M/s Gupta H/W Paints &amp; Electricals Shop has claimed that it has supplied in 2016 the Electrical Goods, hardware</p>	
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							<p>paints etc. at company site Sector 81, , Gurgaon.</p> <p>M/s Gupta H/W Paints &amp; Electricals Shop is a sub-contractor and Rajesh Mittal Director M/s R.C. Private Limited is our contractor.</p>	
37	Consumer Court, Gurgaon	CC /5 /2 /02 /1	Vikas Garg v Signature Global (India) Private Limited		Seeking refund of balance booking amount of Rs.75,865/ along with interest @24% p.a. –.besides other claim Rs. 50,000 harassment and mental agony and Rs.33000 litigation cost	Next date of hearing is 10/10/ 2023	The Complainant was allotted in respect of a residential Flat bearing Flat No.3-1206, "Proxima 1", Sector 89,	



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							<p>Gurugram . However due to some reason non-disbursement of loan the complainant was not able to make the payment. As a result the allotment was canceled and booking amount was refunded after deducting applicable charges i.e. Rs.75,865 /- as per the agreement . Presently the complainant seeking refund of the</p>	
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							deducted amount amount and the case is now sub- judice.	
38	Consumer Court	Consumer Complaint No CC /5 44 /2 02 1	Yash Pal Singh Bias v/s Signature Global (India) Pvt. Ltd.		Seeking refund of the booking amount of Rs. 1,19,847/+ 18%p.a interest –.besides other claim + Rs. 50,000 harassment and mental agony and Rs.33,000 litigation cost	Next date of hearing is 15/09/ 2023	The Complainant had booked two apartment s on the name of himself and his wife in the residential township named "Signature Global Proxima I", situated at Sector- 89, Gurugam, Haryana and paid total earnest money amounting Rs. 2,39,694 /- and	



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							simultaneously both applicants got the flat on draw of lot and the complainant seeking refund of Rs. 1,19,847/- against cancellation of one flat and approached consumer court	
39	Mansi Gaur, Civil Judge, Gurgaon	CS /36/2021	IB Enterprises VS. 1. Bhartiya Construction Majdoor Sangh. 2. Shambhu Kumar 3. Hasibur Rehman 4. Hasibur Rahman 5. Signature Global India Limited		In this case Signature Global India is impleaded as per foerma defendant. Plaintiff is engaged in the work of construction and engenieering. Plaintiff has filed a suit for permanent injunction against defendant no.1 to 4 for restraining the defendants to create hindrance in the work of plaintiff	Next date of hearing 20/09/2023		

## 2. Signature Builders Private Limited



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Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	District Forum, Gurgaon, Haryana	CC /3 /2 /02 /1	MR. ANIL KUMAR CHUGH v Signature Builders Private Limited and ors		<p>1. Complaint was filed u/s 35 of CPA, 2019 before the consumer dispute redressal commission in which the complainant booked a flat after making booking amount of Rs. 1,09,830 /-</p> <p>2. The respondent issued allotment letter for 2BHK flat No. M-301, measuring 539.384 sq ft under orchard avenue 2 Project.</p> <p>3. The Complainant alleged that respondent assured to provide the loan against the said flat and on such assurance complainant booked the flat.</p> <p>4. Later on loan facility was not availed from the Bank hence failed to make further installments.</p>	12 October 2023	Seeking refund of paid amount of Rs. 1,09,830/- besides other claim + 24% interest p.a. + mental agony Rs.50000+ legal exp Rs.30000.	



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					5. Complainant approaching court for refund of booking amount along with interest @ 24% par annum.			
2.	BEFORE DISPUTES REDRESSAL COMMISSION, ROHTAK	CC /20/581	Naresh Siwach V/S Signature Builders Private Limited		<p>1. The Company has sent various notices to the Complainant for the unit cancellation on the grounds of default in due payments and published in the newspaper.</p> <p>2. Now, the Complainant has claimed the refund along with the interest of 18% p.a. from the date of deposit of the earnest money till the date of actual realization.</p> <p>3. Therefore, the case has been filed before the District Consumer Dispute Redressal Commission by the Complainant where he sought various reliefs.</p> <p>4. The Company has represented the matter and now the case is sub-judice.</p>	11 September 2023	Seeking refund of paid booking amount of Rs.1,22,637 /-besides other claim Rs.50000 for mental agony and Rs.11000 for litigation cost	



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3.	RERA	REGISTRATION-GRG-4567-2021	SUJIT KUMAR V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. 0-407(2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments .</p> <p>3. On 30.07.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest thereon and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p>	Reserve for detailed order	Refund of 1.running and operating cost charges 2. late payment fee besides delay compensation @18% and cost of litigation. Financial impact not quantifiable. Refund of Rs 32125 paid as late payment charges + Rs.100000 litigation cost.	
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					5. Further, the company has represented the matter and the case is sub-judice.			
4.	RERA	RERA - GRG-4560-2021	SHYAMAL KISHOR V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. B-1107(2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- .</p> <p>3. Due to Pandemic the delivery of the project got delayed. RERA authority given relaxation of construction work by 6 months.</p> <p>4 Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and</p>	Reserve for detailed order	1.Immediate possession of Flat, Waiver of running and operating cost charges besides delay compensation @18% , monthly rental and Rs. 100000 cost of litigation. Financial impact not quantifiable.	



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					refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
5.	RERA Authority	REG-4559-2021	UDAY VEER SINGH V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. A-1503(2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments.</p> <p>3. Due to Pandemic the delivery of the project got delayed. RERA authority given relaxation of construction work by 6 months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority,</p>	Reserve for detailed order	1.Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100000 cost of litigation. Financial impact not quantifiable.	



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					Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
6.	RERA Authority	REGISTRATION-4557-2021	GURPREET KAUR V/S SIGNATURE BUILDERS PVT.LTD.		1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013. 2. the Complainant being a successful applicant was allotted a unit bearing unit no. D-202 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and paid other installments . 3. On 27.06.21 , physical Possession was handed over to the Allottee(s) after execution of the	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100000 cost of litigation. Financial impact not quantifiable.	



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					<p>Conveyance Deed.</p> <p>Due to Pandemic the delivery of the project got delayed and RERA authority had given relaxation of construction work by 6 months.</p> <p>4. Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p> <p>5. Further, the company has represented the matter and the case is sub-judice.</p>			
7.	RERA Authority	REG-45	RAM PRAKASH MAURYA V/S SIGNATURE BUILDERS		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant</p>	Reserve for detailed order	Waiver of running and operating cost charges	



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being a successful applicant was allotted a unit bearing unit no. C-803 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and also paid installments..

3. On 30.07.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. Due to Pandemic the delivery of the project got delayed. RERA authority had given relaxation of construction work by 6 months.

4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost

besides delay compensation @18% and Rs.100000 cost of litigation. Financial impact not quantifiable.



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					of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
8.	RERA Authority	REG-45-53-2021	KANCHAN V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. A-508 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments .</p> <p>3. On 27.07.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. Due to Pandemic the delivery of the project got delayed. RERA authority had given relaxation of construction work by 6 months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate</p>	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100000 cost of litigation. Financial impact not quantifiable.	



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					Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
9.	RERA Authority	REG-GR-45-61-20-21	RANJEET V/S SIGNATURE BUILDERS PVT.LTD.		1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013. 2. the Complainant being a successful applicant was allotted a unit bearing unit no. B-504 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments. 3. On 10.08.21, physical Possession was handed over to the Allottee(s) after	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiable.	



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					execution of the Conveyance Deed. Due to Pandemic the delivery of the project got delayed. RERA authority had given relaxation of construction work by 6 months. 4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
10.	RERA Authority	RERA - GRG-	SUDARSHAN SAMANTA - MOUSUMI MANNA		1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.	Reserve for detailed order	Waiver of running and operating cost	



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	45 71- 20 21	SAMANTA V/S SIGNATUR E BUILDERS PVT.LTD.		<p>2. the Complainant being a succesful applicant was allotted a unit bearing unit no. A-703 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments.</p> <p>3. On 12.07.21 , physicalPossession was handed over to the Allottee(s) after execution of the ConveyanceDeed. Due to Pandemic the delivery of the project got delayed. RERA authority had given relaxation of construction work by 6 months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interst theon and refund of Maintenance Charges/Operational Cost/Utility Charges</p>		charges besides delay compensat ion @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiabl e.	
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					and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
11.	RERA Authority	REGISTRATION-4565-2021	RAKESH PUPNEJA V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. C-1203 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments .</p> <p>3. On 27.07.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. The delivery of possession got delayed due to pandemic for which RERA authority had given 6 months relaxation.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate</p>	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs.100,000 cost of litigation. Financial impact not quantifiable.	



					Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
12.	RER A Aut hori ty	RE RA - GR G- 45 72- 20 21	NICKEY AGARWAL V/S SIGNATUR E BUILDERS PVT.LTD.		1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013. 2. the Complainant being a successful applicant was allotted a unit bearing unit no. C-302 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and all other installments. 3. On 5.08.21, physical Possession was handed over to the Allottee(s) after	Reserv e for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs.100,000 cost of litigation. Financial impact not quantifiable.	



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					<p>execution of the Conveyance Deed. The possession got delayed due to pandemic for which RERA authority had given relaxation in construction works by 6 months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p> <p>5. Further, the company has represented the matter and the case is sub-judice.</p>			
13.	RERA Authority	RERA - GRG-	DEEPAK SADOTRA V/S SIGNATURE BUILDERS		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p>	Reserve for detailed order	Waiver of running and operating cost	



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	45 62- 20 21	PVT.LTD.		<p>2. the Complainant being a succesful applicant was allotted a unit bearing unit no. E-503 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- .</p> <p>3. On 8.07.21 , physicalPossession was handed over to the Allottee(s) after execution of the ConveyanceDeed. The possesion got delayed due to pandemic for which RERA authority had given relaxation in construction works by 6 months.</p> <p>4. Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest theon and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost</p>		charges besides delay compensat ion @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiabl e.	
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					of litigation. 5. Further, the company has represented the matter and the case is sub-judice.			
14.	RERA Authority	REGISTRATION-4564-2021	KAPIL GARG (ALLOTTEE) V/S SIGNATURE BUILDERS PVT.LTD.		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a unit bearing unit no. E-606 (2 BHK TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments .</p> <p>3. On 08.08.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. The possession got delayed due to pandemic for which RERA authority had given relaxation in construction works by 6 months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate</p>	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiable.	



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					Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.			
15.	RERA Authority	REG-4558-2021	ANUREET KAUR - DEEP PAL SINGH V/S SIGNATURE BUILDERS PVT.LTD.		<p>5. Further, the company has represented the matter and the case is sub-judice.</p> <p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a 2 BHK (TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other installments.</p> <p>3. On 28.08.21, physical Possession was handed over to the Allottee(s) after execution of the</p>	Reserve for detailed order	Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiable.	



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					<p>Conveyance Deed.</p> <p>The possession got delayed due to pandemic for which RERA authority had given relaxation in construction works by 6 months.</p> <p>4. Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest thereon and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p> <p>5. Further, the company has represented the matter and the case is sub-judice.</p>			
16.	RERA Authority	REG-45	ASHISH KUMAR DWIVEDI V/S SIGNATURE BUILDERS		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant</p>	Reserve for detailed order	Waiver of running and operating cost charges	



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	63-2021	PVT. LTD		<p>being a successful applicant was allotted a 2 BHK (TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other instaments.</p> <p>3. On 27.07.21 , physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. The possession got delayed due to pandemic for which RERA authority had given relaxation in construction works by 6 months.</p> <p>4. Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p>		<p>besides delay compensation @18% and Rs.100,000 cost of litigation. Financial impact not quantifiable.</p>	
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					5. Further, the company has represented the matter and the case is sub-judice.			
17.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	RE RA - GR G- 51 69- 20 21	ANJALI SHOERAN V SIGNATUR E BUILDERS. PVT. LTD.		1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013. 2. the Complainant being a succesful applicant was allotted a 2 BHK (TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other instalments.. 3. On 05.07.21 , physicalPossession was handed over to the Allottee(s) after execution of the ConveyanceDeed. Due to pandemic the delivery of possesion got delayed. 4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for	Reserv e for detiled order	1.Waiver of running and operating cost charges besides delay compensat ion @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiabl e.	



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					<p>delay possession and interest thereon and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p> <p>5. Further, the company has represented the matter and the case is sub-judice.</p>			
18.	Har yan a Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gur	RE RA - GR G- 50 29- 20 21	Rohit Sinha V/s M/s Signature Builders Pvt Ltd		<p>1. The Company has launched the Orchard Avenue Project under the Affordable Housing Policy, 2013.</p> <p>2. the Complainant being a successful applicant was allotted a 2 BHK (TYPEB) and he paid the booking amount of Rs. 1,10,886/- and other instalments.</p> <p>3. On 28.06.21, physical Possession was handed over to the Allottee(s) after execution of the Conveyance Deed. The handover of possession got delayed due to Pandemic for which RERA authority also provided relief for 6</p>	Reserve for detailed order	<p>1. Waiver of running and operating cost charges besides delay compensation @18% and Rs. 100,000 cost of litigation. Financial impact not quantifiable.</p>	



	ugram, Haryana				<p>months.</p> <p>4, Complainant has filed the present case before the court of Haryana Real Estate Regulatory Authority, Gurugram, Haryana and prayed for various reliefs including compensation for delay possession and interest and refund of Maintenance Charges/Operational Cost/Utility Charges and payment of cost of litigation.</p> <p>5. Further, the company has represented the matter and the case is sub-judice.</p>			
19.	District Court, Gurugram	SUCC/96/2021, HRR02-002934-	Manjeet Kaur & Anr V SIGNATURE BUILDERS PRIVATE LIMITED		<p>Notice not Received and after checking from online portal next hearing 22/09/2022.</p>	18 September 2023	Not quantifiable at present.	



		20 21						
20.	RER A Aut hori ty	RE RA - GR G- 22 99- 20 22	Neha Chauhan, Bhanu Pratap Singh V/S SIGNATUR E BUILDERS PVT.LTD.		Complainant applied for an apartment in Orchard Avenue, Sector 93, Gurugram Project under the Affordable Housing Policy, 2013. Complainant was declared as successful applicant under draw dated 13.02.2018 and has been allotted unit no. B-202, Second Floor, for a total consideration of Rs.24,39,494/-. complainant has paid Rs.25,04,665/- .Complainant alleges that there is delay in possession Relief Claimed - 1.Refund of illegal maintenance charges 2. Delay compensation @18% and cost of litigation. 3. Litigation Cost Rs.100,000.	03 Octobe r 2023	1.Refund running and operating cost charged. 2. Delay compensation @18% and cost of litigation. 3. Litigation Cost Rs.100,000.	
21.	RER A Aut hori ty	RE RA - GR G- 21	Akash Jindal Vs. Signature Builders Private Limited		1. Complainant booked a unit in the Orchard Avenue-2, Sector-93 by making payment Rs.1,22,637 /- , Complainant	08 Septem ber 2023	1. Refund of booking amount Rs. 1,22,637/- by	





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		51-2022			alleged that he had sanctioned Bank loan but the same loan has not been disbursed due to non-registration of BBA. However Complainant later came to know that there are two units( one in his own name and onother in his wife's name allotted) which is against affordable policy. After then he got registered both Units however waiting for the Copies of BBA. Non receipt of any communication and documents he assumed that the units have been cancelled. Later he requested to rstore the unit if not cancelled else refund the booking application money after decucting Rs.25,000/-.		deducting Rs.25,000 /-	
22.	RER A Authority	RE RA - GR G-21	Ruchi Jindal Vs. Signature Builders Private Limited		1. Complainant booked a unit in the Orchard Avenue-2, Sector-93 by making payment Rs.1,22,637 /-, Complainant	08 September 2023		



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		58-2022			alleged that he had sanctioned Bank loan but the same loan has not been disbursed due to non-registration of BBA. However Complainant later came to know that there are two units( one in his own name and onother in his wife's name allotted) which is against affordable policy. After then he got registered both Units however waiting for the Copies of BBA. Non receipt of any communication and documents he assumed that the units have been cancelled. Later he requested to rstore the unit if not cancelled else refund the booking application money after decucting Rs.25,000/-.			
23.	RER A, Gurugram	RE RA - GR G-16	Manju Kherwa		Complainant has booked a shop in signum-93 village Hayatpur sector 93, Gurugram and was allotted unit no.FF12.	15 Novem ber 2023	Rs.13,98,374	



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		13-2022			Complainant had paid Total amount of Rs.10,00,000 for carpet area of 59.245 sq. ft. Complainant alleging there is delay in handing over of possession and breach of agreement.  Relief sought Amount paid Rs.10,00,283 plus interest 398091.32 Total Amount = Rs.13,98.374			
24.	HR ER A,G UR UG RA M	RE RA - GR G- 64 12-2022	Ramesh and Anr. v. M/s Signature Builders Pvt. Ltd.		Complainants have jointly applied for units in allotment of residential flats in Signature Global - Solera 2 Sector 107 Gurugram. That the allottee was allotted with unit no. A6- 1001 at 10th Floor with total consideration of Rs.25,17,549/- plus GST . Complainant made atotal payment of Rs.25,17,549/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Posession .	26 October 2023	0	



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					Relief Sought - To direct the respondents to spay DPC on total amount paid by the allottee i.e. Rs.25,17,549/-			
25.	Ms. Himani Gill Civil Judge (Junior Division) Gurugram	CS /3891/2019	Sushila & Ors Vs. State of Haryana & Ors		The Plaintiff has filed the present suit for declaration and permanent injunction arraying the Signature Builders as Defendant No. 14 praying for the declaration in her favour of the ownership of the suit land being co-owner in possession in total land admeasuring 130 kanal 17 marla to the extent of 1/12 share situated at Village Hyatpur, Gurugram. In the said suit company has appeared and filed its written statement along with the application u/o 7 rule 11 in the capacity of the absolute owner vide Registered Sale Deed bearing vasika No. 13435 dated 06.09.2013 executed by the predecessor in interest in favor of the	04 October 2023	0	



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					Signature for a total consideration of Rs. 37,26,97,000/- for total land admeasuring 49 Kanal 12 Marla in the same piece of land and the company upon taking development licence has constructed real estate project named Orchard Avenue 1 and 2 and the Plaintiff has no claim in the said land of company in whatsoever manner.			
26.	HARERAGURUGRAM	REAR A-GR G-75 14-20 22	Poonam Rawat and Bharat Singh v. Signature Builders Private Limited		Complainants have booked a residential unit in Project Solera-2 Located at sector 107, Gurugram, Village Dharampur. The complainants have been allotted unit no. A6-007 of Type 2 BHK T1 Situated on Ground Floor Block/Building/Tower no.6 having carpet area 577.946 sq.ft along with balcony area of 82.570 sq.ft for total consideration of Rs. 23,53,069 Complainant.BBA was signed on	26 October 2023	0	



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					<p>29.11.2018.</p> <p>Complainant is alleging Delay in possession. Relief Claimed 1. To deliver actual physical possession of the unit. 2. Direct to give delay possession charges on account of delay in handing over possession of lat. 3. Direct the respondent to withdraw the unreasonable demand raised to complainant. 4. Pass an order to set aside the cancellation notice dated 3.07.2021 issued by respondent. 6. Any other relief authority deems fit.</p>			
27.	RER A,G uru gram	RE RA - GR G-23 79-20 23	Amit Tyagi		<p>Complainant booked a residential Unit in Signature Global City 93, Sector 93, Gurugram. That the allottee was allotted with unit no. 93-J21-2F on 27.02.2023, Complainant made a total payment of Rs.8,93,809/- .Complainant has alleged that the terms and conditions of BBA are in favor of the</p>	11 October 2023	#####	



					company and filed a complaint to refund the amount paid. Relief Sought -1. To direct the respondents to refund the amount paid Rs.8,93,809/- along with interest of Rs. 21,286/-			
28.	Consumer Complaint	CC /3 02 /2 02 3	Tulsi Ram		Only Formal notice received without copy of complaint	11 December 2023	0.00	
29.	Civil Judge Jr. Division	CS /1 58 1/ 20 23	PARAMJIT SAROY		original allottee i.e. plaintiff is seeking to declare sale deed executed by original allottee i.e. plaintiff in favour of defendant/buyer as void and illegal on account of non-realisation of sale consideration in respect of Unit No.B1-0201 Solera	23 October 2023	0.00	
30.	Haryana Real Estate Regulation	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	2594	



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	ory Aut hori ty, Ne w PWD Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Gurugram,H aryana					
31.	Har yan a Real Esa te Reg ulat ory Aut hori ty, Ne w PWD	SC N Da ted 01. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	2599	



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	Rest House Civil Lines, Gurugram, Haryana							
32.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	2596	



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33.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 01. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	3960	
34.	Har yan a	SC N Da ted	Haryana Real Estate Regulatory		SCN for Compliance of 4(2)(l)(c )	Reply has been	2810	



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	03.06.2022	Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			filed		
35.	Haryana Real Estate Regulatory Authority	SCN Dated 03.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of 4(2)(l)(c )	Reply has been filed	2801	



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	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a							
36.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of 4(2)(l)(c )	Reply has been filed	2815	



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	Civil Lines, Gurugram, Haryana							
37.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 03.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		show cause notice for not applying for extension of registration/non-submission of completion certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents	Reply has been filed	2813	



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	yan a							
38.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		show cause notice for not applying for extension of registration/non- submission of completion certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents	Reply has been filed	2799	
39.	Har yan a Real Estate	SC N Da ted 03. 06.	Haryana Real Estate Regulatory Authority, New PWD Rest		show cause notice for not applying for extension of registration/non- submission of completion	Reply has been filed	2809	



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	Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	20 22	House Civil Lines, Gurugram, Haryana		certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents			
40.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4412	



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	PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a							
41.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	2847	



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42.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3272	



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43.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	2854	
44.	Har yan a Real Estate Reg ulat	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		Show cause notice for non submission of QPR	Reply to be submitt ed in 2 weeks	2836	



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	ory Aut hori ty, Ne w PWD Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Gurugram,H aryana					
45.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PWD	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR "Solera II"	SCN Receive d on 16.11.2 022	HRERA/G GM/04/20 17/IR/04/ QPR/04	



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	Rest House Civil Lines, Gurugram, Haryana							
46.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, in Group Housing Project namely "Solera" situated at Sector 107, Gurugram	SCN Received on 16.11.2022	HRERA/GM/06/2017/IR/09/QPR/06	



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	ugram, Haryana							
47.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, in Group Housing Project namely "Orchard Avenue" situated at Sector 93, Gurugram	SCN Received on 16.11.2022	HRERA/GM/08/2017/IR/11/QPR/08	
48.	Haryana	SC N Dated	Haryana Real Estate Regulatory		Show cause notice for non submission of QPR, Orchard	SCN Received on	HRERA/GM/357/89/2019/51	



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	ted 07.11.2022	Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Avenue 2	18.11.2022	/QPR/336	
49.	Haryana Real Estate Regulatory Authority	NOTICED 12.12.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT ORCHARD AVENUE	Notice received on 22.12.2022	HARERA /GGM/ Accnts/2022-23/353	



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	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a							
50.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SOLERA	Notice receive d on 22.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/351	



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	Civil Lines, Gurugram, Haryana							
51.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SOLERA 2	Notice received on 22.12.2022	HARERA /GGM/ Acc tts/2022-23/349				



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	yan a							
52.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Orchard Avenue 2	Notice receive d on 23.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/654	

**3. Maa Vaishno Net-Tech Private Limited**

Sr .	Co urt	Ca se	Parties	Date of the	Summary of Dispute	Case Status	Observati ons	Orders
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N o.		De tai ls		last order				
1	Har yan a RE RA - Pan chk ula	RE RA /P KL /5 59 /2 02 3	Abha Aggarwal & Anr Vs. Maa Vaishno Net-tech Private Limited		On 13.08.2019, Complainants have applied for allotment of residential Floor in Signature Global city- 1 Karnal. That the allottee was allotted with Residential floor bearing unit no. FA 106 GF in Block A, and executed BBA on 09.09.2019 and executed agreement to sale for the afore- mentioned residential Floor executed on 13.09.2019. with total consideration of Rs.Rs.29,08,112/-. Complainant made atotal payment of Rs.25,44,598/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Posession. though offer of possession has already been issued by the company. Relief Sought 1. Dpc and hand over	<b>Pendin g - Next date of hearin g - 06/12/2 023</b>		



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					of the possession			
2	Consumer Court Karan	CC /2 60 /f2 02 3	Sachin Gupta vs. Maa Vaishno Net Tech Private Limited		MA117-GF Signature Global City-1, Seeking relief to construct the allotted unit and offer the possession. Further seeking to remove the penalty imposed during covid 19 period besides as usual relieves	01/12/2023		
3	BEFORE DISPUTES RESSENT COMMISSION, Karan	CC /2 45 /2 02 0	Ravinder Kaur V/S Maa Vaishno Tech and Others		Seeking refund of paid booking amount of Rs.1,02,000/- -- besides other claim Mental agony 20000, litigation Rs.11000+ interest @21% p.a.	Disposed off with direction to refund the amount of Rs.1,02,000/- with interest @ 9% per annum from the date of deposit till its realization besides Rs.10,0	The complainant had booked a flat in the residential project at Signature Global City Karan, through an agent and paid the booking amount. Now the complainant made an application for the cancellation of booking of	



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						00/- on accoun t of mental agony and harass ment suffere d by him and Rs.5500 /- for the litigati on expens e	the flat raising various concern and does not want to pay further installmen t hence seeking refund of booking Amount along with other claim including legal fees..	
4	Dist rict For um, Kar nal, Har yan a	CC - 71 7/ 20 21	Harish Malhotra		Complainant booked a unit in the project Signature Global City Sector 28 A, Karnal for total sale consideration of Rs.26,75,000 and had paid an amount of Rs.23,95,000 till 13.1.2021. Complainant is alleging delay in construction and handover of the project from the due date mentioned in Builder Buyer	<b>12-10-2023</b>	Refund of Payment of Rs. 23,95,000/- along with interest @ 24% per with other costs. Rs. 50,00,000 for mental, physical, financial harassmen t and lossess	



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					Agreement i.e within 24 months.		and Rs.55,000 litigation cost	
5	HR ER A,P anc hku la	H RE RA - PK L- 24 73- 20 22	Vinod Kumar V/S Maa Vaishno Tech Pvt. Ltd.		Complainant had applied for units in allotment of Plots in Signature Global City-2, karnal. That the allottee was allotted with unit no. MA41 on 08.02.2022, with booking amount of Rs. 4,00,000/- . The allotted unit was cancelled on 14.05.2022, and transfered RS. 4,00,000/- back to the complainant. Relief Sought - To direct the respondents to to set aside the Cancellation dated 14.05.2022.	17-10-2023		
6	HR ER A,P anc hku la	H RE RA - PK L- 24 74- 20 22	Viney Kumar V/S Maa Vaishno Tech Pvt. Ltd.		Complainant had applied for units in allotment of Plots in Signature Global City-2, karnal. That the allottee was allotted with unit no. MA41 on 08.02.2022, with booking amount of Rs. 4,00,000/- . The allotted unit was cancelled on	17-10-2023		



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					14.05.2022, and transferred RS. 4,00,000/- back to the complainant. Relief Sought - To direct the respondents to set aside the Cancellation dated 14.05.2022.			
7	RE RA Co mpl aint , Pan cku la	RE RA /P KL /2 90 6/ 20 22	Pankaj Yadav and Jatin Chhabra Vs. Maa Vaishno Net Tech Pvt Ltd & Fantablous Town Developers Private Limited		Complainants have applied for allotment of residential flats in Signature Global City, Sector 28A, Karnal. That the allottee was allotted with unit no. FA-84, at 2nd Floor on 24/03/2019, with total consideration of Rs.25,67,109/- plus GST . And executed BBA on 24,04,2019 Complainant made atotal payment of Rs. 24,24,583/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee i.e. Rs. 4,92,799/- and	<b>23-08- 2023</b>		



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					Compensation of Rs. 5,00,000/- for harrasment and mental agony and Rs 55,000/- for litigation expenses			
8	RE RA Co mpl aint , Pan cku la	RE RA /P KL /6 8/ 20 23	Ashok Kumar Vs. Maa Vaishno Net-tech Private Limited		Complainants have applied for allotment of residential Plot in Signature Global city-2 Karnal. That the allottee was allotted with plot no. FA58 on 08.02.2022. the complainant contended that he already paid all the demands raised by responadant till date. the complainant stated that the demand dated 17.12.2022 was already paid, alleging due to non payment because paid already, the afore-cited mentioned demand, the developer is delaying in giving possession Relief Sought 1. Set-aside demand letter dated 17.12.2022. 2. To waive off the interest accrued on	<b>21-09-2023</b>		



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					late payment			
9	RE RA Co mpl aint , Pan cku la	RE RA /P KL /2 55 /2 02 3	Rampal Vs. Maa Vaishno Net-tech Private Limited		Complainants have applied for allotment of residential Plot in Signature Global city-1 Karnal. That the allottee was allotted with plot no. MA 62 in Block A, on 08.02.2022. the complainant contended that he already paid all the demands raised by responadant . The complainant alleged that after paying all the demands , the developer is still not giving possession. though offer of possession has already been issued by the company. Relief Sought 1. Set-aside demand letter dated 04.11.2022. 2. To waive off the interest accrued on late payment 3.Rs. 1,00,000/- for harrasment	08-11-2023		
10	RE RA Co mpl	RE RA /P KL	Jatinder Khamboj & Anr Vs. Maa Vaishno		Complainants have applied for allotment of residential Floor in Signature Global city-	08-11-2023		





	aint , Pan cku la	/3 40 6/ 20 22	Net-tech Private Limited		1 Karnal. That the allottee was allotted with plot no. MA 103 GF in Block A, and executed BBA on 20.02.2019. the complainant contended that he already paid all the demands raised by responadant . The complainant alleged delay in Possession . though offer of possession has already been issued by the company. Relief Sought 1. Dpc Amounting Rs.3,69,306/-		
11	Dist rict Con su mer Dis put e Red ress al Co mm ison , Kar nal	CC /2 1/ 20 23	Preeti Chaturvedi		Complainant claiming to be allottee of Unit No.MS-102, SF in project Signature Global City-1 situated at Sector 28-A Karnal. Alleging that she was promised a modular kitchen. Admitting possession on 14-10-2022. However alleging that roof furnishing and modular kitchen works were pending at the time of possession and the	<b>13-09-2023</b>	



					same is still pending. Monetary valuation of said work has been valued for Rs.1,50,000/. She is seeking either completion of pending work or refund of Rs.1,50,000/ besides other usual prayer of compensation, litigation cost etc			
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#### 4. Signature Global Homes Private Limited

Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	Consumer Forum, Roh tak	CC /2 1/ 45 1	Kanta Devi v The Manager, Signature Global		The complaint is against "Signature Global India Ltd.". It was erroneously incorporated in present list, due to vague complaint or deficient information provided in the Complaint. Hence, the case is incorporated in sheet namely "against	06 October 2023	Seeking restoration of termination or cancellation of Allotment of Flat and pay compensation of Rs.	



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					the issuer" as item no 33		1,00,000/- for harassmet and Rs.20000 Legal cost.	
2.	RER A Co mpl aint seek ing not only rest orat ion of canc ellet ed unit but aso also com pen sati on for alle ged dela y in poss essi	RE RA - GR 37 16- 20 21	RAVISHA AGRAWAL & SAURABH AGRAWAL V/S Signature Global HOMES PVT. LTD		<p>1. Complainant booked a flat in the project Signature Global Park II and paid all the installments. As per the terms of builder and buyer Agreement the possession ws to be offered by 26th Nov, 2021.</p> <p>2. Due to Pandemic situation and as per notification of RERA authority the construction period has been extended by 6 months considering as forcemeasure. Hence the compainant seek companesation for delay in possession, interest @ 18% on paid amount Rs.16,23,272/-along with other claims.</p>	Dispos ed off	Handover of possession of flat along with interest @18% + penalty for delay possession + Rs.55000 litigation cost	



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	on							
3.	RER A, Gur ugr am	RE RA - GR G- 10- 20 22	Karan Avtar Gupta		The complainant had booked a unit in residential project "Signatureglobal Park -II at Sector-36 Sohna by paying booking amount of Rs.1,00,000 /- and later on, he requested to cancel his booking due to unavailability of finance and seeking refund for which he approached the authority.	Dispos ed of	Seeking refund of booking Amount of Rs.1,00000 /- + Rs.20,000 litigation cost	
4.	RER A, Gur ugr am	RE RA - GR G- 47 00- 20 22	Sonali Kapoor Pruthi		Complainant applied for units in allotment of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-22 at 4th Floor on 21.08.2019, with total consideration of Rs.62,29,790/- (Inclusive Tax) . Complainant made atotal payment of Rs.50,41,871.Complainant has alleged that the respondent company not gave possesion on time and alleging	29 Septem ber 2023	21,000	



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					delay in Possession i.e 24 months from the date of allotment . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee 、			
5.	RER A,G uru gra m	RE RA - GR G- 47 15- 20 22	Shubham Tandon and Sachin Aggarwal		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-18 at 3rd Floor on 27.02.2020, with total consideration of Rs.62, 29,790/- (Inclusive Tax) . Complainant made atotal payment of Rs.50, 41,871.Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession i.e 24 months from the date of allotment.	29 Septem ber 2023	21,000	



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					Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee			
6.	RER A, Gurugram	RE RA - 46 91-20 22	Garima Arora		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-13 at 1st Floor on 27.01.2022, with total consideration of Rs.65,56,415/- (Inclusive Tax) . Complainant made a total payment of Rs.48,10,065/- . Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e	29 September 2023	21,000	



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					12 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft. Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee By verification on reviewing the company records it emerged that the date of allotment is 24.01.2022			
7.	RER A, Gurugram	RE RA - GR G-47 16-20 22	Sachin Chandra		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-22 at Third Floor on 23.08.2019, with total consideration of Rs.62,87,905/- (Inclusive Tax). Complainant made	29 September 2023	21,000	



					<p>atotal payment of Rs.53,05,242/-</p> <p>.Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 24 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft</p> <p>Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee</p>			
8.	RER A,G uru gram	RE RA - GR G-46 96-20 22	Nupur		<p>Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-08 at fourth Floor on 02.11.2019, with total consideration of Rs.66,05,724/-</p>	29 September 2023	21,000	



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					(Inclusive Tax) Complainant made a total payment of Rs.54,94,687/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 24 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee			
9.	RER A,G uru gram	RE RA - GR G- 46 97- 20 22	Priya Mishra		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-10 at 2ndFloor on 10.08.2020, with total	29 Septem ber 2023	21,000	



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					<p>consideration of Rs.59,43,780/- (Inclusive Tax) . Complainant made a total payment of Rs.43,58,100/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 12 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft .</p> <p>Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee</p>			
10.	RER A,G uru gram	H RE RA - 46 90-20 22	Akhil Koundin		<p>Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-16 at</p>	29 September 2023	21,000	



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					<p>First Floor on 02.11.2020, with total consideration of Rs.65,47,633/- (Inclusive Tax) . Complainant made a total payment of Rs.55,68,026/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 12 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft .</p> <p>Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee</p>			
11.	RER A,G uru gram	H RE RA - 46 94-	Kamal Kishore		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the	29 Septem ber 2023	21,000	



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allottee was allotted with unit no. P-23 at Fourth Floor on 27.08.2021, with total consideration of Rs.66,05,724/- (Inclusive Tax). Complainant made a total payment of Rs.62,75,440.14/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 24 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft .

Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee

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RE  
RA  
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Complainant applied for allotment of unit in of residential flats in Signature Global

29  
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2023

21,000



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Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-20 at Ground Floor on 28.08.2020, with total consideration of Rs.62,87,905/- (Inclusive Tax) . Complainant made a total payment of Rs.57,09,242/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 24 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft .  
Relief Sought  
- To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee  
It emerged during the review of documents, that the allotte



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					requested the company to change the unit originally allotted to the allottee i.e P-20 at Ground Floor to P-23 Third floor, the company acknowledged the same and issues a fresh allotment letter for unit P-23 Third floor, with fresh terms and conditions			
13.	RER A,G uru gra m	RE RA - GR G- 47 92- 20 22	Rajesh Khatana		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. N-13 at Second Floor on, with total consideration of Rs.37,60,190/-/- (Inclusive Tax) . Complainant made a total payment of Rs.3,79,635//-. There after the complainant paid no amount Relief Sought - Refund Rs 3,79,635 (Principal and interest at the prescribed rate i.e. Rs.67,560 (Interest) total Rs 4,47,195	08 Decem ber 2023	4,47,195	



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14.	RER A Gur ugr am	RE RA - GR G- 46 98- 20 22	Lokendra Kumar Jha vs Shivender Kumar Jha		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-21 at Third Floor on 08.09.2020, with total consideration of Rs.59,44,378 (Incl Tax)/- . Complainant made a total payment of Rs.42,05,324/- . Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 12 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra by allottee	29 Septem ber 2023	21,000	
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15.	RER A,G uru gra m	RE RA - GR G- 46 99- 20 22	Akshit Lamba		Complainant applied for allotment of unit in of residential flats in Signature Global Park II, Sector 36, Gurugram. That the allottee was allotted with unit no. P-20 at 4th Floor on 29.01.2020, with total consideration of Rs.65,47,609/- (Inclusive Tax) . Complainant made a total payment of Rs.58,12,315/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession i.e 24 months from the date of allotment. Complainants have also alleged that the company also decreased the carpet area approximately in range of 20 sq.ft to 28 sq.ft . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee and Litigation Cost of Rs. 21,000/- Paid extra	29 Septem ber 2023	21,000	
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					by allottee			
16.	RER A, Gur urg am	RE RA - GR G- 64 27- 20 22	Niharika Mukherjee		Complainant had booked a unit in project Serenas Unit No.12 -901,Block 12, Floor 9 for a total sale consideration of Rs24,46,934. Complainant has made a total payment of Rs.23,30,985.. Complaint is alleging delay in possession and demanding possession . Relief claimed 1.Hanover of possession of unit 2. Interest for delay in possession charges amounting to Rs. 3,91,653.37 @9.75	Dismissed	3,91,653.37	
17.	DC DR C, Gur ugr am	CC /5 99 /2 02 2	Prashant Kumar v Signature Global Homes Pvt.Ltd & ORS.		The complainant had booked a unit in residential project "Signatureglobal Park -I at Sector-36 Sohna by paying booking amount of Rs.99,000 /- and later on, he requested to cancel his booking due to unavailability of finance and seeking refund for which he approached the authority.	Settled vide settlement deed dated 6.12.2022 and court order dated 16.12.2022.	99,000 + 5,00,000 + 50,000	



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18.	RER A,G uru gra m	RE RA - GR G- 14 47- 20 23	Rahul Khetan		On 01.02.2021 Complainant booked a residential Unit in Signature Global Park 5, Sector 36, Sohna, Gurugram. That the allottee was allotted with unit no. 5-A45C-1F, with total consideration of Rs.59,68,869/-. Complainant made a total payment of Rs.15,67,110/-. Due to non-payment, the Unit got cancelled on 06.03.2023. Relief Sought - To restore the cancelled unit and handover the possession of the unit 2. To Pay interest on paid amount till realisation, if the responadant is not able to deliver the allotted unit	01 Decem ber 2023	0	
19.	RER A,G uru gra m	RE RA - GR G- 10 63- 20 23	Shiv Dayal Arora & Anr.		On 23.06.2021 Complainant booked a residential Unit in Signature Global Park 4, Sector 36, Sohna, Gurugram. That the allottee was allotted with unit no. 4-A81-1F on 13.08.2021, with	20 Septem ber 2023	0	



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					total consideration of Rs.Rs.42,69,631/-. Complainant made a total payment of Rs.43,62,524/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee 2. To Handover the physical possession and get the Conveyance Deed executed 3. To waive the Interest on late payments, external electrification charges, advance maintenance charges and other charges			
20.	RER A,G uru gram	RE RA - GR G-11 55-20 23	Neeraj Kumar Lath		On 18.08.2020 Complainant booked a residential Unit in Signature Global Park 4, Sector 36, Sohna, Gurugram. That the allottee was allotted with unit no. 4-A23-4F on 13.08.2021, with total consideration of	03 Novem ber 2023	0	



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					Rs.Rs.55,60,724/-. Complainant made a total payment of Rs.58,90,374/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee 2. To execute the Conveyance Deed in favor of the complainant 3. To pay litigation expenses of Rs. 1,50,000/- and Rs. 5,50,000/-- for harrasment and mental agony			
21.	RER A,G uru gram	RE RA - GR G-22 60-20 23	Naveen Arora		On 25.12.2020, Complainant booked a residential Unit in Signature Global Park 4, Sector 36, Sohna, Gurugram. That the allottee was allotted with unit no. 4-A135-1F on 31.12.2020 and executed BBA on 04.06.2021, Complainant made	Advance copy of complaint received	1,34,156	



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					<p>atotal payment of Rs.57,27,988/-</p> <p>.Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought</p> <p>-1. To direct the respondents to pay DPC on total amount paid by the allottee</p> <p>2. To execute the Conveyance Deed in favor of the complainant</p> <p>3. To refund Rs. 49,778.45/ paid as utility charges</p> <p>4. To refund the administration charges amounting of Rs. 17,700/- and Rs 8,000/- paid for advance electricity consumption charges and Rs. 8,678/- chrged as Interest on delay payments</p> <p>5.Rs. 50,000/-- for harrasment and mental agony</p>			
22.	DC DR C, Gur	CC /4 90 /2	Hitesh Deshwal		<p>On 01.02.2022, Complainant applied for a residential Unit in Project Signature</p>	11 Septem ber 2023	7,06,000.00	



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	ugram	023			Global Park IV, Sector 36, Sohna , Gurugram. On 10.03.2022 Complainant executed BBA with the builder for allotted unit bearing unit no. 4-A45-1F, Block A, admeasuring 117.24 sq. mtrs for total consideration of Rs.60,63,207 out of which complainant paid Rs.6,06,000. Complainant unit was cancelled due to non payment of demands. Relief Sought :1.Refund Booking amount Rs.6,06,000 with 18 percent interest. . 2. Compensation of Rs 1,00,000/- for harrasment and Mental Agony		
23.	Hon'ble Court of Dr. Priyanka Jain, Civil	Civil Suit no. 87/2023	Naresh		Plaintiff has filed the suit for permanent and mandatory injunction against the M/s 4S Developers P. Ltd as Defendant No.1 and Signature Global as Defendant No. 2 alleging that both the Defendants are illegally raising	22-Sep-23	0



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	Judge (junior division), Sohna, Gurugram				construction on the suit land and therefore to be restrained by way of present suit. That the Signature Global Homes Ltd appeared and filed its written statement stating that as on today it is not raising any construction thereon, however it has all the rights to raise construction as per law being absolute owner absolute and continuous possession of the land admeasuring 13 Kanal, 10 Marla 8 Sarsai situated at Revenue Village, Dhunela, Tehsil Sohna, District Gurugram, Haryana vide Sale Deed dated 01.05.2018 bearing vasika no. 439 duly registered in the office of Sub-Registrar Sohna. The Hon'ble Court on 17.03.2023 passed restraining order			
24.	The Court	Sum	M/s 4S Developers		A summon dated 19.05.2023 has been	The matter	0	





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						date		
25.	RER A, Gur ugr am	RE RA - GR G- 26 29- 20 23	Ekta Chauhan & Anr		On 30.03.2020, Complainant applied for allotment of a residential Unit project in Signature Global Park II, Sector 36, Sohna , Gurugram . On 26.06.2020, Complainant was allotted with Unit No P4, 4F. Complainant paid Rs. 55,65,470/- out of total Sales Consideration of Rs.65,47,609/-. Complainant alleged Delay in Possession . Relief claimed . 1.DPC	16 Novem ber 2023	0.00	
26.	RER A, Gur ugr am	RE RA - GR G- 27 09- 20 23	Sunita Sharma & Anr		On 20.03.2021, Complainant applied for allotment of a residential Unit project in Signature Global Park IV, Sector 36, Sohna , Gurugram . On 20.03.2021, Complainant was allotted with Unit No 4-A176C-1F and executed BBA for the same on 05.08.2021. Complainant paid Rs. 55,65,470/- .	10 Novem ber 2023	4,10,484.00	



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					Complainant alleged Delay in Possession . Relief claimed . 1.DPC amounting Rs. 3,10,484/- 2. Rs. 1,00,000/- Cost of Litigation			
27.	DC DR C, Gurugram	CC /2 35 /2 02 3	Rajnish Midha & Anr		On 09-08-2019, Complainant applied for allotment of a residential Unit projectin Signature Global Park IV, Sector 36, Sohna , Gurugram . On 14-08-2019, Complainant was allotted with Unit No B6-SF and executed BBA for the same on 04.02.2021. Complainant is alleging delay in Construction due to which the Disbursement of loan was delayed being the Construction linked plan/- . Relief claimed . 1.DPC 2. To waive the interest amounting Rs. 3,97,180/- 3. Rs. 50,000/- Cost of Litigation	19 Septem ber 2023	50,000.00	
28.	HR ER A	RE RA -	Suman Koul		Allottee of P-2 4th Floor Singatrue Global Park II seeking DPC	16 Novem ber	0.00	



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	Gurugram	GR G-26-23-20-23			(Delay Possession Charges) on account of alleged delay in handing over possession at the rate provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules 2017, for every month of delay till the handing over the possession of the said independent floor.	2023		
29.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,	SC N Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4058	



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	Gurugram, Haryana							
30.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4088	
31.	Haryana	SCN Dated	Haryana Real Estate		SCN for compliance of Section 4(2)(l)(D)	Reply has	4077	



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	a Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	<b>ted</b> <b>01.</b> <b>06.</b> <b>20</b> <b>22</b>	Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana			been filed		
<b>32.</b>	Har yan a Real Estate Regulatory Aut	<b>SC</b> <b>N</b> <b>Dated</b> <b>01.</b> <b>06.</b> <b>20</b> <b>22</b>	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of 4(2)(l)(d)	Reply to be sumitted in 2 week		



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	hority, New PWD Rest House Civil Lines, Gurugram, Haryana							
33.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4078	



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34.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am,	SC N Da ted 01. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4106	



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35.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 01. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4091	
36.	Har yan a Real Estate	SC N Da ted 01. 06.	Haryana Real Estate Regulatory Authority, New PWD		SCN for Compliance of 4(2)(l)(d)	Reply to be sumitte d in 2 week		



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	te Reg ulat ory Aut hori ty, Ne w PWD Rest Hou se Civi l Line s, Gur ugr am, Har yan a	<b>20 22</b>	Rest House Civil Lines, Gurugram,H aryana					
<b>37.</b>	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne	<b>SC N Da ted 01. 06. 20 22</b>	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for compliance of Section 4(2)(I)(D)	Reply Submit ted	3935	



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	w PW D Rest House Civil Lines, Gurugram, Haryana							
38.	Har yan a Real Estate Regulatory Authority, New PW D Rest House Civil	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of 4(2)(1)(c )	Reply has been filed	3983	



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39.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of 4(2)(l)(c )	Reply has been filed	3989	



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40.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		show cause notice for not applying for extension of registration/non- submission of completion certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents	Reply has been filed	3982	
41.	Har yan a Real Estate Reg ulat	SC N Da ted 03. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		show cause notice for not applying for extension of registration/non- submission of completion certificate/part completion	Reply has been filed	3987	



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	ory Aut hori ty, Ne w PWD Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Gurugram,H aryana		certificate/occupation certificate as the case may be - submission of requisite documents			
42.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PWD	SC N Da ted 15. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week	4384	



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	Rest House Civil Lines, Gurugram, Haryana							
43.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4352	



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	ugram, Haryana							
44.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4374	
45.	Haryana	SCN Dated	Haryana Real Estate Regulatory		SCN for Compliance of registration conditions	Reply to be submitted	4397	



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	15.06.2022	Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			d in 2 week		
46.	Haryana Real Estate Regulatory Authority	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4327	



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47.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	SC N Da ted 15. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week	4391	



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	Civil Lines, Gurugram, Haryana							
48.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4470	



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49.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 15. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week	4326	
50.	Har yan a Real Estate	SC N Da ted 15. 06.	Haryana Real Estate Regulatory Authority, New PWD Rest		SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week	4351	



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	Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	20 22	House Civil Lines, Gurugram, Haryana					
51.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4420	



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52.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line	SC N Da ted 15. 06. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week	4396	



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53.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3241	



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54.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply to be submitt ed in 2 weeks	3462	
55.	Har yan a Real Estate Reg ulat	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		Show cause notice for non submission of QPR	Reply Submit ted	3239	



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56.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PWD	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3421	



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	Rest House Civil Lines, Gurugram, Haryana							
57.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gur	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3662	



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	ugram, Haryana							
58.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3672	
59.	Haryana	SC N Dated	Haryana Real Estate Regulatory		Show cause notice for non submission of QPR	Reply Submitted	3673	



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	31.05.2022	Authority, New PWD Rest House Civil Lines, Gurugram, Haryana					
60.	Haryana Real Estate Regulatory Authority	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3674	



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61.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3457	



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62.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3419	



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63.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3441	
64.	Har yan a Real Estate	SC N Da ted 31. 05.	Haryana Real Estate Regulatory Authority, New PWD Rest		Show cause notice for non submission of QPR	Reply Submit ted	3624	



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65.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3638	



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66.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR	Reply Submit ted	3442	



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67.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park 1 (1)	SCN Receive d on 18.11.2 022	HRERA/G GM/494/2 26/2021/6 2/QPR/44 2	



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68.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park I	SCN Receive d on 18.11.2 022	HRERA/G GM/493/2 25/2021/6 1/QPR/44 1	
69.	Har yan a Real Estate Reg ulat	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		Show cause notice for non submission of QPR, Signature Park II Floors PH 1	SCN Receive d on 18.11.2 022	HRERA/G GM/429/1 61/2020/4 5/QPR/40 1	



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70.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park II Floors PH 2	SCN Receive d on 18.11.2 022	HRERA/G GM/474/2 06/2021/4 2/QPR/43 0	



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71.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park II Plots	SCN Received on 18.11.2022	HRERA/GM/349/81/2019/43/QPR/329



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	ugram, Haryana							
72.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park III	SCN Received on 18.11.2022	HRERA/G GM/350/8 2/2019/44 /QPR/330	
73.	Haryana	SC N Dated	Haryana Real Estate Regulatory		Show cause notice for non submission of QPR, Signature Park	SCN Received on	HRERA/G GM/427/1 59/2020/4	



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74.	Haryana Real Estate Regulatory Authority	SC N Dated 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park III Extension Phase 2	SCN Received on 18.11.2022	HRERA/GM/495/27/2021/36/QPR/443	



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75.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park III Floors PH 1	SCN Receive d on 18.11.2 022	HRERA/G GM/424/1 56/2020/4 0/QPR/39 6	



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76.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park III Phase 2	SCN Received on 18.11.2022	HRERA/GM/496/28/2021/64/QPR/444	



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77.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park IV	SCN Receive d on 18.11.2 022	HRERA/G GM/401/1 33/2020/1 7/QPR/37 6	
78.	Har yan a Real Estate	SC N Da ted 07. 11.	Haryana Real Estate Regulatory Authority, New PWD Rest		Show cause notice for non submission of QPR, Signature Park IV (2)	SCN Receive d on 18.11.2 022	HRERA/G GM/572/3 04/2022/4 7/QPR/49 1	



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79.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park V	SCN Received on 18.11.2022	HRERA/GM/414/146/2020/30/QPR/388	



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80.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Park V (2)	SCN Receive d on 18.11.2 022	HRERA/G GM/573/3 05/2022/4 8/QPR/49 2	



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81.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Global Park-V	SCN Receive d on 18.11.2 022	HRERA/G GM/402/1 34/2020/1 8/QPR/37 7	



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82.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR, Signature Park III Extension---2	SCN Received on 18.11.2022	HRERA/GM/438/170/2021/06/QPR/407	
83.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG Park 1 (1)	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG Park 1 (1)	Notice received on 23.12.2022	HARERA /GGM/ Acctts/2022-23/757	



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84.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PWD	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG Park 1	Notice receive d on 23.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/756	



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	Rest House Civil Lines, Gurugram, Haryana							
85.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park II	Notice received on 23.12.2022	HARERA /GGM/ Accounts/2022-23/714	



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86.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park II	Notice received on 23.12.2022	HARERA /GGM/ Ac cts/2022- 23/744				
87.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE FOR NON SUBMISSION OF ANNUAL	Notice received on	HARERA /GGM/ Ac cts/2022-				



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	ED AT ED 12. 12. 20 22	Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		STATEMENTS ASACCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park II	23.12.2022	23/647	
88.	Haryana Real Estate Regulatory Authority	NOTICED AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASACCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park III	Notice received on 23.12.2022	HARERA /GGM/ Accts/2022-23/648	



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89.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park III	Notice receive d on 23.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/709	



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	Civil Lines, Gurugram, Haryana							
90.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park III EXT	Notice received on 23.12.2022	HARERA /GGM/ Acccts/2022-23/721				



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91.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park III EXT	Notice receive d on 23.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/712	
92.	Har yan a Real Estate	N OT IC E D AT	Haryana Real Estate Regulatory Authority, New PWD Rest		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR	Notice receive d on 23.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/758	



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	Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	ED 12.12.2022	House Civil Lines, Gurugram, Haryana		PROJECT Park III EXT PH2			
93.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICED AT ED 12.12.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Paek IV	Notice received on 24.12.2022	HARERA /GGM/ Acccts/2022-23/690	



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	PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a							
94.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT park III PH- 2	Notice receive d on 24.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/759	



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95.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park IV	Notice receive d on 24.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/700	



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96.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Park V	Notice receive d on 24.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/701	
97.	Har yan a Real Estate Reg ulat	N OT IC E D AT ED 12.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT park V	Notice receive d on 24.12.2 022	HARERA /GGM/ Ac ctts/2022- 23/691	



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	ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	12. 20 22	Gurugram,H aryana					
98.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D	N OT IC E D AT ED 15. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		In furtherance of notice dated 07.11.2022, bearing no. HRERA/GGM/427/1 59/2020/43/QPR/399 , Last and final opportunity given for filing QPR, for quarters Oct-Dec-20', Jan-Mar-21', Apr- Jun-21', Jul-Sep-21', Oct-Dec-21', Jan-Mar- 22', Apr- Jun-22', Jul- Sep-22', for project "Signatureglobal Park III Extension".	Notice receive d on 28.12.2 022	HARERA /GGM/42 7/159/202 0/43/QPR /276	



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	Rest House Civil Lines, Gurgaon, Haryana							
99.	Office Senior Inspector Legal Metrology (Weights & Measures ), Gautambudh Nagar,	SCN No . 42 Dated 18.04.2023	Office Senior Inspector Legal Metrology (Weights & Measures )		Show cause notice using different unit for measurement, as prescribed in law	SCN Received on 01.05.2023	Advertisement published on 19.03.2023, in News Paper namely "The Times Of India"	



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	Greater Noida, Uttar Pradesh							
100.	RERA, Gurugram	11-Jul-23			Show cause notice for violating provisions of section 4 - not adhering to the declared time period for completion of the project -Signature Gloabvel IV		RERA-GRG-3274-2023	
101.	RERA, Gurugram	11-Jul-23	Show Cause notice u/s 4		Show cause notice for violating provisions of section 4 - not adhering to the declared time period for completion of the project -Signature Global V		RERA-GRG-3276-2023	
102.	RERA, Gurugram	11-Jul-23	Show Cause notice u/s 4		Show cause notice for violating provisions of section 4 - not adhering to the declared time period for completion of the project -Signature Park III Extension		RERA-GRG-3278-2023	

## 5. Signature Infrabuild Private Limited



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Sr . N o.	C o u r t	C a s e D e t a i l s	P a r t i e s	D a t e o f t h e l a s t o r d e r	S u m m a r y o f D i s p u t e	C a s e S t a t u s	O b s e r v a t i o n s	O r d e r s
1.	H a r y a n a R e a l E s t a t e R e g u l a t o r y A u t h o r i t y, N e w P W D R e s t H o u s e C i v i l L i n e s, G u r u g r a m, H a r y a n a	H A R E R A / G M / A c c t t s / 20 22- 23/ 741	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 2.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT PROXIMA 2	NOTICE DATE 22.12.2022		
2.	H a r y a n a R e a l E s t a	H A R E R A / G	Haryana Real Estate Regulatory Authority, New PWD	NOTICE DATE 12.12.20	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR	NOTICE DATE		



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3.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest	HA RE RA /G M/ Ac ctts /20 22- 23/ 677	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTIC E DATE D 12.12.20 22	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT CITY 92	NOTIC E DATE D 22.12.2 022		



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	House Civil Lines, Gurugram, Haryana							
4.	Haryana Real Estate Regulatory Authority, New Rest House Civil Lines, Gurugram, Haryana	Haryana Real Estate Regulatory Authority, New Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT Grand IVA	NOTICE DATE 22.12.2022			



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5.	Per man ent Lok Ada lat His ar	Ap lica tio n No. 44 of 202 2	Ravinder Kumar Sharma and Manju Sharma v. Signature Global Proxima II and Suraj Real Estate		Refund of Rs.63,874 + int on Rs.121814 @15%p.a. from 01.08.2020 to 22.03.2021 and on Rs.63874 from 22.03.2021 till actual releasation + Rs. 400,000 compensation apart from litigation cost(not quantifiable till determine by the court)	24/08/ 2023	Complaina nts had booked a 2 BHK Flat in affordable housing project Proxima- II, Sector 89 through an outlet of company as alleged Suraj Real Estate. Complaina nts had submitted the form along with requisite documents and cheque amounting to Rs.1,21,814 . Complaina nts are alleging that he did not receive any communic ation from	
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							<p>company for allotment till June, 2020 therefore applied for cancellation on 27.7.2020. Further, after completing procedure and documentation company refunded Rs.57,940 and was received by applicant on 22.03.2021 in his bank account. Thereafter complainants requested the respondent to refund balance Rs. 63,874.</p>	
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							Company has refunded amount as per Policy.	
6	RER A, Gurugram	RE A-GR G-117 1-202 2	Vinod Kumari and Another		Complainants have alleged that they have jointly applied for units in allotment of residential flats in affordable housing scheme namely Signature Global - Aspire Sector 95 Gurugram and had paid application money of Rs.1,20,867. complainant was allotted flat no.A-007 ASPIRE by draw of allotment held on 4.7.2020.Complainant received a demand letter of Rs.4,89,509 till 24-07-2020. complainant surrendered the allotted flat on 23.07.2020. Complainant have sought relief of Refund of Rs. 1,20,867 plus interest at the rate of 20,000 calculated at prescribed rate - Compensation of Rs.5,00,000 Litigation cost 50,000 Exemplary damages Rs.2,00,000		Reserve for detailed Order	
7	HR ER	RE RA	Lalit Chopra and Anr v v		Complainants have jointly applied for s in	28-09-2023		



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	A, G UR UG RA M	- GR G- 538 2- 202 2	Singature Infrabuild pvt. Ltd.		allotment of residential unit in Signature Global - Aspire Sector 95 Gurugram. That the allottee was allotted with unit no. E-703 at 7th Floor on 25.09.2020 with total consideration of Rs.23,87,820 plus GST . Complainant made a total payment of Rs. 6,02,925/-. Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession . Relief Sought - To direct the respondents to set aside cancellation of allotment, waiver of interest, and direct the respondents to pay DPC @ 9.3% on total amount paid by the allottee i.e. Rs. 6,02,925/-			
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## 6. Forever Buildtech Private Limited

Sr . No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	RE RA, Gurugr	RE RA - GR	Vineesh Sehgal Vs. Forever Buildtech		Complainant made a payment of Rs.25,13,132. Complainant alleged that unless	<b>PENDING</b> <b>NDOH</b>	Not Related to title of land in	



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	am	G-48 76-20 22	Private Limited		Rs99,407 Complainant was allotted a flat with TSC Rs 25,13,32 complainant alleged that he was offered possession on 14.05.2022. Complainant further is alleging absurd and fictitious afterthought. Complainant has alleged that has made a payment at Sr.No.2,3,4 amounting to Rs.9514 including GST Payable. Complainant further is contesting - 1. Administrative charges. 2 water connection charges 3.Advance electricity consumption charges 4.IFSD 5.External Electrification charges. Further complainant is alleging that from the date of OC maintenance charges shall be payable by builder and therefore builder should provide maintenance and withdraw the maintenance Bill	- 10/09/2023	dispute	
3.	HA RE	Civil	Sandeep Fogaat and		Complainants have applied for allotment	Pending	115980.29	



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	RA GU RU GR AM	RE RA ) RE RA - GR G- 78 83- 20 22	Anr v. Forever Buildtech Private Limited		of residential flat in signature global – The Roselia , Sector 95A Gurugram. That the allottee was allotted with unit no's. K-1102 at on 24.01.2019, having Total Sales Consideration of Rs.22,64,810/- Relief Sought - To direct the respondents to pay DPC @ 15 % 2. Refund additional cost Rs. 91,294/- alongwith interest 3. Refund utility services Charges Rs 24,686.29/- along with interest and to provide maintenance free of cost for 5 years inaccordance to AHP policy. 4. To refund excess GST collected from the allottee or pass the full benefit of input tax credit.	<b>NDOH - 12/10/2023</b>		
4.	Har yan a Real Estate Reg ulat ory	Sta tut ory & Re gul ato ry No	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Ha	NOTI CE DATE D 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT The Roselia 2	Notice received on 23.12.2022		



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	Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	tice HA RE RA /G G M/ Ac ctts /20 22- 23/ 602	ryana					
5.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l	Sta tut ory & Re gul ato ry No tice HA RE RA /G G M/ Ac ctts /20 22- 23/	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT The Roselia 2	Notice receive d on 23.12.2 022		



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	Line s, Gur ugr am, Har yan a	350						
6	Har yan a RER A Gur ugr am	RE RA - GR G- 113 5- 202 3	Vinod Kumar Vs. Forever Buildtech Private Limited		Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. K-1202 at Twelfth Floor on 29.10.2019, with total consideration of Rs.Rs.22,64,810 /- plus Tax . Complainant made atotal payment of Rs.22,64,810/- .Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee	Pendin g - Next date of hearing - 24/11/ 2023		
7	Har yan a	RE RA -	Vinod Tomar Vs. Forever Buildtech		Complainant applied for allotment of unit of residential flats in	Pendin g - Next		



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	RER A Gur ugr am	GR G- 128 2- 202 3	Private Limited		Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. D-603 at Sixth Floor on 24.07.2018, with total consideration of Rs.Rs.20,97,049.50/-. Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee 2. To refund the excess amount paid against the Total sales consideration 3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.	date of hearing - 15/09/ 2023		
8	Har yan a RER A, Gur ugr am	RE RA - GR G- 128 5- 202	Vidhu Tripathi Vs. Forever Buildtech Private Limited		Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted	Pendin g - Next date of hearing 15/09/ 2023		



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		3			<p>with unit no. D-604 at Sixth Floor on 16-10-2017, with total consideration of Rs.Rs.23,26,972/-.</p> <p>.Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought</p> <p>- To direct the respondents to pay DPC on total amount paid by the allottee</p> <p>2. To refund the excess amount paid against the Total sales consideration</p> <p>3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.</p>			
9	Har yan a RER A - Gur ugr am	RE RA - GR G- 128 6- 202 3	Ruchi Purba Vs. Forever Buildtech Private Limited		<p>Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. D-506 at Fifth Floor on 20.06.2019, with total consideration of</p>	<p>Pendin g - Next date of hearing - Advan ce Copy Receive d</p>		



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					Rs.Rs.20,97,049.50/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee 2. To refund the excess amount paid against the Total sales consideration 3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.			
10	Har yan a RER A - Gur ugr am	RE RA - GR G- 128 4- 202 3	Rinku Kumari Vs. Forever Buildtech Private Limited		Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. H-907 at Ninth Floor on 15.10.2018, with total consideration of Rs.Rs.20,97,050/-. Complainant has alleged that the respondent company	Pendin g - Next date of hearing - 15/09/ 2023		



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					not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee 2. To refund the excess amount paid against the Total sales consideration 3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.			
11	Har yan a RER A - Gur ugr am	RE RA - GR G- 128 7- 202 3	Vrinda Kanwar and Anr Vs. Forever Buildtech Private Limited		Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. C-305 at Third Floor on 19.06.2017, with total consideration of Rs.Rs.23,26,972/-. Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought	Pendin g - Advan ce Copy Receive d		



					<p>- To direct the respondents to pay DPC on total amount paid by the allottee</p> <p>2. To refund the excess amount paid against the Total sales consideration</p> <p>3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.</p>			
12	Har yan a RER A, Gur ugr am	RE RA - GR G- 128 1- 202 3	Parveen Kumar Rooprai V/s. Forever Buildtech Private Limited		<p>Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. J-806 at Eighth Floor on 24.07.2018, with total consideration of Rs.Rs.20,97,041.50/-.</p> <p>.Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought</p> <p>- To direct the respondents to pay DPC on total amount paid by the allottee</p>	Pendin g - Advan ce Copy receive d		





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					2. To refund the excess amount paid against the Total sales consideration 3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.			
13	Har yan a RER A - Gur ugr am	RE RA - GR G- 128 3- 202 3	Rajpal Singh Vs. Forever Buildtech Private Limited		Complainant applied for allotment of unit of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. D-203 at 2nd Floor on 20.06.2019, with total consideration of Rs.Rs.20,97,049.50/-. Complainant made a total payment of Rs._____/-. Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee	Pending - Advance copy received		



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					2. To refund the excess amount paid against the Total sales consideration 3. To waive the maintenance charges and other charges, further, not to demand maintenance charges in the future.			
14	Har yan a RER A - Gur ugr am	Ap pea l No. 24 of 202 3	SELVARAJ DAMIYON RAJU & ANRS Versus FOREVER BUILDTECH PRIVIAE LIMITED		Setting aside/modify order dated 27.09.2022, passed by the Ld. Authority  The Compainant had booked the flat bearing No:E-206, measuring carpet area of 514 square feet in the project "The Roselia" Sector 95A and paid the Booking Amount and got allotted the Unit. The Compainant paid amount Rs. 10,09,796 as per demand and failed to pay other demand and interest on delayed payments. Hence the respondant cancelled the unit due to non-payment of installments and made an advertisement for the	Pendin g - Next date of litigati on - 24/08/ 2023		



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					same as per affordable housing policy. Therefore, the Complainant filed a complaint before the RERA Authority to restore the cancelled unit and take the payment as per the agreement. Ld. Harera Authority decided the case passed final order dated 18.10.2022. the appealant challenged the order dated 27.09.2022, passed by the authority in Hrera. Relief Sought: 1. To restore the Cancelled unit or allot any similar unit 2. To direct the respondant to take payment against the cancelled Unit 3. To waive the interest charged on delayed payments. 4. To pay the litigation expenses of Rs. 2,00,000/-			
15	Har yan a RER A - Gur ugr	RE RA - GR G- 257 0-	Dishant Tyagi Vs. Forever Buildtech Private Limited		On 14.11.2018, Complainant applied for allotment residential Unit in Roselia-2. Complaint being	Pendin g - next date of hearing -		



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	am	2023			declared as successful applicant through draw, Complainant was allotted Flat No.J-1603. Complainant paid Rs. 2,29,852. Complainant alleged that the respondent did not considered application for cancellation and kept on sending demand letter. Relief claimed . 1.Refund of the amount paid with 15% interest i.e. 5,78,348(Amount paid + Interest).	22/11/2023		
16	Rera, Gurugram	RE RA - GR G- 286 2- 2023	Kamal Bhatia Vs. Forever Buildtech Private Limited		On 08.10.2019, Complainant applied for allotment of a Commercial Shop in projectin Signum 95A, Sector 95A , Gurugram . On 24.10.2019, Complainant was allotted with Shop No. FF-34 . Complainant paid Rs. 2,53,618/- Due to non Payment of Demands on time the unit was cancelled on 31.07.2022 and refund the remaining amount after forfeiture of earnest	Next date 15/11/ 2023		



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					money. Complainant alleged Delay in Possession . Releif claimed . 1.Refund of Paid amount paid Rs. 2,53,618/- 2. Rs. 50,000/- Cost of Litigation 3. 2,00,000/- for mental Harrasment			
18	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	SCN for compliance of Section 4(2)(l)(D)	Reply has been filed		
19	Har		Haryana Real	SCN	SCN for compliance of	Reply		



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	yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	Dated 01.06.2 022	Section 4(2)(l)(D)	to be sumitte d in 2 week		
20	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 15.06.2 022	SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week		



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21	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 15.06.2 022	SCN for Compliance of registration conditions	Reply to be sumitte d in 2 week		



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22	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 15.06.2 022	SCN for Compliance of registration conditions			
23	Har yan a Real Estate Reg ulat		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,	SCN Dated 31.05.2 022	SCN for Compliance of registration conditions	Reply sumitte d		



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	ory Aut hori ty, Ne w PWD Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Gurugram,Ha ryana					
24	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PWD Rest Hou se Civi		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 31.05.2 022	Show cause notice for non submission of QPR	Reply sumitte d		



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25	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 31.05.2 022	Show cause notice for non submission of QPR	Reply sumitte d		
25	Har yan a		Haryana Real Estate Regulatory	SCN Dated 31.05.2	Show cause notice for non submission of QPR	Reply sumitte d		



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	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		022				
26	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN Dated 31.05.2022	Show cause notice for non submission of QPR	Reply submitted		



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27	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 31.05.2 022	Show cause notice for non submission of QPR	Reply sumitte d	



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	yan a							
28	Sub Divi sion al offic er cum Coll ecto r(De ficie ncy of Sta mp Dut y) , 1224 Dat ed 27/ 09/ 2022		Sub Divisional officer cum Collector, Gurugram	Vasikh a No 2856 , dated 22/08/ 2019	Notice has been issued in the name of M/s Signature Infrabuild Pvt. Ltd. M/s Signature Infrabuild Pvt. Ltd. purchased Land from (1) M/s Ramprastha Sare Land Holding Company One Pvt. Ltd (2) M/s Ramprastha Estates Pvt. Ltd (3) M/s Ramprastha Housings Pvt. Ltd (4) M/s Ramprastha Buildwell Pvt. Ltd executed sale deed bearing sale deed no.2856 dated 22/08/2019, and accordingly stamp duty was paid. . Later on License No. 121 Of 2019 was issued 14/09/2019 for land area of 4.73125 acre and land area 5.056 acre is part of this license.	31/08/ 2023		
29	Har yan a Real Estate Reg	HR ER A/ GG M/ 386 /11	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil	NOTI CE DATE D 07.12.2 022	Show cause notice for non submission of QPR, Proxima 2	SCN Receive d on 18.11.2 022		



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	ulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	8/2 020 /02 /Q PR /36 1	Lines, Gurugram, Haryana					
30	Haryana Real Estate Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	HR ER A/ GG M/ 375 /10 7/2 019 /69 /Q PR /35 1	Haryana Real Estate Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE D 07.12.2 022	Show cause notice for non submission of QPR, Signature Global Aspire	SCN Received on 18.11.2 022		



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	Civil Lines, Gurugram, Haryana							
31	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	HR ER A/ GG M/ 470 /20 2/2 021 /38 /Q PR /42 7	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 07.12.2022	Show cause notice for non submission of QPR, Signature Global City 92	SCN Received on 18.11.2022		
32	Haryana	HR ER	Haryana Real Estate	NOTICE	NOTICE FOR NON SUBMISSION OF	Notice receive		



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	a Real Estate Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	A/ GG M/ 471 /20 3/2 021 /39 /Q PR /42 8	Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	DATE D 07.12.2 022	ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT PROXIMA 2	d on 18.11.2 022		
33	Har yan a Real Estate Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	HA RE RA /G G M/ Ac ctts /20 22- 23/ 741	Haryana Real Estate Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT PROXIMA 2	Notice received on 23.12.2 022		



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34	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am,	HA RE RA /G M/ Ac ctts /20 22- 23/ 740	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG CITY 92	Notice receive d on 23.12.2 022		



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35	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	HA RE RA /G G M/ Ac ctts /20 22- 23/ 677	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT CITY 92	Notice receive d on 23.12.2 022		
36	Har yan a Real Estate Reg ulat ory	HA RE RA /G G M/ Ac ctts /20	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Aspire	Notice receive d on 24.12.2 022		



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	Autho- rity, New PW D Rest Hou- se Civi- l Line- s, Gur- ugr- am, Har- yan- a	22- 23/ 668	ryana					
37	BEF OR E Con- sum- er Dis- pute s Red- ress- al /Co- mm- issio- n - VIII, (Ce- ntra- l Dist	CC /7 /20 21	Anjum Ara & Anr v Indiabulls Housing Finance Ltd & Anr		Seeking refund of paid amount of Rs.5,61,090/- along with 12% interest and compensation of Rs. 10,00,000/- for mental agony and harassment and litigation cost.	04-11- 2023	1. Complainant allotted D- 207 measuring 514.272 Sq Ft and balcony area of 79.923 Sq Ft 2. Property was financed and tripartite agreement was signed and Loan agreement also 3. India bulls housing	



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riect) , [Go vt. Of Nati onal Cap ital Terr itor y Of Del hi], Ma hara na Prat ap Bus Ter min al, 5th Floo r, I.S.B .T. Buil din g, Kas hme ri Gat e, Del hi- 1100 06						financial disburse the first installment however and fails to provide second installment of loan. 4. The compainant fails to pay the demand made by defendant due to unavailibilit y of loan facility. 5. Forthwith the defendant made an advertiseme nt for cancellation of flat. 6. The Compainant earlier filed the suit before district commisioner of delhi and the case was disposed off	
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							due to lack of territorial jurisdiction being the complainant does not reside in the territorial jurisdiction and again filed the suit before Honble District commission (Central district) seeking for refund of the paid amount of Rs.561,090/ along with interest @ 12 % per annum and Rs. 10,00,000/- for mental agony and harassment along with litigation expenses.	
38	RER A Aut hori	RE RA - GR	Jyoti Raghav V/S Forever Buildtech Pvt. Ltd.		Restoration of cancelled unit and interest for delay in	03-11-2023	1. The Complainant had booked	



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ty (RE RA Co mpl aint	G- 322 5- 202 1			possession. Financial impact non quantifiable.		an apartment at "The Roselia" by making the booking amount of Rs. 1,04,852/- via Cheque and thereafter, received th provisional allotment letter 2. Further, the Complainant made payment amounting Rs.19,82,297 /- and failed to make further payments as bank denied to provide loan facility 3. Due to non- payment of demand the said flat was cancelled and the defendant made	
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							advertiseme nt for the same. Complainant seeking the restoration of unit and interest for delayed possession and waiver of additional charges and penal interest. 4. Furthermore, the Company has represented the case and the matter is now sub- judice.	
39	Con sum er Cou rt, Mur ada bad	CC /11 0/2 021	Gauri Sharma Vs Forever Buildtech Private Limited		Due to late disbursement of loan by the Bank to the compainant was charged by extra amount of Rs.51,699/- by the defendant for which the objection was raised and the matter is now subjudice.. Project was The Rosellia 2.	13-09- 2023		



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40	RERA A Gurgaon	H-GR G-159 /2022	Narender Kumar		Delay possession charges i.e. interest on amount of Rs.22,96,268/- as per RERA guidelines for the delayed period about 10 months and Rs.30000 litigation cost	Reserve for detiled order	The complainant had booked the unit in ROSELIA sector 95A, Wazirabad, Gurgaon. The Complainant made all the payments however the payments released by Bank was delayed due to which payment could be made by the customer on time, Due to delay in payment, the Company imposed penalty/Interest for the delayed payment the Complainant filled this case and sought relief from delayed payment	
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							charges imposed by the company and demanded interest for delay in possession as per RERA Act.	
41	RER A	RE RA - GR G- 691 3- 202 2	Akhil Jain & Anr. v FOREVER BUILDTECH PVT. LTD		Complainants have applied for allotment of residential flats in Signature Global - Rosellia Sector 95 Gurugram. That the allottee was allotted with unit no. B-308 at 3rd Floor on 27/07/2018, with total consideration of Rs.23,26,972/- plus GST . Complainant made atotal payment of Rs. 25,28,772/- .Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee i.e. Rs. 2,87,628/- and	06-10-2023		



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					refund any amount Paid extra by allottee			
42	RER A Co mpl aint, Gur ugr am	RE RA - GR G- 646 6- 202 2	Shikha Yadav and Sudhir Yadav Vs Forever Buildtech Private Limited		Complainants have booked a unit in project "The Roselia" sec 95A . Complainant has made a payment of Rs.22,64,810 out of total consideration of flat is Rs.20,97,050 .Complaint is alleging delay in possession and demanding possession Complainant is further alleging that out of total paid amount entry of Rs.1,45,333 are not shown in statement of Account. Relief Sought - 1.DPC interest from the due date of possession o.e 09.01.2021 till 17.08.2022. 2. Respondent to refund Rs.1,45,333. 3.Refraining the Respondent party from charging maintenance charges for 5 years from the date of hand over of possession as per AFP. 4.Any other relief for		02-11-2023	



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					which complainants are entitled			
43	RER A Co mpl aint, Gur ugr am	RE RA - GR G- 646 8- 202 2	Pavan Kumar v FOREVER BUILDTECH PVT. LTD		Complainants have booked a unit in project "The Roselia" sec 95A .Complainant has made a payment of Rs.22,64,810 out of total consideration of flat is Rs.20,97,050 .Complaint is alleging delay in possession and demanding possession Complainant is further alleging that out of total paid amount entry of Rs.1,45,532 are not shown in statement of Account. Relief Sought - 1.DPC interest from the due date os possession o.e 09.01.2021 till 17.08.2022. 2. Respondent to refund Rs.1,45,532. 3.Refraining the Respondent party from charging maintenance charges for 5 years from the date f hand over of possession as per AFP. 4.Any other relief for which complainants	02-11-2023		



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					are entitled			
44	Har yan a RE RA - Gur ugr am	RE RA - GR G- 18 60- 20 23	Kamlesh Yadav - Vs. Forever Buildtech Private Limited		On 20.03.2018, Complainant applied for allotment of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no. E-907 at Ninth Floor on 27.07.2018 and executed BBA on 14.08.2018, with total consideration of Rs.Rs.20,97,050 /- plus Tax . Complainant made atotal payment of Rs.23,80,790/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Possession Relief Sought - 1. To direct the respondents to pay DPC on total amount paid by the allottee. 2. To refund Rs. 1,15,980/- as demanded illegally by the respondent Company	Pendin g - Next date of hearing 19/09/ 2023		
45	Har	RE	Anju and		On 08.01.2018,	Pendin		



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yan a RE RA - Gur urg am	RA - GR G- 19 57- 20 23	Anr.		<p>Complainant applied for allotment of residential flats in Signature Global Roselia, Sector 95A , Gurugram. That the allottee was allotted with unit no.B-203 at 2nd Floor on 27.03.2018 and executed BBA on 19.04.2018, with total consideration of Rs.Rs.20,97,050 /- plus Tax . Complainant made atotal payment of Rs.22,53,552/- .Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession Relief Sought</p> <p>- 1. To direct the respondents to pay DPC on total amount paid by the allottee. 2. Direct the Respondent to refund theexcess charged amount from the total maintenance charges charged on account of Skyfull maintenance charges and other charges 3. Direct the Respondent</p>	g - Next date of hearing 19/09/ 2023		
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					not to charge the maintenance charges			
46	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 03.06.2022	SCN for Compliance of 4(2)(1)(c)	Reply has been filed		
46	Haryana Real Estate Regulatory Authority,		Haryana Real Estate Regulatory Authority,	SCN Dated 03.06.2022	SCN for Compliance of 4(2)(1)(c)	Reply has been filed		



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47	Har yan a Rea l Est ate Reg ulat ory		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	SCN Dated 03.06.2 022	SCN for Compliance of 4(2)(l)(c )	Reply has been filed		



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	Aut hori ty, Ne w PWD Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a						
48	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	SCN Dated 03.06.2 022	SCN for Compliance of 4(2)(l)(c )	Reply has been filed	



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	D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a							
49	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci	H RE RA /G G M /2 86 /2 01 8/ 18 /Q PR /2 81	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	SCN Dated 07.11.2 022	Show cause notice for non submission of QPR, Roselia 2	SCN Receive d on 18.11.2 022		



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	vil Lin es, Gur ugr am, Har yan a							
50	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am,	H RE RA /G G M /0 5/ 20 17 /I R/ 05 /Q PR /0 5	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	SCN Dated 07.11.2 022	Show cause notice for non submission of QPR, Roselia	SCN Receive d on 18.11.2 022		



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	Har yan a							
51	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a	H AR ER A/ G G M /A cct ts/ 20 22- 23 /6 02	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Roselia 2	Notice receive d on 23.12.2 022		
52	Har yan a		Haryana Real Estate Regulatory	NOTI CE DATE	NOTICE FOR NON SUBMISSION OF ANNUAL	Notice receive d on		





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Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	D 12.12.2022	STATEMENTS AS ACCOUNTS FOR YEAR 2021-2022 FOR PROJECT The Roselia	26.12.2022		
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**7. JMK Holdings Private Limited**

Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
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1.	RE RA, Gur ugr am	RE RA - GR G- 21 16- 20 22	Anil Rawat and Mona Vs. JMK Holdings Private Limited		Complainants had applied for a unit in the project of the respondent vide no 14113 on 14.10.2015 and paid an amount of Rs.1,26,619 as a part - payment of Rs.1,26,619/- towards booking amount. Complainant was allotted a unit in project Grand IVA vide allotment letter dated 30.05.2016. Complainant has alleged one sided agreement and has paid rs 26,80,431. Acc to the complainant the date of hand over of possession was 15.09.2015 and the due date of hand over was 14.09.20189 but respondent offered the possession vide letter dated 27.05.2021 but refused to hand over the possession thus complainant is alleging delay in possession and allotment of lay out plan of category A instead of category Bas promised.	<b>Reserve for detailed Order</b>	Not Related to title of land in dispute	
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					Relief Sought Delay possession charges at prescribed rate on amount paid i.e Rs26,80,431 at prescribed rate i.e 9.3 percent from 14.09.2019 to 27.10.2021 amounting to rs.5,29,293  Financial Implication: 529293			
2.	HR ER A,G UR UG RA M	RE RA - GR G- 61 27- 20 22	Suraj Parkash Sharma and Anr. vs JMK Holding Pvt Ltd Vs. JMK Holding Pvt Ltd		Complainant have alleged that he have applied for unit in allotment of Shop in Project namely signature global - Signum 103, Gurugram. That the allottee was allotted with Shop on Second Floor bearing shop no. 36, with total consideration of Rs.13,77,298/-plus GST . Complainant made atotal payment of Rs.13,77,298/-. Complainant has alleged that the respondent company failed to execute builder buyer agreement nor gave possession on time and	<b>PENDI NG NDOH - 27/10/2 023</b>	Not Related to title of land in dispute	



					<p>alleging delay of one and a half year . Relief Sought - To direct the respondents to pay Rs. 6,06,242/- ( Assured returns), Rs. 1,83,419/-(DPC) on total amount paid by the allottee, Rs. 2,00,000/- as compensation</p> <p>Financial Implications: 6,06,242 + 1,83,410,+2,00,000</p>			
3	HA RE RA GU RU GR AM RE RA- GR G- 788 3- 202 2	Ci vil( RE RA )	Harsimran Singh Marwah v. JMK Holdings Private Limited & Anr	Advan ce copy of compl aint has been receive d	<p>Complainants have applied for allotment of residential flat in signature global - Grand IVA, Sector 103 Gurugram. That the allottee was allotted with unit no's. 2-406 at 4th Floor on 30.05.2016, and paid total amount of Rs.26,34,409/- , having Total Sales Consideration of Rs. 24,67,830/-</p> <p>Relief Sought - To direct the respondents to pay DPC @ 15 % 2. Refund Interest Free Security deposit.</p>	Pendin g  <b>NDOH - 28/09/2023</b>	Non Material	



					3. ensure the project is connected through 24 mtr road. 4. to waive the maintainence charges and not to charge maintainence charges before handing over physical possession. 6.To refund any extra tax or cess collected from the allottee, that is paid to the Government 7. waive the moving in-out charges			
4.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	HARER A/G M/A ccts/ 2022-23/355	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	Notice dated 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Grand IVA	Notice dated 22.12.2022		





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	House Civil Lines, Gurugram, Haryana						
5.	Haryana RE RA	RE RA /G RG /1 07 5/ 20 23	Santosh Kumar Sahu Vs JMK Holding Pvt Ltd		Complainant applied for allotment of residential unit in Project namely Signature Global - Grand IVA, Gurugram. On 30/05/2016, the allottee was allotted with unit no. 02-016, Tower 2. the possession was offered on July 24, 2021, Complainant alleged that Delay in possession Relief Sought -1. To direct the respondents to pay DPC @ 15 % 2. To Refund Administrative Charges of Rs.17700/- 3. To Refund Advance Electricity	Pending - Next date of hearing 02/11/2023	Not related to land



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					Consumption Deposit Charges of Rs.6,000/- 4. To Refund External Electrification Charges of Rs.19,823/- 5. To Refund Interest Free Security Deposit of Rs.15,000/- 6. To Refund Meter Connection Charges of Rs.4,544/- 7. To Refund Water Connection Charges of Rs.3207/- 8. To Refund maintenance abdoperational cost of utility services of Rs.29,093/- 9. Rs.55,000/- as Litigation Cost			
6.	Har yan a RE RA	RE RA /G RG /1 07 4/ 20 23	Sunil Kumar Singh Vs JMK Holding Pvt Ltd		Complainant applied for allotmentt of residential unit in Project namely Signature Global - Grand IVA, Gurugram. On 30/05/2016, the allottee was allotted with unit no. 02-0811, Tower 2. the possesstion was offered on July 23, 2021, Complainant alleged that Delay in possession	Pendin g - Next date of hearing 02/11/ 2023	Not related to land	



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					Relief Sought -1. To direct the respondents to pay DPC @ 15 % . 2. To Refund Administrative Charges of Rs.17700/- . 3. To Refund Advance Electricity Consumption Deposit Charges of Rs.6,000/- 4. To Refund External Electrification Charges of Rs.19,823- 5. To Refund Interest Free Security Deposit of Rs.15,000/- 6. To Refund Meter Connection Charges of Rs.4,544/- 7. To Refund Water Connection Charges of Rs.3,207/- 8. To Refund maintenance abdoperational cost of utility services of Rs.29,093/- 9. Rs.55,000/- as Litigation Cost			
7	Har yan a RE RA	RE RA - GR G- 15 71-	Suman Bala and Anr. Vs. JMK Holdings Private Limited		Complainants have applied for allotment of residential flat in Signature Global - Grand Iva, Sector 103 Gurugram. That the allottee was allotted	07/11/ 2023		



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		20 23			<p>with unit no's. 2-406 at 4th Floor on 30.05.2016, and paid total amount of Rs.26,34,409/- , having Total Sales Consideration of Rs. 24,67,830/-</p> <p>Relief Sought - To direct the respondents to pay DPC @ 15 % 2. Refund Interest Free Security deposit. 3. ensure the project is connected through 24 mtr road. 4. to waive the maintainence charges and not to charge maintainence charges before handing over physical possession. 6.To refund any extra tax or cess collected from the allottee, that is paid to the Government 7. waive the moving in-out charges</p>			
8	PL A, Gurugram		Pinki Vs. JMK Holdings Private Limited		<p>Complainant applied for allotment of residential flat under AHP in Signature Global Grand IVA, Sector103, Gurugram. That the allottee was</p>	<p>Pending - Next date of hearing - 12/10/</p>		



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					<p>allotted with unit no.7-814, Complainant made atotal payment of Rs.74,994/- .Complainant has alleged that the respondent company Cancelled the allotment without intimation and any notice to the complainant. However, allotment was cancelled on account of non-payment of due installments, despite repeated reminders and telecommunication. Relief Sought</p> <p>-1. To restore the allotment of unit no. 7-814 if availabe or any other similar unit in the same project.</p> <p>2.To direct the respondents to refund total amount paid by the allottee i.e. RS. 74,994/- along with interest @24% p.a.</p> <p>3. To direct the respondents to pay Rs. 100000/- as compensation for hasrrasment and mental agony</p> <p>4. To</p>	2023		
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					direct the respondents to pay Rs. 5,00,000/- as appreciation assured by the prespondant			
11	SH. S.B. SHARMA, Sole Arbitrator, Chamber No. 344, Basement, Civil Side, Tis Hazari Courts Delhi-110 05	AB HF L/AR B/JU L-2023/12	ADITYA BIRLA HOUSING FINANCE LIMITED VS. JMK Holdings Private Limited		Allottee MUSHFIAVUR RAHMAN has defaulted in paying home loan installment. ADITYA BIRLA HOUSING FINANCE LIMITED has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.	08-09-2023		
12	Dist	N	JMK		Seeking payment of	Next	These	



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	istrict and Sessions Court, Gurgaon	AC T/ 14 40 1/ 20 21 OR C N R Nu mb er: H RG R0 3- 02 55 80- 20 21	HOLDINGS PVT LTD Vs. Pawan Kumar Tyagi		cheque amount (This case has been filed by group company due to dishonour of security amount( Cheque amounting to Rs. 17,29,681/- Lac)	date of hearing is 08/01/ 2024	cases have been updated as cases in list of cases filed by Company whereas earlier they were jointly in list with cases filed by subsidiarie s and group company.	
13	District and Sessions Court, Gurgaon	N AC T/ 14 39 9/ 20 21 or C N R Nu mb	JMK HOLDINGS PVT LTD Vs. Pawan Kumar Tyagi		Seeking paymen of cheque amount (This case has been filed by our company due to dishonour of Security amount of Cheque amounting to Rs. 5 Lac)	Next date of hearing is 08/01/ 2024	These cases have been updated as cases in list of cases filed by Company whereas earlier they were jointly in list with	



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		er: H RG R0 3- 02 55 79- 20 21					cases filed by subsidiarie s and group company.	
14	RE RA Co mpl aint	RE RA /C R N/ GR G/ 45 51 / 20 21	Rohit Sharma Vs JMK Holding Pvt Ltd		Restain from cancellation of unit in pretext of non payment of Unreasonable Additional Cost.and interest on dalay in possession of Unit and litigation expenses Rs.55000. Financial claim non quantifiable.	Reserv ed for Detiale d Order	1. Complaina nt,booked a flat 2BHK measuring 584.94 sq ft with a balcony area of 94.4.45 under draw of lots of project GRAND IVA under Affordable Housing Policy 2013 and  2. Complaina nt received the letter of	



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							<p>possession along with demand letter .</p> <p>3. The consideration amount was 23,86,997 and complainant failed to pay other dues on time, hence the flat was cancelled as per policy.</p> <p>4. Complainant alleged that respondent asking unnecessary charges and due to non payment the defendant issued precancellation letter to complainant.</p>	
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							5. Complaint was made under Sec 12, 14, 18 & 19 * U/s 31 of RERA Act read with Hariyana Real Estate (Regulation and Development) Rules, 2017 for restoring the cancellation and waiver of additional charges along with interest 15% interest on delayed possession .	
15	RE RA Gur gao n	RE RA /5 43 /2 02 2	Aruna Sharma		Delay possession charges interest on amount of Rs.16,12,900 @ 15% per annum for the delayed period. Litigation cost	Reserv ed forDeti al Order	The complainant has booked the unit in Grant IVA Project	



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					Rs.55000		sector 103. Due to non-payment of demand for the administrative and other expenses the Company had issued a cancellation notice on dated 4th February, 2022 for which the complainant filled the present case and sought relief- to restrain promoter from cancellation, delay possession charges in offering possession of unit, parking space, to	
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							provide flat buyer agreement , to update status of construction.	
16	RE RA, Gurugram	RE RA - GR G-42 63-20 22	Kumud Bandhu Mishra and Anamika Mishra		<p>The Complainant on applying was allotted 2 BHK, 605 Sq. ft. and Balcony 94.94 Sq. Ft. and paid application money Rs.1,23,392 vide Installment No.45828184 dated 11th December, 2015. Complainant is alleging delay in delivery of possession leading to deficiency of services and criminal misappropriation. The complainant demanded Input Tax Credit Delay Possession Charges and drew attention to other irregularities. Relief Claimed.</p> <p>1. Interest at the rate of 15 percent on account of DPC on Rs.27,00,738 paid by the Complainant as sale consideration of the said flat from the</p>	03-11-2023	<p>Delay interest @15% on Rs.27,00,738, refund administrative charges Rs. 17700, refund advance electricity charges of Rs.6000, refund external electrification charges Rs. 19557, refund interest free security deposit Rs.15,000, refund meter connection charges of Rs. 4544, Refund</p>	



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					due date of possession to till date of delivery of possession i.e. 19.12.2021 along with other maintenance charges		water connection charges of Rs.3207, Refund of maintenance cost Rs. 28703 and Rs. 55000 as litigation cost.	
17	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	SCN for compliance of Section 4(2)(l)(D)	Reply has been filed		



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	Gurugram, Haryana							
18	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 03.06.2022	SCN for Compliance of 4(2)(1)(c)	Reply has been filed		



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19	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN Dated 03.06.2022	show cause notice for not applying for extension of registration/non-submission of completion certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents	Reply has been filed		
20	Haryana Real Estate Regulatory Authority, New PWD Rest		SCN Dated 31.05.2022	Show cause notice for non submission of QPR	Reply Submitted		



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21	Har yan a Rea l Est ate Reg ulat ory Aut hori	H RE RA /G G M /1 0/ 20 17 /I R/	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	SCN Dated 07.11.2 022	Show cause notice for non submission of QPR, Grand IVA	SCN Receive d on 18.11.2 022		



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**8. Signatureglobal Developers Private Limited**

Sr . No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	RE RA, Gur ugr am		Abhinav Pandey Vs. signature global developers private limited		Complainant had booked a unit in Signature Global City 37 D. Complainant alleged that respondent demanded 25% of the total consideration of the flat as verified from email dated 15.3.2022	<b>PENDING</b>  <b>Advanced Copy Received</b>	Not Related to title of land in dispute	



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					<p>which shall be payable after 60 days of allotment. Complainant is alleging that respondent was not legally entitled to receive more than 10 % of the total cost. However he raised illegal demand of further 11 % on 60th day without entering abba. Complainant is alleging that when he asked for more time the relationship manager asked him to write mail to cite his financial condition and ask to cancel the booking in this gimmick the complainant wrote accordingly and asked for refund of Rs.7,90,000.</p> <p>Relief Sought 1.1.Call for record the application form, booking form and builder buyer agreement. 2.To declare the booking dated 15.3.2002 of unit no.37 DT-43-15,SG City 37D Gadauli Kalan stands</p>		
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					<p>cancelled. III. To direct respondent to refund the amount received i.e. Rs 7,90,000. iv. Compensation for mental agony and cost of litigation to tune of Rs 1,50,000 @18 percent interest. 5. Pass such order and further as this Hon'ble authority may deem fit.</p> <p>Financial Implication: 7,90,000 +1,50,000</p>			
2.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	Statutory & Regulatory Notice	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	<b>NOTICE DATE 12.12.2022</b>	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS AS COUNTS FOR YEAR 2021-2022 FOR PROJECT Synera	<b>Pending</b>		



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	House Civil Lines, Gurugram, Haryana	/A ccts/ 20 22- 23 /3 52						
3.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	Statutory & Regulatory Authority, No HA RE RA /G M/ Accts /20 22-23/ 732	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT SG City 37D	Notice received on 23.12.2022		



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4.	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	Sta tut ory & Re gul ato ry No tice HA RE RA /G G M/ Ac ctts /20 22- 23/ 733	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Ha ryana	NOTIC E DATE D 12.12.20 22	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT 37 D1	Notice receive d on 23.12.20 22		
5.	Dist rict and Sess ions Cou rt, Gur gra m	AR B/ 184 /20 19	M/S SIGNATURE GLOBAL DEVELOPER S PVT LTD Versus M/S Dewan Housing Finance Corporation Limited		These cases have been updated as cases in list of cases filed by Company whereas earlier they were jointly in list with cases filed by subsidiaries and group company..4,16,876/- along with cost and interest @ 18% from 30/04/19 (Flat no.	Next date of hearing 18/11/2 023	Award pronounce d against the Company. Amount of Award is Rs. 4,16,876/- along with	



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					10089, 8th Floor, Synera, Sector- 81, Gurugram.		cost and interest @ 18% from 30/04/19 (Flat no. 1089, 8th Floor, Synera, Sector- 81, Gurugram .Company challenged the Order no: AA/DHF L/ARB/Lot-3/057 through Appeal under Section-34 of Indian Arbitration Act and the matter is sub-judice.	
6.	RERA, Gurugram	RE RA - GR G-576 7-202 2	Abhinav Pandey V/s Signature Global Developers Private Limited		Complainant applied for allotment of unit in of residential flats in Signature Global City 37D, Sector 37D, Gurugram. That the allottee was allotted with unit no.37D-T43-1F at First Floor on 15.03.2022 . Complainant made a total payment of	Next date of hearing is 24/11/2023		



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					Rs.7,90,000/- .Complainant has alleged that the respondent company executed BBA and hence he is at liberty to cancel the unit with complete refund Relief claimed - 1.To cancel the booking of unit 2. Direct the respondent to refund the amount received in the name of booking i.e Rs 7,90,000/- alongwith interest of Rs. 20,000/- iii. Call for record the applicatin form/booking form and builder buyer agreement iv. Compensation for the mental agony and cost of litigation to the tune of Rs.1,50,000			
7.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	Statutory	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Show cause notice for non submission of QPR	Pending - Reply to be submitted in 2 week	These SCN has been updated as newly received notices from HRERA Gurugram	



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	Rest House Civil Lines, Gurugram, Haryana							
8.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	Statutory	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 31.05.2022	Show cause notice for non submission of QPR	Pending - Reply Submitted	These SCN has been updated as newly received notices from HRERA Gurugram	



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9.	Sub Divisional officer cum Collector, Gurugram		Sub Divisional officer cum Collector(Deficiency of Stamp Duty		Notice has been issued in the name of Signature Global developers Private Limited. Signature Global developers Private Limited has entered in collaboration agreement with Sarvpriya Securites Private Limited and accordingly stamp duty was paid. License No. 19 Of 22 was issued on 11/03/22 for land area of 2.3875 acres and land area 0.28746 acres is part of this license.	Next date of hearing 28-02-2023		
10	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	HR ER A/ GG M/ 07/ 201 7/I R/ 10/ QP R/ 07	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 07.11.2022	Show cause notice for non submission of QPR, in Group Housing Project namely "Synera" situated at Sector 81, Gurugram	SCN Received on 16.11.2022		



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11	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	HR ER A/ GG M/ 462 /19 4/2 021 /30 /Q PR /42 0	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 07.11.20 22	Show cause notice for non submission of QPR, Signature Global 37D	SCN Receive d on 18.11.20 22		
12	Har yan a Real Estate	HR ER A/ GG M/	Haryana Real Estate Regulatory Authority, New PWD	SCN Dated 07.11.20 22	Show cause notice for non submission of QPR, Signature Global 37D-1	SCN Receive d on 18.11.20 22		



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	te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	463 /19 5/2 021 /31 /Q PR /42 1	Rest House Civil Lines, Gurugram, Ha ryana					
13	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest	HR ER A/ GG M/ 10/ 201 7/I R/ 13/ QP R/ 10	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Ha ryana	SCN Dated 07.11.20 22	Show cause notice for non submission of QPR, Signature Global SCO 37D	SCN Receive d on 18.11.20 22		



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	House Civil Lines, Gurugram, Haryana							
14	Haryana Real Estate Regulatory Authority, New Rest House Civil Lines, Gurugram, Haryana	Haryana Real Estate Regulatory Authority, New Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT Synera	Notice received on 22.12.2022			



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15	Har yan a Real Estate Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a	HA RE RA /G M/ Ac ctts /20 22- 23/ 732	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTIC E DATE D 12.12.20 22	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG City 37D	Notice receive d on 23.12.20 22		
16	Har yan a Real Estate Reg ulat ory Aut hori ty,	HA RE RA /G M/ Ac ctts /20 22- 23/ 733	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTIC E DATE D 12.12.20 22	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT 37 D1	Notice receive d on 23.12.20 22		



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	New PW D Rest House Civil Lines, Gurgaon, Haryana							
17	Notice under section 63 HRER A	RE RA - GR G-705 5-202 2	Signature Global Developers Private Limited		Notice seeking for submission of Bank Guarantee/Security Amount	12/06/2023		

### 9. Rose Building Solutions Private Limited

Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	RE RA, Gurgaon	RE RA - PK	Arti Behal Vs. Rose Building Solutions		The complainant had booked a flat in sunrise premium floors with total	<b>PENDING NDOH</b>	Not Related to title of land in	



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am	L-13 02-20 21	Private Limited		consideration of Rs.25,80,000 plus GST and paid an booking amount of Rs1,21,000 .Complainant made atotal payment of Rs7,02,000.Complaina nt has alleged that the respondent company failed to execute builder buyer agreement nor gave possesion on time and alleging delay of one and a half year and loss of subsidy of Rs2.67 lacs as per deen dayal awas yojna but this scheme has been changed by 31st march 2021 by government. as per builder 5.Penalty under section 61 of the act 6.Litigation cost Rs.1,50,000buyer agreement Complainant has alleged that he has made several requestd for handing over of possesion but all in vain and requestd for refund of the entire amount @ 24 percent interest and imposition of penalties which may	- 10/10/2023	dispute	
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					<p>extend up to 5% of the estimated cost of the real estate project .  Relief Sought  - To direct the respondents to refund the entire deposited amount of Rs.7,02,000/- which has been deposited against the property in question so booked by the complainant along with interest @24% per annum. or /alternatively  1.Refund of deposited amount Rs7,02,000 with interest at the prescribed rate. 2. Rs.15,00,000 compensation  3.Revocation of project registration.</p> <p>Financial Status:  2352000</p>			
2.	DC DR C, KA RN AL	CC /3 80 /2 02 2	Vinay Kumar Saini v Rose Building Solutions Private Limited.		<p>complainant has filed a complaint before this Commission against you-U/s 35 of the Consumer Protection Act, 2019, Unit No.A27-GF at the project "SUNRISE - THE PREMIUM FLOORS SECTOR-35,</p>	<p><b>PENDI NG NDOH - 19/12/2 023</b></p>	Not Related to title of land in dispute	



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					<p>Karnal" by the Rose Building Solutions Pvt. Ltd. The complainant had booked a flat in sunrise premium floors with total consideration of Rs.25,80,000 plus GST and paid an booking amount of Rs1,00,000 .Complainant made atotal payment of Rs4,42,000.Complains nt has alleged that the respondent company failed to execute builder buyer agreement nor gave possession on time and alleging delay of one and a half year . Relief Sought - To direct the respondents to refund the entire deposited amount of Rs.4,42,000/- with 24% P.a Interest, which has been deposited against the property in question so booked by the complainant along with interest @24% per annum. or /alternatively with damages and</p>		
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					litigation cost Rs. 25,000/- each			
3.	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a	H AR ER A/ G G M /A cct ts/ 20 22- 23 /7 92	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, H aryana	<b>NOTI CE DATE D 12.12.2 022</b>	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG CITY 37DII	<b>NOTI CE DATE D 22.12.2 022</b>		
4.	Civ il Suit - In	CS /6 85 /2	Ashok Kumar Vs. Rose Building		Complainant have applied for allotment of Two Commercial Shops in Signum 35,	<b>Pendin g - Next date of hearin</b>		



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	The Court of Ms. Saravpreet Civil Judge (Junior Division) Karnal	023	Solutions Private Limited		Sector 35, Karnal. That the allottee got the Conveyance Deed registered of the wrong Units bearing Shop no's. FF-01 and FF-02 on 21.09.2022 instead of allotted Unit Bearing Shop No TF-01. the complainant contended that the Units for which the conveyance Deed executed were the units allotted to him and filed a suit for declaration with consequential relief of permanent Injunction Relief Sought 1. To direct respondent not to create any hinderance in use of Shop no's. FF-01 and FF-02 2. To direct respondent not to create any hurdle in using staircase, open area, electricity and water supply	g 18/10/2023		
5	In The Court of	CS /688 /202	Mohan Kumar Vs. Rose Building Solutions		Complainant have applied for allotment of Two Commercial Shop in Signum 35, Sector 35, Karnal. That	<b>Pending - Next date of hearing -</b>		



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	Mr. Ravi Civil Judge (Junior Division) Karnal	3	Private Limited		the allottee got the Conveyance Deed registered of the wrong Units bearing Shop no. FF-03 21.09.2022 instead of allotted Unit Bearing Shop No TF-03. the complainant contended that the Unit for which the conveyance Deed executed was the units allotted to him and filed a suit for declaration with consequential relief of permanent Injunction Relief Sought 1. To direct respondent not to create any hinderance in use of Shop no. TF-03 2. To direct respondent not to create any hurdle in using staircase, open area, electricity and water supply	26/09/2023		
6	District and Sessions Court,	CS /1076/2023	Ashok Kumar Vs. Rose Building Solutions Private Limited		Company has filed against the consumer for filing of misleading case against the company in respect of allotment of Two Commercial	Pending - 26-09-2023		



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	Karnal				Shops in Signum 35, Sector 35, Karnal. That the allottee got the Conveyance Deed registered of the wrong Units bearing Shop no's. FF-01 and FF-02 on 21.09.2022 instead of allotted Unit Bearing Shop No TF-01. the complainant contended that the Units for which the conveyance Deed executed were the units allotted to him . Company has filled the matter .			
7	District and Sessions Court, Karnal	CS /108/2023	Mohan Kumar Vs. Rose Building Solutions Private Limited		Company has filed against the consumer for filing of misleading caser against allotment of Two Commercial Shop in Signum 35, Sector 35, Karnal. That the allottee got the Conveyance Deed registered of the wrong Units bearing Shop no. FF-03 21.09.2022 instead of allotted Unit Bearing Shop No TF-03. the complainant contended that the	<b>Pending - 26-09-2023</b>		



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					Unit for which the conveyance Deed executed was the units allotted to him			
8	Dist RICT Con su mer Res ress al For um, Kar nal	CC /1 48 /2 02 2	Dimpal V/s. Rose Building		<p>Complainant had booked 3 BHK flat measuring 97.5 sq. mtr bearing no.A22-GF Block in project at Sector 35, Karnal for Total sale consideration of Rs-25,10,000</p> <p>Complainant paid an amount of Rs.1,31,000/-.</p> <p>Complainant visited company office and asked for possession or return of Rs1, 31,000 with 24 percent interest. Finally, on 16.12.2021 complainant served legal notice on respondent.</p> <p>Relief Claimed</p> <p>1. Handover the possession or return Rs1, 31,000 at 24 percent interest from the date of receipt of cheque i.e. October 2018 till its realization.</p> <p>Rs. 2, 00,000</p> <p>Compensation</p>	<b>22-08-2023</b>		



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9	RE RA, Pan chk ula	RE RA - PK L- 13 02- 20 21	Arti behal Vs. Rose Building		<p>Complainant applied for allotment of residential flat in Project namely "sunrise the preminium floors", Sector 35, Karnal, Haryana. And accordingly Unit No. M1 at 1st Floor on 27.02.2019, with total Sales consideration of Rs.25,80,000/- + GST . Complainant made atotal payment of Rs.7,02,000/-.</p> <p>Thereafter Complainant has filed the present petition, claiming the respondent company not gave possesion on time/delay in possession i.e 24 months from the date of allotment.</p> <p>ReliefClaimed : That the respondent may be directed to refund the entire deposited amount of Rs.7,02,000/- which has been deposited against the property in question so booked by the complainant along with interest @24% per annum. or</p>	10-10-2023		
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					/alternatively 1.Refund of deposited amount Rs7,02,000 with interest st the rpescribed rate. 2. Rs.15,00,000 compensation 3. Rs.1,50,000 Litigation Cost.			
10	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur	H RE RA /G G M /5 45 /2 77 /2 02 2/ 20 /Q PR /4 74	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	<b>SCN Dated 07.11.2 022</b>	Show cause notice for non submission of QPR, Signature Global City 37 D II	<b>SCN Receiv ed on 18.11.2 022</b>		



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	ugram, Har yan a							
11	Sub Div isio nal offi cer cu m Coll ecto r(D efici enc y of Sta mp Dut y)	Vas ikh a No 425 3 , dat ed 04/ 01/ 202 1	Sub Divisional officer cum Collector, Gurugram		Notice has been issued in the name of Rose Building Solutions Private Limited.Rose Building Solutions Private Limited has entered in collaboration agreement Lalwani Brotheres Buildcon LLP executed on 04th January, 2021. License No. 111 Of 2021 was issued 20/12/21 for land area of 5.62 acre	28-02- 2023		
12	Har yan a Rea l Esa te Reg ulat ory Aut hori ty, Ne w PWD	RE RA - GR G- 704 1- 202 2	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 02.11.2 022	Show cause noticer for forfeiture of cheque and revocation of registration certificate no. GGM/545/277/2022/ 20 dated 31/03/2022 under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016 of the real estate project namely "SignatureGlobal City 37D II" located in	SCN Receive d on 30.11.2 022		



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	Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a				Sector 37D, Gurugram			
13	Har yan a Rea l Esa te Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr	HA RE RA /G GM /A cctt s/2 022 - 23/ 792	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Ha ryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT SG CITY 37DII	Notice receive d on 23.12.2 022		



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	am, Har yan a							
14	Har yan a Rea l Estate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a	HA RE RA /G GM /54 5/2 77/ 202 2/2 0/ QP R/ 325	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTI CE DATE D 15.12.2 022	In furtherance of notice dated 07.11.2022, bearing no. HRERA/GGM/545/2 77/2022/20/QPR/474 , Last and final opportunity given for filing QPR, for quarters Apr- Jun- 22',Jul-Sep-22', for project "SG City 37D II". But the afore-cited QPR's were already filed, in the recent past and the notice was replied accordingly on December 30,2022	Notice receive d on 28.12.2 022		
15	Coll ecto r of Sta mp	283 /D RO	State v Rose Building Solutions Private Limited.		Respodent got notice (u/section 47-A of Indian Stamp Act) of deficiency of Stamp duty from DRO	13-03- 2023		



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					collector being the stamp duty paid on purchase of Agricultural land as per the valuation, however later on changed the land to residential for which the collector of Stamps, Karnal imposed increased stamp duty calculated at higher valuation and the deficiency of stamp duty as calculated by the authority is Rs.30,07,410/-			
16	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	RE RA - GR G-214 - 2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 23.01.2023	Show cause notice for forfeiture of refundable security and revocation of registration certificate no. GGM/618/350/2022/93 dated 04/10/2022 under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016 of the real estate project namely "Signature Global City 37D II (2)" located in Sector 37D, Gurugram	SCN Received on 31.01.2023		



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	Civil Lines, Gurugram, Haryana							
17	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	RE RA - GR G-705 7-2023	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 23.01.2023	Show cause notice for forfeiture of cheque and revocation of registration certificate no. GGM/583/315/2022/58 dated 04/07/2022 under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016 of the real estate project namely "Signature Global City 37D II (1)" located in Sector 37D, Gurugram	SCN Received on 31.01.2023		



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18	RE RA, Pan chk ula	HR ER A- PK L/ CT P/2 023 /Pr oj- 700	Notice under section 35	02-08- 2023	Notice seeking information related with complice of the project "Sunrise the Premium Floor"			
19	RE RA, Pan chk ula	RE RA - GR G- 705 7- 202 2	Notice under section 63		Notice seeking for submission of Bank Guarantee/Security Amount			
20	Sub Div isio nal offi cer cu m Coll ecto r(D efici enc y of Sta mp Dut y)	Vas ikh a No 425 4 , dat ed 4/0 1/2 021	Sub Divisional officer cum Collector, Gurugram	28-02- 2023	Notice has been issued in the name of Lalwani Brothers Buildcon, LLP. Lalwani Brother has entered in collaboration agreement with Sarvpriya Securites Private Limited and accordingly stamp duty was paid. . Later on Savpriya Securites assigned his right for 4.22 acra in favour of Rose Building Soulution Private Limited vide AAssignment Deed			



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					executed among Sarvpriya Securities, Rose Building Soultion Private limited and Lalwani Brotheres Buildcon LLP executed on 04th January, 2021. License No. 111 Of 2021 was issued 20/12/21 for land area of 5.62 acre and land area 4.22 acre is part of this license.			
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#### 10. Sternal Buildcon Private Limited

Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	Sh. A mr it Singh (A. D.J ) Pr esi di ng Off ice	15 2/ 19	Sohan pal v Sternal buildcon pvt. Ltd.		1. The case has been referred to Presiding Officer u/s 10(1)( C ) of industrial dispute act 2. The workman submitted termination case <b>(statement of claim)</b> together with necessary documents with tribunal 3. Tribunal issued notice of appearance and directed management to	29 Septem ber 2023	Claim Sheet Awaited	





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r, In du stri al Tri bu nal - cu m- La bo ur Co urt - 2,S ha ra m Sh akt i Bh aw an, , Ne ar mi ni Sec tt., Gu ru gra m				submit written statement together with necessary documents in support. 4. A rejoinder has been filed on 17/04/2020 to re- establish his claim.			
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2.	BE FO RE TH E SO LE AR BI TR AL TR IB U N AL OF SH RI. RA JE N DR A BR IJ M O H A N A GR A W AL , (R	Lot No - DF - 4/ AR B/ M U MI B/ 20 19 /0 16	Dewan Housing Finance Corporation Ltd v/s Jitender Nayyar & anr		The claimant i.e. Dewan Housing Finance Corporation Ltd. by virtue of Loan Application/Agreement alleging certain disputes/claims, over recovery of Rs. 13,57,396 invoking Arbitration clause of the Loan Agreement. The claimant states that in the usual course of its business, the Respondents had approached the claimant and requested the claimant to lend money for Housing Loan. The respondent has committed breach of the terms and condition of the said Loan Agreement by defaulting in making repayment of the monthly installments.	Award is to be challen ged	Award of Rs.1357396 / – together with costs and future interest at the rate 18% PA. from 14.10.2020 besides cost of litigation as Rs. 15000/-	
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	N O. 21, K AR VE N A G AR / K A NJ UR R N AR G, EA ST M U M BA I - 40 0 04 2.							
3.	H RE RA ,G UR U GR	RE RA - GR G- 54 46-	Amit Kumar V Sternal Buildcon Pvt Ltd and Anr.		Complainant applied for allotmentt of residential unit in Project namely Signature Global - SERENAS, Gurugram. That the allottee was	24 August 2023	0	



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	A M	20 22			alloted with unit no. 207, Tower 1, with total consideration of Rs.19,54,712/-plus GST . Complainant made atotal payment of Rs. 21,59,290/-. Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession . Relief Sought -To direct the respondants to pay DPC on total amount paid by the allottee.			
4.	H RE RA ,G UR U GR A M	RE RA - GR G- 54 49- 20 22	Rajesh Kumari v Sternal buildcon pvt. Ltd. and Anr.		Complainant applied for in allotment of residential unit in Signature Global - SERENAS, Gurugram. That the allottee was alloted with unit no. 503, Tower 5, with total consideration of Rs.19,54,712/-plus GST . Complainant made atotal payment of Rs. 21,42,379/-. Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession .	24 August 2023	0	



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					Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee.			
5.	H RE RA ,G UR U GR A M	RE RA - GR G- 54 48- 20 22	Manjeet Sherawat v Sternal buildcon pvt. Ltd. and Anr.		Complainant applied for in allotment of residential unit in Signature Global - SERENAS, Gurugram. That the allottee was allotted with unit no. 406, Tower 2, with total consideration of Rs.19,54,712/-plus GST . Complainant made atotal payment of Rs. 24,77,438/- .Complainant has alleged that the respondent company not gave possesion on time and alleging delay in Posession . Relief Sought - To direct the respondents to pay DPC on total amount paid by the allottee.	24 August 2023	0	
6.	Co ns u me r co urt ,	CC /1 28 /2 02 2	Ritu Kohli and others		Complainants have applied for allotment of residential flats in Signature Global - Millenia 3, Sector 37 Gurugram. That the allottees were allotted with unit no's. T6/602	09 Januar y 2024	4,46,470 + 2,00,000 + 50,000	



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	Gurugram				<p>at 6th Floor and T8/802, in January 2021, and paid an amount of Rs.1,19,860/- each for the 2 units. Due to inavailability of funds, complainants requested for the allotment of commercial unit and transfer the amount paid, the same was acknowledged by the company and allotted a commercial unit bearing no B1/FF-05 in Signum 37, in the same project with Total Sales Consideration of Rs. 43,79,256/- and paid Rs. 2,10,000/- Complainant made a total payment of Rs. 4,49,720/-</p> <p>Relief Sought - To direct the respondents to refund the total amount paid by the allottee, after deduction of already refunded amount i.e. Rs. 4,46,470/- and to pay Rs. 2 Lakhs for the harassment and mental agony. And litigation cost of Rs.</p>		
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					50,000/-			
7.	RE RA Co m pla int, Gu ru gra m	RE RA - GR G- 78 80- 20 22	Tejpal Singh v. Sternal Buildcon Private Limited		<p>The complainant has booked a unit in project called "The Serenas".</p> <p>Complainant was allotted unit no. 601 in Tower-7 having carpet area 583.04 sq. ft. and balcony area 110.31 sq. along with two wheeler parking site and the pro rata share in common area on 6<sup>th</sup> floor .As alleged total consideration of unit was Rs.21,48,944 including all other charges out of which complainant paid Rs.23,59,008</p> <p>.Respondent company issued an offer of possession letter dated 27.03.2022 Builder buyer agreement was executed on 22.09.2017 vide vasika no. 2194 dated 22.09.2017.Complainant is alleging that respondent company was bound to deliver the project by 22.09.2021Complainan</p>	26 Octobe r 2023		
							0	



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					t is asking for -1. Delay possession charges. 2. To Hand over the possession. 3. To direct the respondent to withdraw their demand dated 30.3.2022			
8.	H AR ER A G UR U GR A M	RE R A- G R G- 53 40- 20 22	Kavita Mittal and Arvind Mittal v. Sternal Buildcon Private Limited		Complainant has booked a unit at SERENAS, sector 36, Sohna and paid Rs. 21,11,094/- against total consideration. Relief Sought 1. Seeking Delay possession interest since 18th may 2021 as per clause 6.1 possession due date on or before 18/05/2021. 2. Instruct to the respondent for Registration of Conveyance deed in favour of the complainant 3. respondent demanding higher as mentioned as per affordable housing policy and has requested the Hon'ble authority to intervene.	09 Novem ber 2023	0	
9.	H AR	RE R A-	Archana & Anr v.		Complainants have purchased a	06 Octobe	6,01,000	



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	ER A G UR U GR A M	G R G- 75 37- 20 22	Sternal Buildcon Pvt Ltd		commercial unit/shop in project Signature Global infinity and was allotted unit no.18 on first floor and executed BBA for the same shop on August 09, 2022, having Total Sales consideration of Rs._____/-. The complainant has paid Rs.6,01,000/- till date against total consideration. Relief sought. 1. Refund of paid amount Rs. 6,01,000/- along with interest.	r 2023		
10.	Co ns u me r Co urt , Gu ru gra m	CC /3 36 /2 2	Ms.Shataksh i Suman Vs Sternal Buildcon Pvt Ltd.		Complainant has applied for a unit in Millennia -3 but was declared unsuccessful. Complainant is alleging that the company delayed deliberately for a refunding application amount of Rs.1,21,847 and the complainant also alleged that she got infected with covid-19, incourse of collecting cheque from the Company's Corporate office. <b>Relief claimed: 1.</b> Rs.6,092/- as interest	14 Septem ber 2023	1,17,092	



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					<p>on application amount. 2. Rs.1,000 transportation charges incurred while collecting the cheque. 3. Rs.10,000 towards issuing legal notice. 4. Rs.1,00,000 towards physical, mental and economic harassment. 5. Litigation cost.</p>			
11.	RE RA Gu ru gra m	RE RA - GR G- 79 45- 20 22	Urvashi Saini vs Sternal Buildcon Pvt Ltd		<p>Complainant has booked an apartment in Serenas, Sector-36, village dhunela, sohna and has been allotted unit no. 2-505, 5th floor, tower 2 for a total consideration of Rs.21,48,944/- out of which complainant has paid Rs.21,56,922. Complainant flat was cancelled on 15.01.2021 due to non payment of final demand and violation of payment plan. Relief Claimed - Refund of Rs. 21,31,922/- along with Interest of Rs.4,48,498/- legal expenses of Rs. 2,00,000/-</p>	26 October 2023	Refund of Rs. 21,31,922/- along with Interest of Rs.4,48,498/- legal expenses of Rs. 2,00,000/-	
12.	H AR	RE R A-	Saurabh Dixit v.		Complainants have booked a residential	10 November	0	



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	ER A G UR U GR A M	G R G- 35 4- 20 23	Sternal Buildcon Private Limited & Anr.		unit in Project "Synera 2" Located at sector 36, Gurugram. The complainants have been allotted unit no.8-1003, at 10th Floor in Tower no.8, on 07.03.2019 and BBA was Executed on 20.03.2019, for total consideration of Rs.19,54,712/-, till date complainant have paid Rs. 22,44,037/- Complainant is alleging Delay in possession. Relief Claimed 1. Delay possession charges on account of delay in handing over possession of Flat	ber 2023		
13.	D C DR C, Gu ru gra m	CC /8 11 /2 02 2	Krishan and Anr. V Sternal Buildcon Pvt Ltd and Anr.		Complainant applied for allotment of residential unit in Project namely Signature Global - THE SERENAS, Gurugram. On 23/6/2018, the allottee was allotted with unit no. 1203, Tower 6. Complainant alleged that due to late disbursement of several installments ,	20 Octobe r 2023	1. Rs. 10,00,000/ - as compensat ion for harrasmen t and mental agony. 2.. Rs. 55,000/- for litigation expenses.	



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					on the part of bank the complainant incurred an interest amounting of Rs. 1,74, 288.44/- due to which the company not gave possession on time . Relief Sought -1. To waive the interest due to late payment. 2. To handover the possession. 3. Rs. 10,00,000/- as compensation for harrasment and mental agony. 4. Rs. 55,000/- for litigation expenses.			
14.	Ho n'b le Co urt of the Sh. Vi na y Ka kra n, civ il jud ge	CS - 14 68- 20 23	Manoj, Pradeep and Smt. Krishna Devi		Plaintiff i.e. Manoj, Pradeep and Smt. Krishna Devi has filed a suit for Declaration with consequential relief of permanent injunction alleging that they have come to know through Halqua Patwari of Village Nakhrola only in the first week of May 2023 that sale deeds dated 21.11.2006 and 06.12.2007 executed by Late Sh. Bihari who was the original owner of the land	02 Novem ber 2023	0	



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(jr. Di v.) Gu ru gra m				bearing Khewat/Khata No. 125/114, Khatoni No. 143, Rect. No. 14, Killa No. 24-25, 2/2(2-19), Kitta 1, measuring 2 Kanals 19 Marlas to the extent of 1/3 share i.e. 1 Kanal 0 Marla, situated in the revenue estate of Village Nakhrola, Tehsil Manesar, District Gurugram, Haryana were fraudulent, forged, illegal, null and void documents as no sale consideration was paid to Late Sh. Bihari and arrayed Signature Global Private Ltd as Defendant No. 3, there is no company by the name Signature Global Private Limited and the Company, which is concerned with the matter is Sternal. Accordingly, the counsel for Sternal Buildcon Private Limited appeared on 30.05.2023 and filed an Application under Order 1 Rule 10 for impleadment by			
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					Sternal Buildcon Private Limited as the necessary party as the subject land is part of the land owning company who is party to the collaboration agreement executed with Sternal Buildcon Private Limited. After impleadment an application under Order 7 Rule 11, CPC shall be preferred, as the suit is not maintainable.			
15.	RE RA , Gu rur ga m	RE RA - GR G- 35 10- 20 23	Niharika Mukherjee		Complainant had booked a unit in project Serenas Unit No.12 -901,Block 12, Floor 9 for a total sale consideration of Rs24,46,934.Complainant has made a total payment of Rs.23,30,985..Complainant is alleging delay in possession and demanding possession. Relief claimed 1.Hanover of possession of unit 2. Interest for delay in possession charges amounting to Rs. 638913	22 Novem ber 2023	638913	



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16.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	2592	
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17.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4090	
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18.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 01.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for compliance of Section 4(2)(l)(D)	Reply has been filed	4089	
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19.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 03.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of 4(2)(l)(c )	Reply has been filed	2793	
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20.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 03.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		show cause notice for not applying for extension of registration/non-submission of completion certificate/part completion certificate/occupation certificate as the case may be - submission of requisite documents	Reply has been filed	2789	
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21.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4438	
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22.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4377	
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23.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4434	
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24.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4477	
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25.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4381	
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26.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 15.06.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN for Compliance of registration conditions	Reply to be submitted in 2 week	4476	
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27.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		SCN for Compliance of advertisement regulations	Reply to be submitted within one week	3183	
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28.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3664	
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29.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3459	
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30.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	2827	
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31.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3461	
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32.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply to be submitted in 2 weeks	3682	
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33.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3683	
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34.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SC N Dated 31.05.2022	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana		Show cause notice for non submission of QPR	Reply Submitted	3663	
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35.	Sub Divisional officer cum Collector (Deficiency of Stamp Duty), 1210 Dated 7/9/2022	36	Notice has been issued in the name of M/s Sternal Buildcon Pvt. Ltd. M/s Sternal Buildcon Pvt. Ltd. purchased Land from (1) Sandeep Yadav (2) Balwant singh (3) M/s SA Propcon Pvt. Ltd. executed sale deed bearing sale deed no.3601 dated 31/12/2020 and accordingly stamp duty was paid. . Later on License No. 21 Of 2020 was issued 13-08-2020 for land area of 7.325 acres.	28 February 2023	presently amount is not quantifiable	
36.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	SCN	Show cause notice for non submission of QPR, Signature Global City 81	SCN Received on 18.11.2022	HRERA/GM/477/209/2021/45/QPR/431	



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37.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Global City 81 (1)	SCN Receive d on 18.11.2 022	HRERA/G GM/478/2 10/2021/4 6/QPR/43 2	



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38.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Global Infinity	SCN Receive d on 18.11.2 022	HRERA/G GM/ 519/251/2 021/87/Q PR/460	



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39.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Signature Global Superbia	SCN Receive d on 18.11.2 022	HRERA/G GM/426/1 58/2020/4 2/QPR/39 8	



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40.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, The Millenia 3	SCN Receive d on 18.11.2 022	HRERA/G GM/425/1 57/2020/4 1/QPR/39 7	



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41.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, The Millenia 4	SCN Receive d on 18.11.2 022	HRERA/G GM/518/2 50/2021/8 6/QPR/45 9	



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42.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	SC N Da ted 07. 11. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		Show cause notice for non submission of QPR, Serenas	SCN Receive d on 18.11.2 022	HRERA/G GM/02/20 17/IR/02/ QPR/02	



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43.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Infinity	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/747	



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44.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG City 81 (1)	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/746	



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45.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG City 81	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/775	



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46.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Millennia 3	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/710	



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47.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Millennia 4	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/774	



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48.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Serenas	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/347	



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49.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 12. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, H aryana		NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Superbia	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/711	



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50.	Ha rya na Re al Est ate Re gul ato ry Au tho rit y, Ne w P	N OT IC E D AT ED 15. 12. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		In furtherance of notice dated 07.11.2022, bearing no. HRERA/GGM/518/2 50/2021/86/QPR/459 , Last and final opportunity given for filing QPR, for quarters Jan-Mar-22', Apr- Jun-22', Jul-Sep- 22', for project "The Millennia-4". But the afore-cited QPR's were already filed, in the recent past and the notice was replied accordingly on December 30,2022	Notice receive d on 28.12.2 022	HARERA /GGM/51 8/250/202 1/86/QPR /315	



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51.	Co lle cto r Cu m Di stri ct Re ve nu e Off ice r, Gu ru	Va sik ha No 23 55 , dat ed 16 /0 7/ 20 21, Ca se No .	Collector Cum District Revenue Officer, Gurugram , notice dated 13/12/2022 bearing no. 1252		Land owned by Subsidiary & Project to be conceptualised	31 August 2023	presently amount is not quantifica ble	



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### 11. Fantabulous Town Developers Private Limited

Sr . N o.	Co urt	Ca se De tai ls	Parties	Date of the last order	Summary of Dispute	Case Status	Observati ons	Orders
1	RER A Aut hori ty Pan chk ula	Exe cut ion No. 323 0/2 022 in 134 1/2 021	Pankaj Gors i Vs Fantabulous Town Developers Pvt. Ltd.		The Complainant file Execution of the order pronounced by the Authority on 09.08.2022	13-09-2023	Authority awarded Rs. 16,25,324/- (Rs. 12,85,989/- Paid by allottee + Rs. 3,39,335/- as interest on paid amount ) vide order dated 09.08.2022 + Interest of Rs 23,968/- 13-09-202313-09-2023	

### 12. Signatureglobal Business Park Private Limited



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Sr. No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	High Court of Punjab and Haryana	CWP no. 28113 of 2022	Vivek Khuslani Vs. State of Haryana and Ors. (M/s Signature Global Business Parks Pvt. Ltd. as Respondent no.4)		<p>Vide order dated 10.06.2022 the registration of Sale Deed bearing no. 1154 dated 06.05.2022 for a total consideration of Rs. 15,77,94,250/- in respect of land admeasuring 33 Kanal 8 Marla Village Ghamroj, Sub-Tehsil Sohna, District Gurgaon, Haryana has been cancelled on the ground that the land belongs to gram panchayat. Business Park has also paid stamp duty amounting to Rs. 1,10,48,000/-.</p> <p>As per Jamabandi for the Year 1990-1991, M/s Shrikant Chemical Industries Pvt. Ltd. was the recorded owner in possession and had sold the same vide Registered Sale Deed to Mr. Vivek</p>	PENDING	The Hon'ble court vide its Final Order dated 01.06.2023 allowed the writ petition and the impugned order dated 08.06.2022 and the cancellation deed dated 09.06.2022 have been set aside. The Hon'ble Court accepted the submission of the petitioner and Signature	Appeal is to be filed



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					<p>Khushalani who was then recorded as owner. Land was further transferred to Mrs. Shefali Khushalani and retransferred to Mr. Vivek Khushalani. Mr. Vivek Khushalani as the owner and in possession of the said land had executed Sale Deed bearing no. 1154 dated 06.05.2022. M/s Shrikant Chemical Industries Pvt. Ltd. followed by Mr. Vivek Khushalani have thus been the recorded owners in possession and mutation was also effected in his favour. Jamabandi for the Year 1995-1996, 2000-2001, 2005-2006, 2010-2011 &amp; 2015-2016 also records Mr. Vivek Khushalani as the owner.</p> <p>SignatureGlobal Business Park Private Limited is thus bonafide purchaser for valuable consideration which has been transferred</p>	<p>that said land was excluded from Shamilat by virtue of Clause 2(g) (ii-a) and 3(2) of the Haryana Village Common Land Act, 1961 and that the said auction was never challenged and no claim has ever been laid to the subsequent transfer of title.</p>	
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					<p>title and handed over possession by seller who had title documents as also revenue entries and mutation in his favour for more than 30 years. The cancellation of sale deed can thus be challenged by way of appropriate proceedings.</p> <p>The vendor Mr. Vivek Khushalani has also given specific representations regarding clear and marketable title as also that land is not vested in gram sabha and agreed to indemnify the purchaser and thus proceedings for recovery of consideration can also be initiated against the vendor.</p> <p>Financial Implication: 16,88,40,000</p>			
2	The Court of Ass	Show cause	Sarpanch Gram Panchayat, Ghamroz Vs. M/s		An application under Section 7 of the Punjab Village Common Land Act, 1961 for possession under the	<b>25.08.2023 for filing reply to our</b>		



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istant nt Coll ecto r, 1st Gra de, Sohna, Gurugram.	not ice no. 19 23	Progressive Build Estate Pvt. Ltd. & Anr ( M/s Signature Global Business Park Pvt. Ltd.)		guise of unauthorized occupation has been filed by Sarpanch Gram Panchayat, Ghamroz in respect of land bearing Killa No.11(4-0), 12/1(0-6), 12/2 (0-12), 18 (0-19), 19 (7-15), 20 (8-0), 22/1 (6-9), 23 (4-13), 27 (0-14), admeasuring 33 Kanal 8 Marla situated at Village Ghamroj, Sub- Tehsil Sohna, District Gurugram, Haryana which has been sold to the respondent company vide Sale Deed dated 06.05.2022 registered vide Vasika No.1154 and has prayed for direction to the police for filing FIR for alleged possession of the land. A Written statement/ reply to the show cause notice ref no. 1923 dated 03.04.2023 for and on behalf of respondent no. 2 M/s Signature Global Business Park Pvt. Ltd. has been filed on 14.06.2023. The Hon'ble court vide its Final Order dated	<b>written statement ent by Sarpanch Gram, Panchayat Ghamroz.</b>		
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					01.06.2023 allowed the writ petition and the impugned order dated 08.06.2022 and the cancellation deed dated 09.06.2022 have been set aside. along with the copy of the judgement of the Hon'ble High Court accepted the submission of the petitioner and Signature that said land was excluded from Shamilat by virtue of Clause 2(g) (ii-a) and 3(2) of the Haryana Village Common Land Act, 1961 and that the said auction was never challenged and no claim has ever been laid to the subsequent transfer of title.			
3	RE RA, Gur ugr am	RE RA - GR G- 26 29- 20 23	Ekta Chauhan and Anr. Vs. Signature Global Homes Private Limited		On 30.03.2020, Complainant applied for allotment of a residential Unit project in Signature Global Park II, Sector 36, Sohna , Gurugram . On 26.06.2020, Complainant was allotted with Unit No	<b>Next date 16/11/2023</b>		



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					P4, 4F. Complainant paid Rs. 55,65,470/- out of total Sales Consideration of Rs.65,47,609/-. Complainant alleged Delay in Possession . Relief claimed . 1.DPC		
4	RE RA, Gur ugr am	RE RA - GR G- 27 09- 20 23	Sunita Sharma & Anr Vs. Signature Global Homes Private Limited		On 20.03.2021, Complainant applied for allotment of a residential Unit projectin Signature Global Park IV, Sector 36, Sohna , Gurugram . On 20.03.2021, Complainant was allotted with Unit No 4-A176C-1F and executed BBA for the same on 05.08.2021. Complainant paid Rs. 55,65,470/- . Complainant alleged Delay in Possession . Relief claimed . 1.DPC amounting Rs. 3,10,484/- 2. Rs. 1,00,000/- Cost of Litigation	<b>Next date - 10/11/2023</b>	
5	DC DR C, Gur ugr am	CC /2 35 /2 02 3	Rajnish Midha and Anr. Vs. Signature Global Homes Private		On 09-08-2019, Complainant applied for allotment of a residential Unit projectin Signature Global Park IV, Sector 36, Sohna , Gurugram	<b>Next date - 19/09/2023</b>	



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			Limited		<p>. On 14-08-2019., Complainant was allotted with Unit No B6-SF and executed BBA for the same on 04.02.2021.</p> <p>Complainant is alleging delay in Construction due to which the Disbursement of loan was delayed being the Construction linked plan/- . Relief claimed . 1.DPC 2. To waive the interest amounting Rs. 3,97,180/- 3. Rs. 50,000/- Cost of Litigation</p>		
6	RE RA Gur ugr am	RE RA - GR G- 26 23- 20 23	Suman Kaul Vs. Signature Global Homes Private Limited		<p>Allottee of P-2 4th Floor Singatru Global Park II seeking DPC (Delay Possession Charges) on account of alleged delay in handing over possession at the rate provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules 2017, for every month of delay till the handing over the possession of the said independent floor.</p>	<b>Next date of hearing 16/11/2023</b>	





7	HR ER A - Gur ugr am	RE RA - GR G- 32 74- 20 23			Show cause notice for violating provisions of section 4 - not adhearing to the declared time period for completion of the project -Signature Gloabvel IV			
8	HR ER A - Gur ugr am	RE RA - GR G- 32 76- 20 23			Show cause notice for violating provisions of section 4 - not adhearing to the declared time period for completion of the project -Signature Gloabvel IV			
9	HR ER A - Gur ugr am	RE RA - GR G- 32 78- 20 23			Show cause notice for violating provisions of section 4 - not adhearing to the declared time period for completion of the project -Signature Gloabvel IV			
10	HE RA R - Pan chk ula	H RE RA - PK L/ CT P/ 20 23			Show cause notice for violating provisions of section 4 - not adhearing to the declared time period for completion of the project -Signature Gloabvel IV			



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		/P roj - 70 0						
11	In the Co urt of Ad dl. Civ il Jud ge, Sr divi sion Soh na	CS - 44 7- 20 22	J.R Gangwani v Signature Global & Ors		Declaration Suit with Consequential relief of Permanent Injunction. Suit is filed for seeking the easementary right to use rasta.	<b>20-09- 2023</b>	Plaintiff i.e. J.R. Gangwani has filed a suit for Declaratio n, permanent and mandatory injunction allegedly right of way on the south side of the land bearing Khewat no. 463, Khata no. 534, Rect. No. 253, Killa no. 16/2(7-4), Rect. No. 254, Killa no. 20/1(5- 6), 20/2(2- 14) total admeasuri ng 15 Kanal 4	



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							Marla situated within the revenue estate of Village Bhondsi, Tehsil Sohna and arrayed Signature Global Business Park Private Ltd as Defendant No. 1. Signature has appeared and already filed its written statement along with the application u/o 7 rule 11 of CPC on the ground that company is the bonafide	
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							<p>purchaser for valuable considerati on of the lands and absolute owner by virtue of Registered Sale Deed bearing Vasika No. 1152 dated 06.05.2022 duly registered in the Office of Sub- Registrar, Sohna in its favour for the area of land admeasuri ng approx. 9.41875 Acres situated within the revenue estate of Village Bhondsi, Tehsil Sohna,</p>	
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							District-Gurugram , Haryana and has paid a huge consideration amount under the said Sale Deed. The Court also declined the Plaintiff's prayer for interim relief vide Order dated 19.01.2023	
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**CHANGES/ MODIFICATIONS IN APPROVALS/ SANCTIONS FROM THE DATE OF ISSUANCE OF MASTER TITLE CERTIFICATE TILL 12<sup>TH</sup> SEPTEMBER, 2023:**

**1. Sternal Buildcon Private Limited – 9.775 Acres – The Serenas**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
License Renewal	Senior Town Planner, Chairman Building Plan Approval Committee	LC-3003/JE(MK)/2022/29836	03-10-2022	31/03/2024



## 2. JMK Holdings Private Limited – 9 Acres – Grand IVA

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
License Renewal	Senior Town Planner, Chairman Building Plan Approval Committee	LC. NO. -3005-JE(R)/2022/32154	21-10-2022	31/03/2023

## 3. Signatureglobal Developers Private Limited – 0.824 acres out of 20.589 acres

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
BR-III	Senior Town Planner, Chairman Building Plan Approval Committee	Memo No. 4196	09-09-2021	2 years
RERA Receipt	Haryana Real Estate Regulatory Authority, Gurugram.			
RERA Certificate	Haryana, RERA Act, 2016 & RERA Rules, 2017		Applied	

## 4. JMK Holding Private Limited (79B DDJAY) 12.4875 Acres

Approval	Issuing	Bearing	Date	of	Validity
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<b>1 Name</b>	<b>Authority</b>	<b>Number</b>	<b>Approval</b>	
License	Directorate of Town and Country Planning, Haryana under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976(Rule 12)	Memo No. LC-4247/JE(VA)/2022/22065-81  License No. 100 of 2022	25-07-2022	24-07-2027
Environment Clearance	State Environment Impact assessment authority Haryana	CAF/108416/2022	01/12/2022 (Applied)	
Environment Clearance Certificate	Government of India of Environment, Forest and Climate Change	SEIAA/H R/2022/277	10 years	10 years
FOREST NOC	Forest Department of Haryana	Reference No. (SRN):- KF4-UJX-Y1Y2	24/07/2020	
BUILDING PLAN SANCTION LETTER	DTCP		27/10/2022	26/10/2024



RERA APPLICATION			14/11/2022 and 24/12/2022	
RERA Certificate	Haryana RERA	131 of 2022	23/12/2022	30/04/2024.
RERA Certificate	Haryana RERA	03 of 2023	12/01/2023	31/12/2026.

**5. JMK Holding Private Limited (88A SCO) 2.512 acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Forest NOC	Forest Conservation Act, 1980/Protected forest under Indian forest act, 1927/Punjab Land Preservation Act, 1900	Reference No. (SRN):- T2U-E3W-AQR6	13-10-2021	-
RERA Act, 2016 r/w RERA Rules, 2017	Haryana, RERA		Applied	

**6. JMK Holding Private Limited (88A SCO) 3.428 acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Forest NOC	Forest Conservation	Reference No.	13-10-2021	-



	Act, 1980/Protected Forest under Indian Forest Act, 1927/Punjab Land Preservation Act, 1900	(SRN):- T2U- E3W- AQR6		
RERA Act, 2016 r/w RERA Rules, 2017	Haryana, RERA		Applied	
Pollution Clearance Certificate	Haryana State Pollution Control Board	HSPCB/ Consent / 31311632 2GUSOC TE26894 031	22/08/2022	Valid for 60 months from the date of issue.

**7. SIGNATURE INFRABUILD PVT LTD - SG City 92 ext. DDJAY 8.3125 Acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
License	Directorate of Town and Country Planning, Haryana The Haryana Development and Regulation of Urban Areas	Reference No. (SRN):- T2U- E3W- AQR6	81 of 2022 Dated 24.06.2022	23-06-2027



	Act, 1975 and Rules, 1976(Rule 12)			
Forest NOC	Forest Department, Haryana	Reference No. (SRN): JQX-0XV-RATI and WTM-8LV-TGPJ	23-02-2022	
Aravali NOC	Upayukt, Gurugram	50/ M.B.	19/05/2022	
Building Plan Approval Letter	DTCP		27/12/2022	26/12/2024
RERA Application			02/12/2022 and 16/12/2022	

**8. Signatureglobal (India) Private Limited - SG Prime Extn 0.74375 Acre**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
RERA Certificate	Haryana, RERA Act, 2016 & RERA Rules, 2017	68 of 2019	14/11/2019	30/10/2023

**9. Rose Buildings Solutions Private Limited) SG City 37D II DDJAY (Phase II) 1.42 Acre out of 5.62 Acre**



Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Revised Building Plan for Plot No. 1 to 55 (Type B), Plot No. 1 to 23 (Type A) and Plot No. 1 to 5 (Type C).	DTP, Gurgaon		05/05/2022	
Environmental Clearance Certificate	Ministry of Environment, Forest and Climate Change	SEIAA/HR/2022/141	13/06/2022	
RERA CERTIFICATE for 1.25 acres	HARYANA RERA	93 of 2022	04/10/2022	28/02/2026
In-principle Approval for transfer of License no. 111 of 2021 from M/s. Lalwani Brothers Builcon LLP to M/s. Rose Building Solutions Private Limited	Directorate of Town and Country Planning, Haryana	Memo. No. LC-4443/JE(S)/2022/14688	27/05/2022	



**10. Sternal Buildcon Pvt Ltd- Signature Global City 81(2) License Area 11.9778 Acres and project area 2.8578 Acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
RERA Certificate	Haryana, RERA Act, 2016 r/w RERA Rules, 2017		Applied	
RERA Certificate	Haryana, RERA	98 of 2022	27/10/2022	28/02/2027
Building Plan Approval	DTCP		30/09/2022	29/09/2024

**11. Signature Infrabuild Private Limited Signatureglobal Proxima II Ext. 0.3247 Acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
RERA Application	Haryana, RERA Act, 2016 r/w RERA Rules, 2017		Applied	
Forest Clarification Letter	Concerned Divisional Forest Officer	XDT-VC8-UCXC	02/12/2020	
Environmental Certificate	State Environment Impact Assessment Authority	EC21B038HR110752	23/22/2021	





**12. Signatureglobal India Private Limited – 5.0125 acres –SG City 63A**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
FIRE NOC	Fire Station Officer, Municipal Corporation Gurgaon	FS/2022 /174	12/08/2022	2 years
Pollution Clearance NOC	Haryana State Pollution Control Board	HSPCB/ Consent /: 32996232 2GUNO CTE2411 4160	23/06/2022	Valid for 60 months.
RERA Receipt	Haryana Real Estate Regulatory Authority			
RERA Certificate	Haryana Real Estate Regulatory Authority	94 of 2022	04/10/2022	28/02/2026
Building Plan of M1 and M2	DTCP		18/10/2022	17/10/2024

**13. Sternal Buildcon Private Limited – Millennia 4 – 5.896 acres**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
In-principle Approval for transfer of	Directorate of Town and Country Planning, Haryana	Memo. No. LC-4493/JE(S)/2022/14683	27/05/2022	



License no. 63 of 2021 from M/s. Lalwani Brothers Builcon LLP to M/s. Sternal Buildcon Private Limited				
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**14. Rose Building Solutions Private Limited - 6.5104 Acres - Sunrise Premium Floors**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Occupancy Certificate	DTCP	Memo No. STP(P)/LC-91/AD/2022/3189 (Area 0.22 Acres)	22/07/2022	

**15. Signatureglobal City - II - 22.451 Acres - Signatureglobal Developers Private Limited**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Transfer of License	DTCP	Memo No. LC-4242/JE(	30/09/2022	



		S)/2022/ 29695		
Building Plan Approval	DTCP		11/10/2022	10/10/2024
RERA Certificate	Haryana, RERA	97 of 2022	27/10/2022	26/02/2026

#### 16. Signatureglobal India Limited - 10.113 Acres - Millenia

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Approval of Fire Scheme	Director General Fire Service, Haryana	Memo No. FS/2022 /233	26-10-2022	25/10/2027
Application for Renewal of License bearing no. 4 of 2017	Signatureglobal India Limited		27/04/2022	

#### 17. Maa Vaishno-net Tech Private Limited - 16.54 Acres - SG City 1

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Occupancy Certificate for Plot No. 46, 95, 97, 94, 96, 90, 91, 92, 44, 93, 89, 43, 45, 42,	DTCP			



79, 80, 81, 82, 83, 84, 84, 85, 86, 87, 88, 47, 48, 49, 50, 51				
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**18. Signatureglobal Homes Private Limited - 5. Acres - Signatureglobal Park I**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
RERA Application	Signatureglobal Homes Private Limited		19/12/2022	

**19. Signatureglobal India Limited - 8.9125 Acres - Signatureglobal India Limited**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Pollution Clearance Certificate	Haryana State Pollution Control Board	HSPCB/Consent/ : 32996232 2GUSO CTE3085 1572	14/12/2022	

**20. Signatureglobal Homes Private Limited - 25.90625 Acres - Signatureglobal Park IV**

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
Occupancy	DTCP			



Certificate for Plot No. 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96				
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## 21. JMK Holdings Private Limited – 7.325 Acres

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
RERA Certificate	Haryana, RERA RERA Act, 2016 r\w RERA Rules, 2017	85 & 86 of 2022	27/09/2022	31/07/2023
FOREST NOC	FOREST DIVISIONAL OFFICER	Reference No. (SRN):- T2U-E3W-AQR6	13/10/2021	

## 22. Signature Builders Private Limited – 18.325 Acres

Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
In-principle Approval for transfer of	DTCP	Memo No. LC-4644/JE(SJ)/2023/4369	13/02/2023	-



5.837 Acres out of 17.31875 Acres under License no. 210 of 2022 from M/s. Yesha Developer s LLP to M/s. Signature Builders Private Limited				
RERA Certificate	HARYANA RERA	25 of 2023	30/01/2023	30/04/20 25
RERA Certificate	HARYANA RERA	26 of 2023	30/01/2023	30/11/20 27
Aravali NOC	UPAYUKHT, GURUGRAM	110/ M.B.	11/11/2022	-
ENVIRON MENTAL CLEARAN CE	Ministry of Environment, Forest and Climate	EC Identificat ion No. EC23B038 HR157938  File No. SEIAA/H R/2023/3 03	09/04/2023	10 years

### 23. Signatureglobal Homes Private Limited - 2.303 Acres



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Approval Name	Issuing Authority	Bearing Number	Date of Approval	Validity
In-principle Approval for transfer of 2.303 Acres out of 60.511 Acres under License no. 33 of 2008 from M/s. Signatureglobal (India) Limited to M/s. Signatureglobal Homes Private Limited	DTCP	Memo No. LC-1608-Vol-V/JE(SJ)/2023/19246 and 19246	16/06/2023	-
In-principle Approval for transfer of 2.303 Acres out of 60.511 Acres under	DTCP	Memo No. LC-1608-Vol-V/JE(SJ)/2023/19246 and 19247	16/06/2023	-





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License no. 33 of 2008 from M/s. Signatureg lobal (India) Limited to M/s. Signatureg lobal Homes Private Limited				
Withdraw al of request for change of beneficiar y from M/s. Ramprast ha Promoters & Developer s Private Limited to Signatureg lobal (India) Limited for transfer of 2.303 Acres out of 60.511	DTCP	Memo No. LC- 1608-Vol- V/JE(SJ)/ 2023/192 53	16/06/2023	-



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Acres under License no. 33 of 2008				
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**CHANGES/ MODIFICATIONS IN ROC SEARCH FROM THE DATE OF ISSUANCE OF MASTER TITLE CERTIFICATE TILL 12<sup>TH</sup> SEPTEMBER, 2023:**

**1. Report No. 7 – 6.125 Acres**

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 7	6.125 Acres	Solera I	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security Trustee of Indusind Bank Limited.	M/s. Signature Builders Private Limited.

**2. Report No. 8 – 3.3125 Acres**

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 8	3.125 Acres	Solera II	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security	M/s. Signature Builders Private Limited.



			Trustee of Indusind Bank Limited.	
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### 3. Report No. 9 – 6.131 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 9	6.131 Acres	Orchard Avenue	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security Trustee of Indusind Bank Limited.	M/s. Signature Builders Private Limited.

### 4. Report No. 13 – 5.475 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 13	5.475 Acres	Synera and Synera Ext.	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security Trustee of Indusind Bank Limited.	M/s. Signatureglobal Developers Private Limited.

### 5. Report No. 41 – 90.70 Acres



Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 41	90.70 Acres	No name yet	HDFC Capital Advisors Limited (Vistra ITCL (India) Limited as a Security Trustee).	Signatureglobal Business Park Private Limited

#### 6. Report No. 19 – 8.9125 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 19	8.9125 Acres	Signatureglobal Imperial	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security Trustee of Indusind Bank Limited.	M/s. Yohaani Buildcon LLP subject to development rights of Signatureglobal (India) Limited.

#### 7. Report No. 21 – 9.394 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 21	9.394 Acres	No Name Yet	Hypothecation of Vistra ITCL India Limited as Security Trustee of	M/s. Yesha Developers LLP subject to development rights of



			Indusind Bank Limited over the receivables of developer's share.	Signature Infrabuild Private Limited.
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#### 8. Report No. 34 – 5.89 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 34	5.89 Acres	Millenia 4	Arka Fincap Limited Mortgage and Hypothecation over the receivables of developer's share.	M/s Lalwani Brothers Buildcon LLP subject to development rights of Rose Building Solutions Private Limited.

#### 9. Report No. 38 – 5.62 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 38	5.62 Acres	Signatureglobal City 37D-II	ARKA Fincap Limited and SBM India Limited Mortgage and Hypothecation over the receivables of developer's share.	M/s Lalwani Brothers Buildcon LLP subject to development rights of Rose Building Solutions Private Limited.

#### 10. Report No. 24 – 9 Acres





Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 24	9 Acres	Grand IVA	Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as Security Trustee of Indusind Bank Limited.	JMK Holdings Private Limited

#### 11. Report No. 25 - 12.4875 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 25	12.4875 Acres	No Name Yet	<p>Earlier there was a charge of Charge of HDFC Capital Affordable Real Estate Fund 3 over the unsold inventory.</p> <p>Now, the same has been released and Hypothecation over the receivables of developer's share of Vistra ITCL India Limited as</p>	M/s. Gibbon Propbuild Pvt. Ltd., Gauntlet Propbuild Pvt. Ltd. and Forsythia Propbuild Pvt. Ltd. subject to development rights of JMK Holdings Private Limited



			<b>Security Trustee of Indusind Bank Limited.</b>	
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## 12. Report No. 26 – 7.325 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 26	7.325 Acres	No Name Yet	Hypothecation of Vistra ITCL India Limited as a security trustee of Indusind Bank Limited over the receivables of developer's share.	M/s. Yohaana Buildcon LLP subject to development rights of JMK Holdings Private Limited.

## 13. Report No. 28 – 16.54 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 28	16.54 Acres	SG City I	Earlier there was a charge of HDFC Capital Affordable Real Estate Fund 3 and Indusind Bank Limited and Vistra ITCL India Limited as a Security Trustee.	Maa Vaishno Net Tech Private Limited (15 Acres) and Fantabulous Town Developers Private Limited (1.15 acres), subject to development rights of Maa Vaishno Net Tech.



			Now the charge of HDFC Capital Affordable Real Estate Fund 3 has been released and Hypothecation of Vistra ITCL India Limited as a security trustee of Indusind Bank Limited over the receivables of developer's share.	
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**14. Report No. 53 – 20.589 Acres**

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 53	20.589 Acres	Signatureglobal City and Signum Plaza	Earlier there was a Hypothecation of Vistra ITCL India Limited as a security trustee of Indusind Bank Limited over the receivables of developer's share.  Now the same	M/s. Lalwani Brothers Buildcon LLP and M/s. Unistay Hospitality Private Limited subject to development rights of M/s. Signatureglobal Developers Private Limited



			has been released and a charge Kotak Mahindra Investment Limited has been created	
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### 15. Report No. 56 – 18.325 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 56	18.325 Acres		<p>Earlier there was a Hypothecation of Vistra ITCL India Limited as a debenture trustee of HDFC Capital Affordable Real Estate Fund 3 over the receivables of developer's share.</p> <p>Now the same has been released and a charge STANDARD CHARTERED BANK AND STANDARD CHARTERED CAPITAL LIMITED has</p>	<p>Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, Meena, Yogesh, Atro, Sahil and Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar, (for the land admeasuring 4.2 acres) and Signature Builders Private Limited (for the land admeasuring 14.125 acres)</p>



			<b>been created</b>	subject to development rights of M/s. Signature Builders Private Limited
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#### 16. Report No. 27 - 25.90 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 27	25.90 Acres	Signatureglobal Park-IV - V	<p>Earlier there was a Hypothecation of Vistra ITCL India Limited as a debenture trustee of International Corporation Limited over the receivables of developer's share.</p> <p><b>Now the same has been released and a charge STANDARD CHARTERED BANK AND STANDARD CHARTERED CAPITAL LIMITED has been created</b></p>	M/s Signatureglobal Homes Pvt. Ltd.



### 17. Report No. 10 – 5 Acres

Report No.	Area	Project Name	Charge Details	Name of the Owner
Report No. 10	5 Acres	Orchard Avenue II	Earlier there was a charge of Tata Capital Financial Services.  Now the same has been released	M/s Signature Builders Private Limited

We further found that except as otherwise mentioned hereinabove, no changes/modifications have been found with respect to the ownership, encumbrances, litigations and project related approvals for the remaining Project Properties.

cc:

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