

## PROJECT SPRING - MASTER TITLE CERTIFICATE

Date: 10th 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").

First Floor, 13, Babar Road, Bengali Market, New Delhi - 110 001. Tel : +91 11 43011624, 43011625, 43011626, www.sngpartners.in



## A. Title Reports

- 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 <a href="Schedule 1">Schedule 1</a> (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 <a href="Schedule 1">Schedule 1</a> has been annexed to this certificate.
- 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;
  - 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



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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.
- We have also verified that each of the Title Report mentioned in <u>Schedule 1</u>
  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.
- 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



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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;
- 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
- the agreements in relation to the Project Properties do not contain any unilateral revocation clauses.
- 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

cc:





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

## Trilegal

One World Centre 10th 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

Report S. No.	Report No.1
Details of Iitigation(s) or other imperfections in title/ charges over the Properties	thegot conducted by our M/s.out sourced agency, andia)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).
Nature of interest in the land	Freehold land registered As per online search Report No.1 in the name of thegot conducted by our company  M/s.out sourced agency, Signatureglobal (India)litigation has been found against  Limited.  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).
Name of the lawyer	SNG & Partners
Date of the Name of title the lawyer opinion	February, 2022
Total Acres*	Acres
Total land area (in acres)	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.
Sl. Name of No.the project	Project
SI. No.	<del>-</del>



r No. 2		operty.	er No. 3
Freehold land registered sper online search Report No. 2 in the name of the got conducted by our company M/s out sourced agency, Signature global (India) litigation has been found against Signature global (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the report and As a per the Report and As a per t	litigations does not impact the title.  Charge of Indusind Bank Limited (Vistra ITCL (India) Limited as a security trustee)	Signatureglobal (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered there is one imgation Keport No. 3 in the name of therelated to the subject company M/s.land. The details are Signatureglobal (India)mentioned below in the master title certificate as well as in the Report:
Partners in the company Signatur Limited.		e Deed/s has fi	SNG & Free Partners in com Sign Lim
Pebruary, 2022		ant to the Sal	February, 2022
6.60 acres		nited pursu	5.743/5 acres
Total Land area is 6.60 acres out of which license has been issued for 5.9125 acres		obal (India) Lin	Signaturegl Signatureglob obal Prime al Prime is 5 and Prime acres and Extension Signatureglob al Prime Ext. is 0.74375 acres
2. Project Golf Green 79 and additional v land			Signaturegl obal Prime and Prime Extension
6			က်

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).	As per the suit filed by Mr. Dhanwant, Mr. Dhanwant is the co- owner in the	00 00 11	02/05/1995. No summons were issued no documents were shared with Mr.	nt. A wr nt was file me of

and Ms. Dhan Kaur and the suit was decreedon
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 subjudice.
Charge of ICICI Bank Limited (Vistra ITCL (India) Limited as a security custodian)

		No. 6
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 SBM Bank India Limited and Arka Fincap Limited (Vistra ITCL (India) Ltd as a Security Trustee)	Signatureglobal (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.  Project Total land is Total land 07 SNG & Freehold land registered As per online search Report No. 6 not of which out of 2022 company M/s, out sourced agency.  3.75625 acres out is 9.65 acres February, Partners in the names of thegot conducted by our company accompany acres has been admeasuring acquired and acres has admeasuring acquired and acres has been admeasuring acquired and acres has been admeasuring acres has been admeasuring acres has been acres has been admeasuring acres has been admeasuring acres has been acres has been acres has been acres has been admeasuring acres has been acres has been acres has been shared by the land owner and as per the report and acres has a company acres has been shared by the report and as per the report and acres has a constant and acres has been acre
		SNG & Freehold land registered Fartners in the names of the company M/s Signatureglobal (India Limited.
		or to the Sale D  O7 Si ebruary, Pa  2022
		Total land is 9.65 acres out of which 3.75625 acres has been acquired and Land admeasuri ng 0.01875 acres has
		Total land is Total land 07  Total land is Total land 07  9.65 acres out is 9.65 acres February, of which out of 2022  3.75625 acres which acquired and acres has been admeasuring acquired and land has been admeasuring admeasuring acquired ong 0.01875 acres has been admeasuring acquired and land land land has been admeasuring gifted to ng 0.01875  DTCP.
		Signaturegle Project name not decided
		0.0

India) Limited pursuant to the Sale of which (out of February, Fores which (out of February, Fores ted to has been TCP) 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).	Signatureglobal (India) Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.  Solera 6.125 acres 6.125 acres 07 SNG & Freehold land registered As per online search Report No. 7  Phase I (out of which (out
	been gifted to DTCP.	6.125 acres 6.125 acres 07 6.125 acres 6.125 acres 07 6.015 Acres which 202 has been 0.027 Acres gifted to has been DTCP) gifted to DTCP)





Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said	February, Partners in the name of thegot conducted by our company M/s.out sourced agency, Signature Builderslitigation has been Private Limited.  Signature Builderslitigation has been found against M/s.  Signature Builders Builders  Private Limited. A detailed. Litigation  Search Report has been detailed. Litigation  Search Report has been detailed litigation report and as per the Report, the pending litigation report and as per the Report, the pending litigations does not impact the title.	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said
ate Limit	3.3125 Acres	ate Limit
re Builders Priv.	Total Land area is 3.3125 acres out of which license has been issued for 3.000 acres	re Builders Priv.
Signatu	Solera Phase II	Signatu

eport No. 9	he said Report No.
Freehold land registered hs per online search Report No. 9 in the name of the got conducted by our company M/s. Out sourced agency.  Signature Builderslitigation 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.  No charge created	Signature Builders Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.  Chard Total land 5 acres 07 SNG & Freehold land registered as per online search Report No. February, Partners in the name of the sourced agency, Signature Builderslitigation has been found against M/s.  Signature Builders Adetailed Litigation
SNG & Partners	the Sale Deed/ property. SNG & Free Partners in con Sign
97 2022	07 February, 2022
6.131 Acres (out of which 6 Kanal 0 Marla or 0.75 acres has been gifted/ surrendere d to DTCP)	5 acres
Total Land 6.131 Acres area is 6.131 (out of acres out of which 6 which license Has been issued for 0.75 acres 5.000 acres has been (out of which gifted/6 Kanal 0 surrendere Marla or 0.75 d to DTCP) acres has been gifted/surrendered to DTCP)	Signature Builders Priva Orchard Total land Avenue II area is 5 acres
Avenue	O &
6	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 Charles) I invited the control of th	's has full clear, mark	SNG & Freehold land registered As per online search Report No.  Partners in the name of thegot conducted by our company M/s. Out sourced agency, Signature Builders litigation has been found against M/s.  Signature Builders 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 detailed litigation report and as per the litigations does not litigations does not limitations does not limitations does not limitated.
	l pursuan	Pebruary, 2022
	ate Limitec	1.7625 acres
	e Builders Priv	1.7625 acres
	Signatur	Orchard Avenue III
		±



	the said	Report No 13	spect of the
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.	Freehold land registered hs per online search Report No. in the name of the got conducted by our 13 company M/s. out sourced agency, Signatureglobal litigation has been Signaturegobal Developers Private Limited. A detailed 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.	Signatureglobal Developers Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the
	the Sale Deed/ property.	SNG & Fro	uant to the Sa
	pursuant to	97 2022 2022	imited.purs
	ate Limited	5.475 Acres	ers Private L
	e Builders Priv	Land area is 5.475 Acres 5.475 Acres and the license has been granted for 5 acres	global Develop
	Signatur	Synera and	Signatureg



Report No 14.	
Freehold land registered As per online search Report No. in the name of M/sgot conducted by our Signatureglobal out sourced agency, Developers Privatellitigation has been Limited (owner of 3found against M/s. Biswa 4Signaturegobal Biswansi OR 2.1 Acres)Developers Private AND M/s SarvpriyaLimited and M/s. Securities PrivateSarvpriya Securities Limited (owner of OPrivate Limited. A Biswa 4detailed Litigation Biswansi OR 0.2875Search Report has Acres). been shared by the land owner and as per the Report, the pending litigations does not impact the title  Charge of Indusind Bank (Vistra ITCL Gridia) Limited as a	
SNG & Partners	
Pebruary, 2022	
2.3875 acres	
Name not Total land is decided 2.3875 acres (2.1 acres under the ownership of Signaturgloba I Developers Private Limited and 0.287 acres under the ownership of Sarvpriya Securities Private Limited. Limited.	
decided decided	

& District Gurugram, Haryana and registered as bearing Document No. 5015 with Sub-Registrar located at Gurugram as By Collaboration Agreement dated 09/02/2021 executed by between M/s Sarvpriya Securities Pvt. Ltd. (Owner) in favour 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 of Signatureglobal Developers Pvt. Ltd. (Developer) in respect of land admeasuring 0.2875 Acres comprised in Khasra Nos.

Parthe terms and conditions set out therein.



By a Power of Attorney dated 09/02/2021 bearing Document No. 61 and registered with the office of the Sub Registrar of portion of the Property admeasuring 2.3875 acres and to do other acts, deeds, matters and things in respect of the aforesaid 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 property 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 generated from the Saleable Area in the Project in the manner provided below:

generated from in the Gross Sales Revenue ("Owner's Entitlement") sale/allotment/lease/transfer/or any other nature of the entire Saleable Area at the Project, and 40% Entitlement Owner's

the in the Gross Sales Revenue ("Developer's Entitlement") generated from sale/allotment/lease/transfer of the entire Saleable Area at the Project, and Developer's Entitlement: 60%

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 Development Agreement, and the power of attorney executed respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as by M/s Sarvpriya Securities Pvt. Ltd. has full clear, unencumbered, marketable and complete development rights in

Pala	2,01 ac1c3	SINC &	L	port No.
Opar	February,	15%		15
Lifestyle	2022	18	company M/s.out sourced agency,	
			gation has	
ARY			Developers Privatefound against M/s.	
NH			Limited. Signaturegobal	

Signatureglobal Developers Private Limited pursuant to the Signaturegl 5.056 Acres non non Rebruary, Partners Proxima II agricultural inagricultural in nature s		spect of the	Report No.
8 1	ers Pri A deta n Se has l by the l litiga nd as per the pen the pen to Advi Advi	ne Sale Deed/s has full clear, marketable title in res property.	Freehold land registered As per online sea in the name of the got conducted by company M/s.out sourced agen Signature Infrabuild litigation has by Private Limited.  Signature Infrabuild litigation has by Private Limited.  Signature Infrabuild litigat Search Report learning Search Report learning Search Report learning Search Report learning speen shared by land owner and as the detailed litigat report and as per Report, the pend Report, the pend
38		suant to the said p	SNG & Partners
38		imited purs	Pebruary, 2022
8 1		ers Private L	5.056 Acres non agricultural in nature s
8 1		Jobal Develop	5.056 Acres non agricultural in nature
		Signatureg	Proxima II



of the said		Report No.
Signature Infrabuild Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said	rty.	SNG & Freehold land registered As per online search Report No. Partners in the name of M/s.got conducted by our Yohaan Buildcon LLPout sourced agency, subject to developmentilitigation has been rights  Signatureglobal (India) Signatureglobal  Limited. (India) Limited. A detailed Liftgation  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
the Sale D	property.	SNG & Partners
d pursuant to		February, 2022
ate Limite		8.9125 Acres
Infrabuild Priv		8.9125 Acres
Signature		Signaturegl

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-By Collaboration Agreement dated 17/02/2022 between M/s. Yohaan 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. Yohaan Buildcon LLP has granted development rights in respect of the said Property



4), 21(7-17), 22/1min(4-7) situated in the revenue estate of village Harsaru, Tehsil & District Gurgaon, Haryana, or 12), 17/1(6-0), 24/3(0-8), 25/1/1(3-15), 25/2(2-0), Rect. No. 87, Killa No. 11(8-0), 12min(5-4), 19min(5-4), 20/1(1-16), 20/2(6-12), 17/1(6-0), 24/3(0-8), 25/1/1(3-15), 25/2(2-0), Rect. No. 87, Killa No. 11(8-0), 12min(5-4), 19min(5-4), 20/1(1-16), 20/2(6-12), 12/1(6-12 thereabouts to M/s. Signature Infrabuild Private Limited as per the terms and conditions set out therein: By a Power of Attorney dated 17/02/2022 bearing Document No. 125 and registered with the office of the Sub Registrar of India) Limited (through a natural individual Mr. Devender Aggarwal) rights to develop the said Property and sell a portion Assurances at Gurugram dated 17/02/2022 the said M/s Sarvpriya Securities Pvt. Ltd. has granted M/s. Signatureglobal of the Property admeasuring 8.9125 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

## Revenue Share:

- 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
- Developer's Allocation: 75% of the gross sales revenue generated from the sale/allotment/lease/transfer of the entire saleable area at the project. :::
- 1) Representatives of Signatureglobal (India) Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein. Freehold land registered As per online search Report No. Yohaan Buildcon LLP has full clear, unencumbered, marketable and complete development rights in respect of the said Signatureglobal (India) Limited pursuant to the Development Agreement, and the power of attorney executed by M/s. by Signature Infrabuild in the name of Yeshalgot conducted by our Infrabuildfound against M/s. Developers LLP subjectiout sourced agency, to development rights offlitigation has Private Limited Signature Partners SNG & February, (residential 9.394 acres for DDIAY proposed (8,3125 acres is 8.3125 acres (residential) 9.394 acres for DDIAY use (out of Name not

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Advocates



253 n s d d 252	which () use(out of holds) acres land surrendered has been to Dakshin to Dakshin () thran Nigam and 1.08125 () acres is acres is land acres is land acres is land 1.08125 () acres is land 1.08125 (	of virtue of registered <b>Private Limited.</b> A collaboration detailed Litigation agreements executedSearch Report has with the land owners been shared by the			litigations does not impact the title.	No charge created	
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By Collaboration Agreement dated 03/06/2021 between of the M/s. Yesha Developers LLP First Part and M/s. Signature Surugram for the area admeasuring 0.969 acres and Collaboration Agreement dated 04/06/2021 between of the M/s. Yesha Killa no-14(6-0), 7/2(1-15), situated in the revenue estate of village Wazirpur, Tehsil & District Gurgaon, Haryana and for 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 n the revenue estate of village Mewka, Tehsil & District Gurgaon, Haryana or thereabouts to M/s. Signature Infrabuild Private nfrabuild Private Limited of the Second Part and registered as bearing Document No. 852 with Sub-Registrar located at has granted development rights in respect of the said Property bearing land admeasuring 0.969 Acres comprised of Rect Nothe 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(0-10), 12 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 LLI Lingues as per the terms and conditions set out therein. Based on the information provided by the company.



By a Power of Attorney dated 03/06/2021 bearing Document No. 24 and another Power of Attorney dated 04/06/2021 bearing M/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 document no. 25 and both registered with the office of the Sub Registrar of Assurances at Gurugram dated 03/06/2021 and admeasuring 9.394 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

ľ	Owners Allocation: 28% in the gross sales revenue generated from the sale/allotmen	nt/leas	e/ transfe	r/ora	ny oth	er
	nature of the entire ealeable area at the project.					

Developer's Allocation: 72% of the gross sales revenue generated from the sale/allotment/lease/transfer of the entire saleable area at the project. :=

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

ort No. Signature Infrabuild Private Limited pursuant to the Development Agreement, and the power of attorney executed by M/s. was the Said Property for nortions thereoft on the terms and conditions as mentioned therein. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said proper 22 Sign oba

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the Said Property (or portions thereof) on the terms and conditions as menuorised the	SNG & Freehold land registered As per online search Report Partners in the name of Signaturegot conducted by our Infrabuild 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 land owner and as land of the land owner and as land of the land owner and as land of the land o
r portions u	SNG & Partners
Froperty (c	07 February, 2022
	5.69 Acres
perty and the right to convey	5.69 Acres
roperty and to	Signaturegl obal Aspire

	of the said	Report No.
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.	pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered has per online search in the name of Signaturegot conducted by our liftgation has been found against M/s.  Signature Infrabuild Private Limited. A detailed Litigation 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 Sale Deed property.	SNG & Partners
		Pebruary, 2022
	ivate Limited	10.30 Acres
	Signature Infrabuild Private Limited	10.30 Acres
	Signature	Signaturegl obal City 92
		82

of the said	Report No. 24.	id property.	Report No. 25.
Signature Infrabuild Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said	Freehold land registered As per online search in the name of JMK got conducted by our Holdings Privateout 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.  No charge over the property.	IMK Holdings Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered As per online search Report No. in the name of Gibbongot conducted by our 25. Propbuild Pvt. Ltd., out sourced agency, Gauntlet Propbuild Pvt. Ltd., and Forsythiafound against M/s.
the Sale D	SNG & Free Partners in Hol	e Deed/sh	SNG & Partners
pursuant to	Pebruary, 2022	nt to the Sal	07 February, 2022
vate Limited	9 acres (out of which land admeasuri ng 2 Kanal or 0.319 acres has been surrendere d/ gifted to the DTCP)	nited pursua	12.4875 acres
Infrabuild Priv	Grand IVA 9 acres (out of 9 acres (out which land admeasuring land 2 Kanal or 11 admeasuri Marla or 0.319 ng 2 Kanal acres has been or 0.319 gifted to the acres has DTCP) surrendere d/ gifted to the DTCP)	ngs Private Lin	12.4875 acres
Signature	Grand IVA	JMK Holdin	Name not final

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rights of JMK Holdingsdetailed Litigation 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.  Charge of HDFC Capital Advisors Limited over the Limited over the

Ltd. and M/s. Forsythia Propbuild Fvt. Ltd., and M/s. EMAAR MGF Land Limited, of the First Part and M/s. JMK Holdings 24(8-0), 25(8-0), 15/2(7-4), situated in the revenue estate of village Naurangpur, Tehsil & District Gurgaon, Haryana, or 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), 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 Responded Pvt. Ltd. and M/s. Forsythia Propbuild Pvt. Ltd., and M/s. EMAAR MGF Land Limited, has granted M/s. JMK Assurances at Gurugram dated 12/12/2019 respectively and the said M/s. Gibbon Propbuild Pvt. Ltd., M/s. Gauntlet

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forday more man or and a constant of the const					
	47.5% of the Saleable Area in the Proje months from the date of the License i and registration of the Project under R in favour of Emaar. ('Emaar's Share')	eable Area in the date of the of the Project aar. ('Emaar'	the Project License in t under REE s Share')	(along with favour of E &A, issue al	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's Share')
ii.	3alance 52.5% o	of the Saleable	e Area will l	be that of th	Balance 52.5% of the Saleable Area will be that of the Developer ('Developer's Share')
1) Represe conditions	<ol> <li>Representatives of JMK Hole conditions as mentioned therein.</li> </ol>	K Holdings herein.	Private Lin	nited are g	1) Representatives of JMK Holdings Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.
JMK Ho M/s.	ldings Private l Gibbon Propbi bered, marketa	Limited purs uild Pvt. Ltd. ble and com	uant to the ] , Gauntlet F	loint Develo Propbuild Proment righ	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 Pro	operty (or po	rtions there	of) on the t	Said Property (or portions thereof) on the terms and conditions as mentioned therein.
Name not final	7.325	7.325 acres	97 February, 2022	SNG & Partners	Freehold land registered As per online search Report No. in the name of Yohaangot conducted by our 26 Buildcon LLP subject toout sourced agency, development rights of litigation has been and M/s. JMK Holdings Private and M/s. JMK Holdings Private and M/s. JMK Holdings Private Limited. A detailed Litigation Search Report has been shared by the land

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By a Power of Attorney dated 18/08/2021 bearing Document No. 48 and registered with the office of the Sub Registrar of Limited (through an individual Mr. Devender Aggarwal) rights to develop the said Property and sell a portion of the Assurances at Gurugram dated 18/08/2021 and the said M/s. Yohaan Buildcon LLP has granted M/s. JMK Holdings Private Property admeasuring 7.325 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

# Revenue Share:

- 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. Ħ
- Developer's Allocation: 75% of the gross sales revenue generated from the sale/allotment/lease/transfer of the entire saleable area at the project. ï.





ed by M/s. et of the said med therein.	Report No.
JMK Holdings Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by M/s. Yohaan 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.	Freehold land registered As per online search in the name ofgot conducted by our Signatureglobal Homesout sourced agency, Private Limited 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 Corporation over the Property (Vistra ITCL (India) Limited as a
ollaboratio red, marke (or portion	SNG & Partners
unencumbe id Property	February, 2022
as full clear, onvey the Sa	2 0 0 - T
relopers LLF na I the right to co	Signaturegl 25.90625 acres cout of which response the land of which signaturegl owner has owner has surrendered admeasuring dried admeasuring by DTCP).  Signaturegl owner has the land surrendere admeasuring dried admeasuring by the land acres to DTCP).  DTCP).
Yohaan Dev roperty and	Signaturegl obal Park IV and Signaturegl obal Park V

27.

Freehold land registered in the name of 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.		SNG & Freehold land registeredAs per online search Partners in the name of Maagot conducted by our Vaishno Net Techout 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 Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited (Vistra ITCL (India) Limited ITCL (India) Limited	SNG & Freehold land registered As per online search 2022 Vaishno Net Techout sourced agency, Private Limited (15 litigation has been Acres) and Fantabulous found against M/s Town Developers Maa Vaishno Net- Private Limited (1.15 Tech Private Limited acres), subject to & Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. Limited. A detailed Litigation Search Report has been shared by the land owner and as per the Report, the pending litigations does not impact the title.  Charge of HDFC Capital Advisors Limited (Vistra ITCL (India) Limited January, Partners Acres)	SNG & Freehold land registered As per online search 2022 Vaishno Net Techout sourced agency, Private Limited (15 litigation has been Acres) and Fantabulous found against M/s Town Developers Maa Vaishno Net- Private Limited (1.15 Tech Private Limited acres), subject to & Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. Limited. A detailed Litigation Search Report has been shared by the land owner and as per the Report, the pending litigations does not impact the title.  Charge of HDFC Capital Advisors Limited (Vistra ITCL (India) Limited January, Partners Acres)	15.39 acres 67 SNG & Freehold land registered As per online search (Out of 2022 Private Limited (15 litigation has been admeasuri Acres) and Fantabulous found against M/s ng 4.084 Town Developers Maa Vaishno Netherland acres land acres land acres land acres (1.15 Tech Private Limited Acres) and Fantabulous Sushuo Netherland acres (1.15 Tech Private Limited Acres) subject to Report Private Limited Actailed the DTCP)  The DTCP Maa Vaishno Net Tech. Limited Actailed owner and as per the Report, the pending litigations does not impact the title.  Charge of HDFC Capital Advisors Limited (Vistra III) Limited and Indusind Bank Limited (Vistra III) Limited Advisors (III) Limited (Vistra III) Limited and III) Limited (Vistra IIII) Limited (Vistra IIIII) Limited (Vistra IIII) Limited (Vistra IIIIII) Limited (Vistra IIIII) Limited (Vistra IIIIII) Limited (Vistra IIIII) Limited (Vistra IIIIIII) Limited (Vistra IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Freehold land registered As per online search in the name of Maagot conducted by our Vaishno Net Techout sourced agency, Private Limited (15litigation has been Acres) and Fantabulous found against M/s Town Developers Maa Vaishno Net-Private Limited (1.15Tech Private Limited acres), subject to Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited (Vistra ITCL (India) Limited	Freehold land registeredAs per online search in the name of Maagot conducted by our Vaishno Net Techout sourced agency, Private Limited (15litigation has been Acres) and Fantabulousfound against M/s Town DevelopersMaa Vaishno Net-Private Limited acres), subject to& Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited (Vistra ITCL (India) Limited	SNG & Freehold land registeredAs per online search Partners in the name of Maagot conducted by our Vaishno Net Techout 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 Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited (Vistra ITCL (India) Limited ITCL (India) Limited	SNG & Freehold land registered As per online search 2022 Vaishno Net Techout sourced agency, Private Limited (15 litigation has been Acres) and Fantabulous found against M/s Town Developers Maa Vaishno Net- Private Limited (1.15 Tech Private Limited acres), subject to & Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited Limited Linited Limited L	SNG & Freehold land registered As per online search 2022 Vaishno Net Techout sourced agency, Private Limited (15 litigation has been Acres) and Fantabulous found against M/s Town Developers Maa Vaishno Net- Private Limited (1.15 Tech Private Limited acres), subject to & Fantabulous Town development rights of Developers Private Maa Vaishno Net Tech. 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 HDFC Capital Advisors Limited and Indusind Bank Limited Limited Linited Limited L	under the +1.15 acres February, Partners in the name of Maagot conducted by our Ownership of (Out of 2022 Private Limited (15litigation has been Net Techout sourced agency, Private Limited (15litigation has been Acres) and Fantabulousfound against M/s Trown Developers/Maa Vaishno Net Techout sourced agency, Private Limited (1.15Tech Private Limited Collaboration surrendered Agreement d/ gifted to which the DTCP)  John has been admeasuring admeasuring admeasuring bTCP)  Surrendered/ Surrendered Agreement admeasuring admeasuring admeasuring surrendered/ admeasuring bTCP)  Surrendered/ Surrendered Agreement admeasuring admeasuring admeasuring bTCP)  Surrendered/ Surrendered Agreement admeasuring bTCP)  Charge of HDFC Capital Advisors Limited and Indusind Bank Limited (1.15) Limited
	Partners		S February, 2022	S February, 2022	under the cownership of dwa Vaishno which land Net Tech admeasuri Private Drivate Agreement d/ gifted to (Out of which land acres land land admeasuring dwhich the DTCP) land admeasuring dwhich the DTCP) land as been surrendered/ gifted to the DTCP)

Part and M/s. Maa Vaishno Net Tech Private Limited, of the Second Part and registered as bearing Document No. 2035 with Kailash, Sector-28A, Karnal, Haryana.or thereabouts to M/s. Maa Vaishno Net Tech Private Limited as per the terms and By Collaboration Agreement dated 24/06/2016 between M/s. Fantabulous Town Developers Private Limited of the First Sub-Registrar located at Karnal and the said M/s. Fantabulous Town Developers Private Limited has granted development 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 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 conditions set out therein.

S/o. Shri. Asha Nand and/or Shri. Subodh Saxena, S/o. Shri. A.M. Saxena rights to develop the said Property admeasuring 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, 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 acre or as mutually agreed by and between the parties hereto at the time of sale of the developer area and the developer project as provided in the Collaboration Agreement and it has been mutually agreed that out of the developed residential Collaboration Agreement and to own as Property belonging to the Developer or dispose of the whole of its share of the plotted area only the owners shall be allocated by the developer, their share in the project at the rate of 3630 sq. yrds per 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.

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

ER SORESON NO.

29.

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

30.

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.  Charge of Indusind Bank Limited (Vistra ITCL (India) Limited).  SNG & Freehold land registered/As pour gency 7.325 Acres 7.325 Acres Told Clear, marketable title in respect of the said from the Sale Deed/s has full clear, marketable title in respect of the said from against Wys.  Surpar India Conducted by our february, Partners in the name of Sternal Buildcon private Limited. A detailed Litigation found against Wys. Searnal Buildcon February		Report No.
Sternal Buildcon Pvt. Ltd pursuant to the Sale Deed/s has full ignaturegl 7.325 Acres 7.325 Acres 07 SNG & Fro obal Superbia 2022 Bu	Buildec Limited.  I Litigation Report heared by the tree pending the pending the tree the tree the tree tree the tree tre	attached as Annexure A.  Charge of Indusind Bank Limited (Vistra ITCL (India) Limited).  TTCL (India) Limited).  Sehold land registered as per online search the name of Sternalgot conducted by our ildcon Pvt. Ltd.  out sourced agency, litigation has been found against M/s.  Sternal Buildcon Private Limited. A detailed Litigation Search Report has
Sternal Buildcon Pvt. Ltd pursuant to the Sale Dignaturegl 7.325 Acres 7.325 Acres O7 obal Superbia February, 2022		SNG & Fr Partners in
Sternal Buildcon Pvt. Ltd pursuant ignaturegl 7.325 Acres 7.325 Acres obal Superbia		to the Sale D  07 February, 2022
Sternal Buildcon Pvt. I ignaturegal 7.325 Acres obal		td pursuant
Sternal Br ignaturegal obal Superbia		7,325 Acres
1 100		Sternal Bu Signaturegl obal Superbia



			operty.	Report No.
land owner and as per the report and as per report and as per the Report, the pending litigations does not impact the title. The detailed litigation search report is attached as Annexure A.	Charge of Arka Fincap Limited and SBM Bank India Limited	(Beacon Trusteeship Limited as a security	Sternal Buildcon Pvt. Ltd pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered As per online search Report No. Sin the name of Lalwanigot conducted by our Stockers Buildcon LLP out sourced agency, subject to developmentilitigation has been rights of Sternal found against M/s. Sternal Buildcon Pvt. Ltd. Sternal Buildcon Adetailed Litigation Search Report has been shared by the land owner and as per the detailed litigation the detailed litigation
			Deed/sh	Partners
			to the Sale	Pebruary, 2022
			td pursuant	9.103 Acres
			ildcon Pvt. 1	9.103 Acres
			Sternal Bu	Millennia 3
				32



Based on the information provided by the company.  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), 352/124-125-126/1(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.	Hypothecation of IIFL Home Finance Limited over the receivables.
	Based on the information provided by the company.  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.

Assurances at Gurugram dated 11/10/2019 and the said M/s. Lalwani Brothers Buildcon LLP has granted Mr. Devender By a Power of Attorney dated 11/10/2019 bearing Document No. 49 and registered with the office of the Sub Registrar of 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.

evenue Share:





M/s locsin builders Fvt. Ltd., M/s Monga Properties Fvt. Ltd. and M/s Gyan Jyott Estates Fvt. 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
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), 16/7-12-1
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), 11/2min(2-3-5), 12/2min(2-3-5), 12/2min(2-
Buildcon Private Limited as per the terms and conditions set out therein.

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 .imited and has granted M/s. Sternal Buildcon Private Limited rights to develop the said Property admeasuring 11.9778 Focsin Builders Pvt. Ltd., M/s Monga Properties Pvt. Ltd. and M/s Gyan Jyoti Estates Pvt. Ltd. with M/s. Emaar India acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

# Revenue Share:





and appurtenancesm, benefits, FAR attached thereto or arising thereform, EMAAR shall be entitled to the following revenue In consideration of EMAAR and the Land Owners granting the Joint Development Rights to the Developer on the total land

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

In the event the average basic sale price of the residential Super Built Up Are Saleable Area that is sold in the Project within 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 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. Developer.

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

complete development rights in respect of the said property and the right to convey the Said Property (or portions thereof) 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 Sternal Buildcon Private Limited pursuant to the Joint Development Agreement, and the power of attorney executed by

Millennia 4 5.896 Acres 5.896 Acres 07 SNG & Freel Freel Partners in the 2022 Broth Subjections as I subjection as I subjectio	litions as mentioned therein.	Report No. 34  In the name of Lalwanigot conducted by our 34  Brothers Buildcon LLP, out sourced agency, subject to developmentlitigation has been rights of M/s. Sternalfound against M/s. Buildcon PrivateSternal Buildcon Limited Arivate Limited. A
Millennia 4 5.896 Acres 5.896 Acres	e terms and co	77 122
Millennia 4 5.896 Acres	on th	5.896 Acres
Millennia 4		5.896 Acres
		Millennia 4

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3y Collaboration Agreement dated 31/12/2020 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Second Buildcon Private Limited, of the Second Part and registered as bearing Document No. 4216 with Sub-Registran Scated 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.  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.  Revenue Share:  Revenue Share:  Owners Allocation: 31% in the Gross Sale Revenue generated from the sale/lease/allotment or any other nature		litigations does not impact the title.  No Charge over the	the detailed litigation report and as per Report, the pending	Search Report has been shared by the
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uant to the ll clear, un ey the Said  07 February, 2022	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 the raid property and the right to convey the Said Property (or portions thereof) and the terms and conditions as mentioned the raid property and the right to convey the Said Property (or portions thereof) and the terms and conditions as mentioned the said property and the right to convey the Said Property (or portions thereof) and the terms and conditions as mentioned the said property and the right to convey the Said Property (or portions thereof).
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Report No. 36			the said	Report No. 37
	the detailed litigation report and as per report and as per Report, the pending litigations does not impact the title.	Charge of Yes Bank Limited over the Property	pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered As per online search Report No. in the name of Rosegot conducted by our 37  Building Solutions Pytout sourced agency, litigation has been found against M/s.  Rose Building
SNG & Partners			the Sale Deed/ property	SNG & Partners
67 February, 2022			oursuant to	07 February, 2022
2.53125 acres (out of which 0.09375 acres have been gifted/ surrendere d to DTCP)				9 (
The Roselia 2.53125 acres -2 (out of which 0.09375 acres have been gifted/ surrendered to DTCP)			Forever Buildtech Private Limited	6.5104 Acres out of which 0.65 acres has been gifted/ surrendered to DTCP)
The Roselia -2			Forever	Sunrise The Premium Floors
36.				37.

	Report No.	
Solutions 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 ICICI Bank Limited over the Property.	Rose Building Solutions Pvt. Ltd. pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.  1 City February, Partners in the name of Lalwanigot conducted by our Brothers Buildcon LLP out sourced agency, subject to development against M/s.  Solutions Pvt. Ltd. Rose Building Solutions Prvt. Ltd. Rose Building Solutions Search Report has been shared by the land owner and as per the	detailed litivation
	Property. SNG & Free Partners in t Bro Sub righ righ Solu	
	07 February, 2022	
to DTCP)	5.62 Acres	
	5.62 Acres	
	Signaturegl obal City 37D-II	B TAPA

Based on the information provided by the company.	Based on the information provided by the company,  By Collaboration American American April 2021 hopeon M/c Laboration Brothone Buildoon LLP of the Einst Part and M/c	Based on the information provided by the company.  By Collaboration Agreement dated 04/01/2021 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s.	Based on the information provided by the company.  By Collaboration Agreement dated 04/01/2021 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s.	Based on the information provided by the company.  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	Based on the information provided by the company.  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	Based on the information provided by the company.  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
	By Collaboration Agreement dated M / M / 2001 hotmoon M/c I alwani Brothore Buildoon I I D of the Eiret Dart and M/c	By Collaboration Agreement dated 04/01/2021 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s.	By Collaboration Agreement dated 04/01/2021 between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s.	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	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	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
R. Collaboration Agreement dated M 101 12001 hottween M/c I alwani Brothere Brildeon I I D of the First Part and M/c		by Congrounding Agreement Gardy 1/2021 Detween M/ S. Carwall Drouncis Dandent Lies of the Lies of an and M/ S	By Collaboration Agreement Gates of VI/ 2021 Detween M/ 5. Laiwant Diourens Dammont No. 4053 with Sub-Borishan	Rose Building Solutions Private Limited, of the Second Part and registered as bearing Document No. 4253 with Sub-Registrar	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	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
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)	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)	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)	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)	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)		forms and conditions cat out thousin
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	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	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	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	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	situated in Village Gadolin Kalan, Gurugram, or thereabouts to M/s. Rose Building Solutions Private Limited as per the	

By a Power of Attorney dated 04/01/2021 bearing Document No. 48 and registered with the office of the Sub Registrar of Devender Aggarwal (as authorized by M/s Sternal Buildcon Pvt. Ltd) rights to develop the said Property admeasuring 5.62 Assurances at Gurugram dated 04/01/2021 and the said M/s. Lalwani Brothers Buildcon LLP and has granted Mr. 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 ("Owner's 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 ("Developer's Entitlement") generated from the sale/allotment/lease of the entire Saleable Area at the Project ΞĖ





wani Brothers Buildcon LLP has full clear, unencumbered, marketable and the said property and the right to convey the Said Property (or portions ther mentioned therein.  8.475 Acres (1) Acres (1) Acres (2022 (2	cuted by hts in itions as	39 39
Iding Solutions Private Limited pursuant to the Collab Lalwani Brothers Buildcon LLP has full clear, unencum of the said property and the right to convey the Said Pr mentioned t mentioned t mentioned t  ### Acres	oration Agreement, and the power of attorney exendered, marketable and complete development rigoperty (or portions thereof) on the terms and conditions.	reehold land registered As per online search Read antabulous Townout sourced agency, bevelopers Privatelitigation has been imited (8.475 Acres) found against M/s. and Maa Vaishno NetFantabulous Town ech Private Limited Developers Private S.53 Acres) subject to Limited & MAA evelopment rights of VAISHNO NET antabulous Town TECH PRIVATE Pevelopers Private LIMIT. A detailed imited for 6.53 Acres. Litigation Search shared by the land owner and as per the detailed litigation report and as per the detailed litigation report and as per the litigations does not impact the fille.
lding Solutions Private Limited pursuant t Lalwani Brothers Buildcon LLP has full cle of the said property and the right to convey eg 8.475 Acres 8.475 Acres 07 eg 8.475 Acres 6.53 February, ownership of Acres Private Limited) + 6.53 Acres (under the ownership of Maa Vaishno Net Tech Private Limited)  May Vaishno Net Tech Private Limited)	o the Collat ar, unencur the Said Py mentioned	
lding Solutions Private Limitec Lalwani Brothers Buildcon LLI of the said property and the rig egl 8.475 Acres egl 8.475 Acres r II (under the Ownership of Private Limited) + 6.53 Acres (under the Ownership of Maa Vaishno Net Tech Private Limited)	I pursuant t has full cle ht to convey	Pebruary, 2022
liding Solutions Pr Lalwani Brothers of the said propert egi 8.475 Acres ownership of Fantabulous Town Developers Private Limited) + 6.53 Acres (under the ownership of Maa Vaishno Net Tech Private Limited)	ivate Limitec Buildcon LLJ y and the rig	APP
1	wani Brothers ne said propert	
M/s.  M/s.  respect of a signatur obal City	Rose Buildir M/s. Lalv respect of th	39. Signaturegl





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. 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 By Collaboration Agreement dated 24/06/2016 between M/s. Maa Vaishno Net Tech Private Limited of the First Part and 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), thereabouts to M/s. Fantabulous Town Developers Private Limited as per the terms and conditions set out therein. Charge of Indusind Bank Limited over the Property. Based on the information provided by the company.

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

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. yrds 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 Fantabulous Town Developers Private Limited are granted the rights to convey the said property on erms and conditions as mentioned therein.





No.			
Report 40			
d by our agency, as been st M/s. bal Private detailed	s been the land is per the litigation s per the pending loes not	not	A/ POA avour of
pisteredAs per online search of Mr.got conducted by our andout sourced agency, Sahnilitigation has been opmentfound against M/s. ofSignatureglobal Developers Private	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 registered stamped.	No GPA/ SPA/ POA executed in favour of
gist of ii S lopr	H. E. S. G. S. S. S. E.	O & a st	žš
Freehold land regi in the name o Simmer Sahni Darshan Singh subject to develor rights Signatureglobal Developers I			
SNG & Partners			×
07 February, 2022			
5.783 Hectares or 14.29 Acres			
Signaturegl5.783 Hectares 5.783 obal or 14.29 Acres Hectares or Lifestyle 14.29 Acres			
Signaturegl5 obal ( Lifestyle			(A)
90.			



					property	
	Based on the information provided by the company.  By Collaboration Agreement dated 10/08/2018 between N and M/s. Signatureglobal Developers Private Limited, of the Singh Sahni has granted development rights in respect of the of Khasra No. 192, 195, 200, 206min, 196, 199, 198, 210, Ghaziabad, U.P., or thereabouts to M/s. Signatureglobal Detherein and in the below mentioned proportionate interest	ion provided eement dated obal Develop ed developme 95, 200, 206n ereabouts to I	l by the company. I 10/08/2018 betvers Private Limite ent rights in respensin, 196, 199, 198 M/s. Signatureglod proportionate in	y. tween Mr. ted, of the ect of the s ect of the s 8, 210, 20 lobal Deve interest:	Based on the information provided by the company.  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 & 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.	e First Part r. Darshan comprised & District ons set out
	> The Developer colony includir Owners 2 Developer	er and land ow ling the comme 25% 75%	ners has agreed recial componen	t in propor	colony including the commercial component in proportion to land area, which shall be in following proportion:  Owners 25%  Developer 75%	p housing ortion:
200000	Representatives of Signatureglobal Devermarketable and comp	f M/s. Signat elopers Priva lete developi	ureglobal Devel te Limited purs nent rights in re	opers Priv	<ol> <li>Representatives of M/s. Signatureglobal Developers Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.</li> <li>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</li> </ol>	d property ed therein. cumbered, roperty (or
41.	No name 90.683 Acres 90.683 07 SNG & Freeh yet Acres February, Partners in the Busin Busin Limit	cres 90.683	3 07 s February, 2022	SNG & Partners	Freehold land registered As per online search Report No. in the name of M/sgot conducted by our Signatureglobal out sourced agency, Business Park Privateno litigation has been Limited and enjoysfound against M/s.	eport No. 41



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.	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), 22/3(0-19), 23Min(0-10) Rect. No. 35, 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), 27/14-0)
	PA



Kect. No. 60, Kulla 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
Kect.N 11/2M Killa N 12), vi 172 da & 0 Village Tehsil Gurga	Please not found a re Section 3/ acquisition proceeding land com Rect.No. 35 12(0-16) vi No. 99 05/10/2018 Ghamroj, Sohna, Gurgaon, F	Please also we found of Section acquisition proceeding

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.	SNG Note: 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	Agreement to Sell and Purchase bearing document no. 5805	The am



	Report No. 42.	espect of the		Report No. 44.	
	Freehold land registered As per online search Report No. in the name of got conducted by our 42. Signature global out sourced agency, Business Park Privateno litigation has been found against M/s. Signature global 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	operty.	Freehold land registered As per online search Report No. in the name ofgot conducted by our Signatureglobal Homesout sourced agency, litigation has been found against M/s.  Signatureglobal Homes Private Limited. A detailed 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 and as per the Report, the pending	
- International Property of the last of th	February, 2022	suant to th	said property.	SNG & Partners	
	February, 2022	Limited pur		February, 2022	
	2.49375 acres	ark Private		17.3563 Acres (out of which 2.5 acres has been surrendere d/ gifted to the Governme nt of Haryana)	
	2.49375 acres	obal Business F		Signaturegl 17.3563 Acres obal Park II (out of which and III 2.5 acres has been surrendered/ gifted to the Government of Haryana)	144
	No name yet	Signaturegle		Signaturegl obal Park II and III	
1	42.			44	1

	t of the said	Report No. 45.
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.	SNG & Freehold land registered As per online search Report No. Signatureglobal Homesout sourced agency, Private Limited and litigation has been M/s. Sternal Buildconfound against M/s. Private Limited subject Signatureglobal to development rights of Homes Private Limited Sternal Buildcon for 3.3625 acres. Private Limited Sternal Buildcon 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.
	ed pursuant to t	February, 2022
	rivate Limit	Total land is 4.2625 acres (out of which 1.18125 acres has been surrendere d/ gifted to the Governme nt of Haryana) (0.5875 acre is under the ownership of M/s Signaturegl
	lobal Homes P	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. Signatureglob al Homes Private Limited and 2.49375 acres Europea Homes Private Ownership of
	Signatureg	45. Signaturegl obal Park III Extension
		45.



Buildcon Private Private Limited Limited) and 2.49375 and 2.49375 and 2.49375 arces under acres under the ownership collaboration of M/s. Signatureglob Buildcon al Homes Private Private Limited) Limited and 2.49375 acres under the collaborati on with M/s. Signaturegl obal	FinCap Limited and State Bank of Mauritius (Vistra ITCL (India) Limited).
12 12	Bank itius (Vis (India) Limite
19 19	ia) Lin
19 19	ITCL (India) Limited).
the ownership collaboration of M/s.  with M/s. Sternal Signatureglob Buildcon al Homes Private Limited and 2.49375 acres under the collaborati on with M/s. Signatureglobal	
collaboration of M/s. with M/s. Sternal Signatureglob Buildcon al Homes Private Private Limited) Limited and 2.49375 acres under the collaborati on with M/s. Signaturegl	
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Signatureglob Buildcon al Homes Private Private Limited) Limited and 2.49375 acres under the collaborati on with M/s. Signaturegl obal	
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acres under the collaborati on with M/s. Signaturegl obal	
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Limited	
Based on the information provided by the company.	
By Collaboration Agreement dated 06/03/2019 between M/s. Sternal Buildcon Private Limited of the First Part and M/s.	nal 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	stered 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	mited 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.	Khewat/ Khatauni No. 103/103, Rect. No. 21, Killa No.
19/2/3-77 22/16-27 23/2/6-27 23/2/4-(1) Rect No 24 Kills No 3/3/0-15/ 2/7-18) situated in the revenue estate of Village	3(0.15) 2(7.18) situated in the revenue estate of Village



Ohunela, Sector-36, Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Homes Private Limited as per the terms and conditions set out therein 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.

### Revenue Share:

- Owners Allocation: 10% of the residential component in the project and 100% of the approved commercial component in the project.
- Developer's Allocation: Balance area in the project including 90% of the residential component in the project. :=
- 1) Representatives of Signatureglobal Homes Private Limited are granted the rights to convey the said property on terms and conditions as mentioned therein.

Signatureglobal Homes Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed by respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as M/s. Sternal Buildcon Private Limited has full clear, unencumbered, marketable and complete development rights in mentioned therein As per the Gift Deeds executed by Sternal Buildcon Private Limited, the remaining land under the collaboration agreement

	Fotal land 07 SNG & Freehold land registered As per online search Report No.	is 141.91425 February, Partners in the name of Sungoldgot conducted by our 46.	acres 2022 Heights & Developersout sourced agency,
	Total land	is 141.91425 F	acres
Hall De 0.30/3 deres.	Total land is	141.91425	acres
0000	o name	yet	



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the litigation search of
Signatureglobal
_
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.

by Collaboration Agreement dated 22/ 03/ 2022 between M/s. Sungold Heights & Developers LLP of the First Part and M/s. District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal India Limited as per the terms and conditions set out 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 therein. By a Speical Power of Attorney dated 25/03/2022 bearing Document No. 219 and registered with the office of the Sub istrar 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:

uo	*	brokerage) ("Owner's Entitlement") generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project and
Develop er's Allocati on	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 itions as mentioned therein

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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.	Report No. 47.
mentioned therein.	SNG & Freehold land registered As per online search Report No. Ramprastha Promotersout sourced agency, & Developers Pvt. Ltd, litigation has been M/s Ramprasthafound against M/s. Buildtech Pvt. Ltd, M/sSignature Builders Builders Buildtech Pvt. Ltd, M/sSignature Limited. A Pvt. Ltd, M/s S.A. detailed Litigation Propbuild Pvt. Ltd, M/sSearch Report has B.S.Y Developers Pvt. been shared by the Ltd., M/s S.A.Infraconland owner and as per Pvt. Ltd., M/s A.Sthe detailed litigation Realcon Pvt. Ltd & Mr. report and as per the Arvind Walia subject to Report, the pending interest of Signature litigations does not Builders Private impact the title.  Limited.  No charge over the
	97 February, P 2022
	Total land is Total land 16.299 acres acres
mentioned merein.	No name
	47.

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 & M/s Ramprastha Promoters & Developers Pvt. Ltd, M/s Ramprastha Buildtech Pvt. Ltd, M/s B.S.Y. Infrastructure Pvt. 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.



Report No. 48.	of the said	Report No. 50.
Freehold land registeredAs per online search Report No. in the name ofgot conducted by our Signatureglobal Homesout sourced agency, Private Limited. litigation has been Gound 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 ARKA FinCap Limited and State Bank of Mauritius (Vistra ITCL (India) Limited).	Signatureglobal Homes Private Limited pursuant to the Sale Deed/s has full clear, marketable title in respect of the said property.	Freehold land registered As per online search Report No. in the name of got conducted by our 50. Ramprastha Realtorsout sourced agency, Private Limited, litigation has been Ramprastha Promotersfound against
Partners Partners	to the Sale	SNG & Partners
Pebruary, 2022	ed pursuant	07 February, 2022
is 5.00 acres	rivate Limit	Total land is 2.303 Acres
5.00 acres is 5.00 acres	lobal Homes P	Total land is 2.303 Acres
obal Park I	Signaturegl	Name not decided
		- B



	Report No. 52.	
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.  Name not 765 sq. meters or February, Partners in the name ofgot conducted by our syards yards yards yards yards   Partners in the name ofgot conducted by our Signatureglobal (India) out sourced agency, Limited.  Signatureglobal (India) Limited. 52.  Signatureglobal (India) Limited. A detailed Litigation against Signatureglobal (India) Limited. A detailed Litigation Search Report has been shared by the land owner and as per the Report, the pending litigations does not impact the title.	There is a charge of IIFL Home Finance Limited over the Property.
	SNG & Partners	
	07 February, 2022	
	765 sq. meters or 915 sq. yards	
	obal (India) Lin 765 sq. meters or 915 sq. yards	
	Signatureg Name not decided	PARY NO



Report No. 53.
SNG & Freehold land registered As per online search Report No. Partners in the name of M/s.got conducted by our Lalwani Brothersout sourced agency, Buildcon LLP and M/s.litigation has been Unistay Hospitalityfound against M/s. Private Limited subjectSignaturegobal to development rights of Developers Private M/s. Signatureglobal Limited. A detailed Developers Private Litigation Search Limited 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.
SNG & Partners
Pebruary, 2022
Total Land is 22.451 Acres. License has been granted 20.589 Acres
obal City 22.451 Acres. is 22.451 and License has Acres. Signum been granted License has Plaza 20.589 Acres been granted 20.589 Acres
Signaturegl obal City and Signum Plaza

. 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 Based on the information provided by the company.

second Part and registered as bearing Document No. 10666 with Sub-Registrar located at Gurugram and the said M/s. alwani Brothers Buildcon LLP has granted development rights in respect of the said Property bearing land admeasuring 19:68. Acres comprised of comprised in Khewat/ Khata No. 5/1, Khasra No. 342(1-17-0), Khewat/ Khata No. 50/53, Khasra

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14-8), Khewat/Khata No. 153/163, Khasra No. 343(3-4-0) situated in Village Gadolin Kalan, District Gurgaon. or thereabouts 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- 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, Khasrsa No. 151(1-10-0), Khewat/ Khata No. 147/157, Khasra No. 331/3/1(2-7-12), 331/3/2(1 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. 70 and registered with the office of the Sub Registrar of M/s, Signatureglobal Developers Private Limited) rights to develop the said Property admeasuring 19.68 acres and to do Assurances at Gurugram dated 09/12/2019 and the said M/s. Lalwani Brothers Buildcon has granted (as authorized by 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  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 respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as by M/s. Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in mentioned therein.



between M/s. Lalwani Brothers Buildcon LLP of the First Part and M/s. Signatureglobal Developers Private Limited, of the Surgaon situated in Village Gadolin Kalan, District Gurgaon or thereabouts to M/s. Signatureglobal Developers Private By Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated 19/01/2021 executed alwani 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 Second Part and registered as bearing Document No. 10747 with Sub-Registrar located at Gurugram and the said M/s. .imited 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 erms and conditions as mentioned therein. Signature global Developers Private Limited pursuant to the Collaboration Agreement, and the power of attorney executed Lalwani Brothers Buildcon LLP has full clear, unencumbered, marketable and complete development rights in

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By Collaboration Agreement dated 09/12/2019 and Addendum to Collaboration Agreement dated 19/01/2021 executed 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 between M/s. Unistay Hospitality Private Limited of the First Part and M/s. Signatureglobal Developers Private Limited, respect of the said property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned 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.

to M/s. Signatureglobal Developers Private Limited as per the terms and conditions set out therein.

# 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

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





Report No. 54.	
Freehold land registered As per online search Report No. in the name of Mr.got conducted by our Manoj Mehalawatout sourced agency, subject to developmentlitigation has been rights of M/s.found against M/s Signatureglobal Signatureglobal	Limited.  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.
SNG & Partners	
February, 2022	
Total land 07 is 1.67 acres February, 2022	
Total land is Total land 1.67 acres is 1.67 acres	
Name not decided yet	
芝	

Developers Private Limited, of the Second Part and registered as bearing Document No. 1138 with Sub-Registrar located at By Collaboration Agreement dated 16/12/2020 between Mr. Manoj Mehalawat of the First Part and M/s. Signatureglobal

Based on the information provided by the company.

of shafe or 6.6875 acres comprised of Khewat/ Khata No. 122/112, Khasra No. 144/2(2-19), 146(3-12), 147(4-3) situated in surugram and the said Mr. Manoj Mehalawat has granted development rights in respect of the said Property with respect



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 with Sub-Registrar located at Gurugram and the said Mr. Manoj Mehalawat has granted development rights in respect of situated in Village Gadolin Kalan, District Gurgaon, Haryana or thereabouts to M/s. Signatureglobal Developers Private Part and M/s. Signatureglobal Developers Private Limited, of the Second Part and registered as bearing Document No. 7141 the said Property with respect to 1/4 share or 1.67 acres comprised of Khewat/ Khata No. 122/112, Khasra No. 146(2-13-11) 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 Signatureglobal Developers Private Limited rights to develop the said Property admeasuring 6.6875 acres and to do other Registrar of Assurances at Gurugram dated 16/07/2020 and the said Mr. Manoj Mehalawat has granted M/s. 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

proportion with the owner. Owner shall be liable to get proportionate share of preference location plots like for parking 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 acing, 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)





Property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein.  No name Total land Total land 07 SNG & Freehold land registered As per online search Report No. decided 5.43125 Acres 5.43125 Acres 2022 Signature Business Parkout sourced agency, Private Limited. no litigation has been found against M/s Signatureglobal Business Park Pvt.		t of the said	Report No. 56.
Freehold land registered As per online search Report No. in the name of M/s.got conducted by our 55.  Signature Business Parkout sourced agency, no litigation has been found against M/s Signatureglobal Business Park Pvt.	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.	Freehold land registered As per online search Report No. in the name of M/s.got conducted by our 56.  M/s. Yesha Developersout sourced agency, LLP, Rohtash, Brahmlitigation has been Prakash, Jai Pal, Santfound against M/s. Raj, Raj Singh, Satveer Signature Builders alias Satyaveer, OmPrivate Limited. A Prakash, Rajdulari, detailed Litigation Satya Narayan, Sat Pal, Search Report has Meena, Yogesh, Atro, been shared by the Sahil and Munesh, land owner and as per Ashrafee, Rajiv Yadavthe detailed litigation and Ramesh Kumar, (forreport and as per the 10.15625 acres) and Report, the pending
SNG & Partners		to the Sale	SNG & Partners.
07 February, 2022		ed pursuant	February, 2022
Total land 5.43125 Acres		rivate Limit	Land admeasuri ng 18.325
Total land 5.43125 Acres		Susiness Park P	Land Land admeasuri 18.325 Acres ng 18.325
No name decided		Signature	No name decided
22.			. 26.



Private Limited (for 8.16875 acres) subject to development rights of Signature Builders Private Limited for 10.15625 acres	Private Limited (forimpact the title. 8.16875 acres) subject to development rights of We found a reference Signature Buildersof Gairmarusi rights of Private Limited for Ganpat and Hardwari over the land comprised in Rectangle No. 96, Killa No. 4/2.	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.  The shares of the land owners i.e., Preeti,
	Private Limited (fo 8.16875 acres) subject development rights Signature Builde Private Limited fo 10.15625 acres	



and Atro mentioned	the	u	dated	bearing	no. 2167	and General Power of	dated	bearing	no. 36	needs to be amended	and the name of the	ers i.e.,	Ritu, Nikita	Priyanka	mentioned under the	u	dated	bearing	no. 2167	and General Power of	dated	bearing	no. 36	needs to be removed	has been	transfers	the	parties/	e to the
Atro	ler	Collaboration	Agreement	23/07/2021	document	General	Attorney	23/07/2021	document	ds to be	the nar	d owners	Preeti, Ritu	_	ntioned 1	Collaboration	Agreement	23/07/2021	document	General	Attorney	23/07/2021	document	ds to be	as there I	interse	between	individual	d outnoise
one	under	S	Agr	23/	doc	and	Att	23/	doc	nee	and	land	Pre	and	mei	00	Agr	23/	doc	and	Atto	23/	doc	nee	as	inte	betr	jud	I was
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There is a charge and
cation
HDFC Capital
Advisors Limited
(Vistra ITCL (India)
Limited as a
Debenture Trustee)
created over the land
admeasuring 8,91875
acres
hypothecation created
over the receivables
from the land
admeasuring 7.7125
acres.

Builders Private Limited of the Second Part and registered as bearing Document No. 10322 with Sub-Registrar located at 334/373, Rect. No. 96, Killa no. 8(7-7), 9(7-7), Kita (2) Area 14 Kanal 14 Marla, situated in the revenue estate of Village Surugram and the said M/s. Yesha Developers LLP have granted development rights in respect of the said Property Wazirpur, Tehsil and District Gurgaon, Haryana admeasuring 2.44375 acres or thereabouts to M/s. Signature Builders Khewat/ Khata No. 309/347min, Rect No. 96, Killa No. 10/1(4-17), Kita (1) Area 4 Kanal 17 Marla Khewat/ Khata No rivate Limited as per the terms and conditions set out therein.

Assurances of Jurugram dated 21/03/2022 the said has granted Mr. Devender Aggarwal (as authorized by M/s Signature Attorney dated 21/03/2022 bearing Document No. 135 and registered with the office of the Sub Registrar of By a Power pt

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Builders Pvt. Ltd.) with respect to 244375 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 ii. 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. property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said

b.By Collaboration Agreement dated 23/07/2021 between 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, 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 situated in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana admeasuring 4.2 acres or Developers LLP have granted development rights in respect of the said Property admeasuring 4.2 acres or 33 Kanal 12 Marla, 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 accessid property.

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 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 the registration date of this agreement or any extended period, if any, as may be mutually agreed in writing between the ourpose. That it si agreed that the owner's share of the developers licensed land in the aforesaid mode and manner shall be of the registration of the Collaboration Agreement and hand over physical possession of owner share within 24 months from parties excepting as a result of force majeure and such case the developer shall be entitled to a reasonable time for the said nade 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 residentials 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/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 execercises 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 clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey Meena, Yogesh, Atro, Sahil and Munesh, Ashrafee, Rajiv Yadav and Ramesh Kumar, Preeti, Priyanka and Nikita has full Rohtash, Brahm Prakash, Jai Pal, Sant Raj, Raj Singh, Satveer alias Satyaveer, Om Prakash, Rajdulari, Satya Narayan, Sat Pal, the Said Property (or portions thereof) on the terms and conditions as mentioned therein.

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



Haryana admeasuring 3.5 acres or thereabouts to M/s. Signature Builders Private Limited as per the terms and conditions Surugram 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, set out therein. 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 M/s Signature said Property and sell a portion of the Property admeasuring 3.5 acres and to do other acts, deeds, matters and things in Builders Pvt. Ltd.) with respect to 3.5 acres in Village Wazirpur, Tehsil and District Gurgaon, Haryana rights to develop the 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 ii. 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. property and the right to convey the Said Property (or portions thereof) on the terms and conditions as mentioned therein. Freehold land registered As per online search Report No. Yesha Developers LLP has full clear, unencumbered, marketable and complete development rights in respect of the said in the name of Mr. Ramgot conducted by our Kanwar (1/2 share), Mr. out sourced agency, Raj Kumar, Mr. Jagdish, litigation has SNG & Partners admeasuring admeasuri February, ng 4.6875 Land 4.6875 Acres No name decided

against M/s.

Mr.found Mr.Forever

Naresh,

Mukesh





Rakesh(1/2 share) Private Limited. A subject to development detailed Litigation rights of M/s. Forever Search Report has Buildtech Private been shared by the Limited. Limited. Inthe 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.

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 pearing Document No. 10330 with Sub-Registrar located at Gurugram and the said Mr. Ram Kanwar, Mr. Raj Kumar, Mr. agdish, 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 hereabouts 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 Topetty admeasuring 4.6875 acres and to do other acts, deeds, matters and things in respect of the aforesaid property.

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developed area as per the sanctioned building plans under SCO policy on the 43% of the developed area with undivided in The owner shall be entitled for the delivery and physical possession as legal and rightful owner of the constructed, the proposed project. The developer shall as consideration 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.

trades the present deal/collaboration with any third party, except booking of area, then the ratio shall be changed i.e. 55:45 The ratio of 57:43 shall be applied exclusively for the parties referred in the Agreement and in case the developer further with the same terms mentioned in the Agreement.

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

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

marketable and complete development rights in respect of the said property and the right to convey the Said Property (or 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 & Mr. Rakesh has full clear, unencumbered,

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	Report No. 58.
on the terms and conditions as mentioned therein.	Freehold land registered As per online search Report Noin the name of Mr.got conducted by our 58.  Kanwaljit Singh, Mr.out sourced agency, Paramjit Singh, Mrs.litigation has been Gurpreet Kaur & Ms.found against M/s.  Gurpreet Kaur subject to Sternal Buildon development rights of Private Limited. A
terms and	SNG & Partners.
e.	97 February, 2022
portions ther	Land admeasuri ng 2.15 Acres
	Land admeasuring 2.15 Acres
	No name decided





M/s. Sternal BuildconSearch Report has Private Limited been shared by the	land owner and as per the 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

By Collaboration Agreement dated 24/03/2022 between Mr. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. Gurpreet Kaur & Ms. Gurjeet Kaur of the First Part, and M/s. Sternal Buildcon Private Limited of the Second Part and registered as bearing Surpreet Kaur & Ms. Gurjeet Kaur have granted development rights in respect of total land admeasuring 17 Kanal 04 Marla Haryana admeasuring 2.15 acres or thereabouts to M/s. Sternal Buildcon Private Limited as per the terms and conditions 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, Document No. 12732 with Sub-Registrar located at Gurugram and the said Mr. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. 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)

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 M/s Sternal Buildcon Pvt. Ltd. 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.

set out therein.

E R Grocates



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/
The Design of the state of the
I he Developer shall further pay to me owners / % 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
mercanical amount

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. Kanwaljit Singh, Mr. Paramjit Singh, Mrs. Gurpreet Kaur & 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

	0.					_	_		_		
	Report No	59.					J. 1				
thereof) on the terms and conditions as mentioned therein.	SNG & Freehold land registered As per online search Report No.	in the name of M/s.got conducted by our	Yesha Developers LLPout sourced agency,	subject to developmentno litigation has been	rights of M/s found against M/s.	Signatureglobal Signatureglobal	Business Park PrivateBusiness Park Private	Limited.		No charge over the	Property
ns and cond	SNG &	Partners.									
) on the terr	20	February,	2022								
thereof	Land	admeasuri	ng 3.7944	Acres							
	Land	admeasuring admeasuri February,	3.7944 Acres ng 3.7944								
	59. No name	decided									
	59.										

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. 9337 with Sub-Registrar located at

Surugram and the said M/s. Yesha Developers LLP have granted development rights in respect of total land admeasuring



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 and sell a portion of the Property admeasuring 3.7994 acres and to do other acts, deeds, matters and things in respect of the espect to 3.7944 acres in Village Ghamroj, Tehsil Sohna and District Gurgaon, Haryana rights to develop the said Property Assurances at Gurugram dated 24/03/2022 the said has granted M/s Signatureglobal Business Park Private Limited with aforesaid property.

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





Report No. 60.		
SNG & Freehold land registered As per online search Report No. Partners, in the name of M/s.got conducted by our 60.  Yesha Developers LLP out sourced agency, subject development fittigation has been rights of found against M/s.  Signature global Signature gobal Developers Private Limited. A detailed Limited.  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
SNG & Partners.		
Pebruary, 2022		
admeasuring admeasuri 1.995 Acres ng 1.995 Acres		
decided decided		
99		

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 Based on the information provided by the company.

situated in the revenue estate of Village Gadolin Kalan, Tehsil and District Gurgaon, Haryana or thereabouts to M/s. with Sub-Registrar located at Gurugram have granted development rights in respect of total land admeasuring 1.995 Signatureglobal Developers Private Limited as per the terms and conditions set out therein. 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





	0 3		31% in the Gross Sales Revenue (Net of Brokerage) ("Owners'	ss Sales Reve	nue (Net o	f Brokerage	("Owners'			
	ON		entitionent) generated from the sale / allothnent / lease of any other nature of the entire Saleable Area at the Project and	generated in re of the enti	om une salt re Saleable	Area at the	Project and			
	DE'S R'S ALI	VELOPE	69% in the Gross Sales Revenue (Net of Brokerag ("Developer's Entitlement") generated from the sale allotment / lease of the entire Saleable Area at the Project	Gross Sales Entitlementse of the ent	Revenue (") genera ire Saleabl	ted from e Area at the	Brokerage) the sale / e Project			
	NO									
-	The develo 1) Repres on tern	The developer is also making 1) Representatives of M/s. S on terms and conditions a	developer is also making Representatives of $M/s$ . Signatureglobal Develon terms and conditions as mentioned therein.	global Develoned	opers Priv	ate Limited	he 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.	rights to co	nvey the sa	aid property
	M/s. Sign executed respect of	natureglobal by M/s. Yesl the said prop	Developers Pri ta Developers   erty and the ri	vate Limited LLP has full ght to conver	pursuant clear, uner y the Said ment	unencumbered, Said Property (or mentioned	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	nent and the complete d of) on the ter	e Power of levelopmer rms and co	Attorney, nt rights in orditions as
61.	No name	Land			SNG &		Freehold land registered As per online search Report No.	s per onlin	ne search	Report No.
	decided adme 10.28	admeasuring 10.286 Acres	ng admeasuri	rebruary, 2022	Partners.		in the name of M/s.got conducted by our Yesha Developers LLPout sourced agency,	ot conducte at sourced	d by our agency,	10



rights of M/s.found against M/s. Signatureglobal Signatureglobal Business Park PrivateBusiness Park Private Limited.	No charge over the Property.	Please note that as per	the revenue records, M/s Yesha	Developers LLP has	1609/	share in the land comprised in	hata	116/103, Rect.No. 9, Killa No. 4/2(7-0), 5(8-	0), 6(8-0), 7/1(7-0),	(0-	whereas, as per the	tion	agreement the area	purchased by M/s.	Yesha Developers LLP is 2119/9200	Thereafore, it is not	clear as to how M/s	Yesha Developers LLP
																		T Wal

510/9200	Please note that Mr. Chander and Tika	Lekh Ram and Mr.	25	nprised in	Rect. No. 9 Kila no. 7/2(1-0).	Please note that we have found the	references of Rehan on	the below mentioned land:	i.Mr. Rajesh, Mr. Ajeet	- Rehan 1/12 share, Billa Rehan 1/12	,	Khewat/Khata No.	115/102, Rect.No. 8,
remaining share.	Please no Chander	having 1/2 share, Lekh Ram and Rainal having	share have	land comprised	Rect. No. 7/2(1-0).	Please note the	references	the below land:	i.Mr. Rajes	- Rehan Billa R	share	Khewat/	115/102,
								_					





14(8-0), 15/1(1-3), 17(8-0), 18(1-10). ii. 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, Billa Rehan 1/12 share, No. 4/1 Part No.





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 Surugram 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. Based on the information provided by the company

Property and sell a portion of the Property admeasuring 10.286 acres and to do other acts, deeds, matters and things in 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 M/s 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 respect of the aforesaid property.

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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.





Report No 62		
Freehold land reg in the name of Tocsin Builders F M/s Monarch B Pvt. Ltd., M/s Deep Buildcon P M/s Logical Dev Pvt. Ltd., M/s.	r es sa r	Kindly ensure that the transactions
SNG & Partners		
67 February, 2022		
Land admeasuri ng 4.35 Acres		
Land admeasuring 4.35 Acres		PARS
No name decided		la
62.		



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

# Revenue Share:

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:





be paid by the developer to Emaar within 2 years from the execution of this agreement, failing which the security deposit shall be adjusted agains 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 shal always be subject to the developers agreeing to make a. An amount if Rs. 29,00,00,000/- out of the Gross Sales Revenue collected from the project (Emaar Revenue Share-I) shall the payment of minimum guarantee under this agreement 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 duting 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.

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 Joint Development Agreement, and the power of attorney executed M/s marketable and complete development rights in respect of the said property and the right to convey the Said Property (or 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, portions thereof) on the terms and conditions as mentioned therein.

ton	sease OC 3 too, sease OC 3 too emel	5 30 acree	0.0	SNIC &	Freehold land registered As ner online search Report	ort No
101	S.zu acres (out	3.20 deles	70	S DNIO	Tremon land registered by	
decided	of which	(ont of	February,	Partners	in the name of M/s,got conducted by our 63	63
8	0.00625 acres		2022		Signatureglobal Homesout sourced agency,	
	has been	0.00625			Private Limited. litigation has been	
	acquired by	acres has			found against M/s.	
1	NHAI)	peen			Signatureglobal	
PAX					Homes Private	

63.



by NHAI)  Linited. A detailed Linitation 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 limpact the title.  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.
by NHAI) by NHAI)





# ADDENDUM TO MASTER TITLE CERTIFICATE DATED 12th SEPTEMBER, 2023

Date: 12th 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	Name of	Total land	Nature	of	interest	Details	s		of	Changes	ir
No.	the	area (in	in the la	nd		litigati	ion(s)	or	other	ownership	/
	Project	acres)				imperf	fection	ıs in	title/	encumbrai	nces as per
	,					charge	es o	ver	the	SRO and	Revenue
						Proper	ties			Search/	
										Recommer	ndations.
34.	Millenni	5.896 Acres	Freeholo	1	land	As pe	er onli	ine s	search	The Co	llaboration
	a 4		registere	ed	in the	got co	nducte	ed b	y our	Agreemen	t dated
			name o	of	Lalwani	out s	ourcec	d ag	gency,	31/12/2020	was
			Brothers	3 I	Buildcon	litigati	on l	nas	been	cancelled	vide a
			LLP,	sub	iect to	found	agai	nst	M/s.	registered	Deed of
			develop	mei	nt rights	Sternal	l	Bu	ildcon	Cancellatio	on dated
			of M/	S.	Sternal	Private	e Lir	mited	l. A	27/06/2022	bearing
			Buildco	ı	Private	detaile	d	Liti	gation	document	no. 43 and
			Limited			Search	Repor	rt has	s been	the owner	ship of the





		shared by the land Property has been owner and as per the transferred to M/s. detailed litigation report and as per the Report, the pending litigations does not impact the title.  No Charge over the transferred to M/s. Sternal Buildcon Private Limited vide a registered Sale dated 29/06/2022 bearing document no. 4522.
41. No name 90 yet	7.70 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.	found against M/s.inadvertently sold signatureglobal the land admeasuring Business Park Private at Village Ghamroj,





revenue

rectified.

(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

comprised in Rect.No. Rect.No. 37, Killa No. 37, Killa No. 25(8-0), **1/2(0-14), 4(7-9), 10(1-**15(7-16), Rect.No. 37, **12**) to M/s **Or** Signature global No.24(8-0) Killa 2.975 acres situated at Business Park Pvt. Village Ghamroj, Sub-Ltd vide duly Tehsil Sohna, Districtregistered Sale Deed bearing **Document** Gurgaon, Haryana Name of M/s Miraksha No. 3764 registered Associates Pvt. Ltd. is on 14/07/2022. not appearing in the

records

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)





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, SubTehsil 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 Rect.No. 262, Killa No. 2/2Min(2-14), 3/2(2-3) vide RAPAT 199 No. dated 29/10/2017 situated at Village Bhondsi, Sub-Tehsil Sohna, District Gurgaon, Haryana.

SNG Note: Although,





Signatur eglobal City 37D-II	Freehold land registered in the name of Lalwani Brothers Buildcon LLP subject to development rights of Rose Building Solutions Pvt. Ltd.	found against M/s. Rose Building Solutions 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	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
		pending litigations does not impact the title.  No Charge over the	Limited vide a registered Sale Deed dated 30/09/2022





53	Signatur	Total Land	Froobold	lan	110	nor	onlino	soarch	The Co	llaboration
33		is 22.5594								
	City and								,09/12/2019	and
	,	License has							Addendun	
	Plaza								Collaborat	
	1 101201		M/s.						Agreement	dated was
		20.589	Hospitalit	v Privat	e Dev	zelope	ers		19/01/2021	
		Acres	Limited s	ubiect t	oLin	nited.	A	detailed	vide Sale	deed dated
			developm	ant right	e Titi	artion		Search	106/01/2023	bearing
			of	M/s	Ror	ort ha	e hoor	scharod	document	no. 12325
			Signature	rlohal	hv	the lai	nd ow	ner and	<sub>ll</sub> and the ow	mership of
			Developer	s Privat			. 1	1 . •1 1	arne Pronen	rv nas neeni
			Limited		litie	ation	repor	t and as	transferred	to M/s. Global Private
					per	the	Repo	ort, the	Signature	Global
					pen	ding	lit	igations	Developers	s Private vide a Sale Deed
					doe	s not	t imp	act the	Limited	vide a
					title	2.	1			Sale Deed
									dated	06/01/2023
					The	ere	is	а	bearing	document
					hyp	othec	ation	of	no. 12325.	
					Ind	usind	Bank 1	Limited.	The Co	11 - 1
									Agreement	llaboration dated
									09/12/2019	and
									Addendun	
									Collaborat	
										dated was
										cancelled
										deed dated
									06/01/2023	bearing
										no. 12324
										nership of
										y has been
									transferred	•
									Signature	Global
									Developers	
									Limited	vide a
									registered	Sale Deed
									dated	06/01/2023





					bearing document no. 12324.  The Collaboration Agreement dated 10/12/2019 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 bearing document no. 12324.
47	No Name yet	16.258 Acres	registered in the name of M/s. Ramprastha Promoters & Developers Private Limited, M/s. Ramprastha Buildtech Private Limited, M/s. BSY Infrastructure	found against M/s. Signature Builders Private Limited. A detailed litigation search report has been shared by the land owner and as per the	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. Signatureglobal Business Park Private Limited vide a





		BSY Developers Private Limited, SA Infracon Private Limited, M/s. AS Realcon Private Limited and Arvind Walia subject to development rights of M/s. Signature Builders Private Limited	impact the title.  No charge over the property.  M/s. Signatureglobal Business Park Private	no. 9089 and vide a registered Sale Deed dated 17/10/2022 bearing document no. 9092.
56 No name decided	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	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 Hardwari	Agreement to Development/ Collaboration Agreement dated 23/07/2021 is executed on 06/04/2023 bearing resgistratioon 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





Signature comprised in Rectangle respect of total land of admeasuring 4.2 Acres Builders Private No. 96, Killa No. 4/2. or 33 Kanal 12 Marla Limited for 10.15625 situated in the revenue acres We have found estate of Village reference of a mortgage Wazirpur, Tehsil and on the land comprised District Gurgaon, Rect No-96, Killa No. Harvana. 6/3, 7, 14/1, 15/1, 17/1/2, 4/2, Rect No. By the said Addendum 86, Killa No. 24 takenname of Ms. Priyanka, by Jai Pal from SarvMs. Ritu, Ms. Preeti Haryana Gramin Bank Yadav and Ms. Nikita Manesar for an amount Yadav has been of Rs. 10,10,000/- Videremoved from the list Rapat No. 392 datedof the Owners as Ms. 22.12.2021. Priyanka transferred her complete share in The shares of the land the Said Land to Mr. owners i.e., Preeti, Ritu<mark>Sahil, Ms. Ritu, Ms</mark>. Nikita, Priyanka and Preeti Yadav. Ms. Atro mentioned under<mark>Nikita</mark> Yadav have Collaboration transferred their share the dated in the Said Land to Mr. Agreement bearing Yogesh and Ms. Atro 23/07/2021 document no. 2167 and has transferred Power General <sup>Of</sup>share in the Said Land dated to Mr. Sahil and Mr. Attorney bearing Yogesh. 23/07/2021 document no. 36 needs to be amended and the b. Allocation of the land Parties: the name owners i.e., Preeti, Ritu, Nikita and Priyanka Revenue Share: mentioned under the Collaboration **Owners** Agreement dated Allocation: 23/07/2021 bearing **29.4**% in the





document no. 2167 and General Power Attorney dated 23/07/2021 bearing document no. 36 needs to be removed as there has been interse transfers between the parties/ individual land owners to the Collaboration Agreement.

There is a charge and hypothecation 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.

sales gross revenue (Net of Brokerage) and per the scheme offered customer generated from the sale/ allotment/ lease any other nature of the entire saleable area of the residential units constructed the project (only the extent to being developed the said land admeasuring 4.2 Acres).

Developer's Allocation: 70.6% of the gross sales revenue (Net of Brokerage) and per the scheme offered customer to generated from the sale/ allotment/ lease the entire saleable area of the residential units to be constructed on the project





also the commercial units be to developed on the project (only the to extent being developed the said land admeasuring 4.2 acres).

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 which such inventory sold (i.e., each Landowner Unti is allocated based on revenue entitlement which is worked out





backward from
expected sale proceeds
of the units).
,
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.
, , ,
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





			the Agreement.
			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).
			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
			<b>Builders</b> 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
<u> </u>		l	07/00/2020 Heeds to be





	1	T			
					rectified.
50	Name		Freehold land	lAs per online search	The Agreement to Sell
	not		registered in the	got conducted by our	dated 30/03/2022 was
	decided		name o	fout sourced agency	cancelled by virtue of
			Ramprastha	litigation has beer	and Cancenation
			Realtors Private	found agains	Agreement dated 30/03/2023 executed
			Limited,	Signatureglobal (India)	between M/s.
			Ramprastha		Ramprastha Promoters
			Promoters Private	' 1	& Developers Private
			Limited,	1	Limited, M/s. S.A.
			Ramprastha		Infracon Private
				,	
			Limited and and	elitigations does not impact title, ownership	Ramprastha
			S.A. Infracor	of 2.303 Acres i.e.	Developers Private
				101 2.505 Meres 1.c.	Limited, M/s.
				isubject fand.	<b>Promoters</b> Private
			with Ramprastha		Limited, M/s.
			Promoters and		Ramprastha Realtors
			Developers Private		Private Limited and
			Limited having	1	M/s. Signatureglobal
			beneficial interes	t	(India) Limited.
			in the Property and	1	Thereafter, a registered
			subject to interes	t	Joint Development
			of Signaturegloba	1	Agreement dated
			India Limited.		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





<u> </u>	 Г	- 1 1 (DDDDD) 3.51
		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
		, , ,
		Signatureglobal Homes
		Private Limited with
		respect to development
		of land admeasuring
		2.303 Acres situated in
		Village Gadaulin
		Kalan, District
		Gurugram.
		Main terms of the Joint
		Development
		<b>Agreement</b> dated
		26/06/2023 bearing
		document no. 4245:
		a. Allocation of the
		parties:
		Revenue Share:
		Owners Allocation:
		(Divided between the
		Owners and RPDPL)
		15% in the gross sales
		revenue (Net of
		Brokerage) generated
		from the sale/
		- 1
		allotment/ lease/





		transfer/ or any other
		nature of the entire
		saleable area at the
		project.
		,
		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.
		I. Th. D 1 1 II
		b. The Developer shall
		also pay a sum of Rs.
		34,35,50,000/- as
		adjustable security
		deposit to the owners
		an RPDPL.
		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.
		Thereafter, M/s. S.A.
		Infracon Private
		Limited, M/s.
		Ramprastha
		Developers Private
		Limited, M/s.
		Ramprastha Promoters
	 	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 admeasuring 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 Acres. decided  25 Name 12.48 Freehold land As per online search got Tengentent of the project on the above land in terms of the Collaboration Agreement. Propbuild Pvt. Ltd., litigation has been Collaboration ame of Gibbonsourced agency, Development/Propbuild Pvt. Ltd. and Holdings Private Limited. A detailed Pvt. Ltd. and Holdings Private Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rightshas been shared by the of JMK Holdingsland owner and as per Private Limited the detailed litigation Propobuild Private Limited, M/s. Gauntlet Propbuild						Ramprastha Realtors Private Limited
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 admeasuring 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 Acres. decided registered in theconducted by our out Addendum to the Joint name of Gibbonsourced agency, Development/ Propbuild Pvt. Ltd., littigation has been Collaboration Gauntlet Propbuildfound against M/s. JMK Pvt. Ltd. and Holdings Private Forsythia Propbuild Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdingsland owner and as per Private Limited, M/s. Propbuild Private Limited, M/s.						
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 admeasuring 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 12.48 Freehold landAs per online search got Thereafter, a registered feeided registered in the conducted by our out Addendum to the Joint name of Gibbonsourced agency. Development/Propbuild Pvt. Ltd., litigation has been Gauntlet Propbuildfound against M/s. JMK Agreement dated Pvt. Ltd. and Holdings Private Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the Forsythia Propbuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the Forsythia Propbuild Private Limited, M/s.						
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Iand in terms of the Collaboration Agreement.     25 Name						_
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Agreement.  25 Name 12.48 Freehold land As per online search got Thereafter, a registered not Acres. registered in the conducted by our out Addendum to the Joint name of Gibbon sourced agency, Propbuild Pvt. Ltd., litigation has been Collaboration Gauntlet Propbuild found against M/s. JMK Agreement dated Pvt. Ltd. and Holdings Private 12/12/2019 bearing no. Forsythia Propbuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited, M/s.						
Name not Acres. registered in the conducted by our out Addendum to the Joint decided name of Gibbon sourced agency, Prophylid Pvt. Ltd., litigation has been Gauntlet Prophylid found against M/s. JMK Pvt. Ltd. and Holdings Private Forsythia Prophylid Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings Private Limited the detailed litigation Private Limited, M/s.						
not decided  Acres. registered in the conducted by our out decided  Prophylid Pvt. Ltd., litigation has been Gauntlet Prophylid found against M/s. JMK Pvt. Ltd. and Holdings Private Forsythia Prophylid Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings Ind owner and as per Private Limited the detailed litigation  Addendum to the Joint Addendum to the Joint Development/  Collaboration  Agreement dated 12/12/2019 bearing no. 100 was executed on 21/05/2020 by M/s. Forsythia Prophylid Private Limited, M/s.	)E	Marana	12.40	Erophold land	As now online seemsh as	Ü
decided  name of Gibbon sourced agency, Development/ Propbuild Pvt. Ltd., litigation has been Gauntlet Propbuild found against M/s. JMK Pvt. Ltd. and Holdings Private Forsythia Propbuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation  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.	25				_	
Prophuild Pvt. Ltd., litigation has been Gauntlet Prophuild found against M/s. JMK Agreement dated Pvt. Ltd. and Holdings Private Forsythia Prophuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation Collaboration  Collaboration  Agreement dated 12/12/2019 bearing no. 100 was executed on 21/05/2020 by M/s. Forsythia Prophuild Private Limited, M/s.					,	
Gauntlet Propbuild found against M/s. JMK Pvt. Ltd. and Holdings Private Forsythia Propbuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation  Agreement dated 12/12/2019 bearing no. 100 was executed on 21/05/2020 by M/s. Forsythia Propbuild Private Limited, M/s.		decided				<u> </u>
Pvt. Ltd. and Holdings Private Forsythia Propbuild Limited. A detailed Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation  Private Limited, M/s.				Countlet Prophyild	found against M/s IMk	Collaboration
Pvt. Ltd. subject to Litigation Search Report development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation to was executed on 21/05/2020 by M/s. Forsythia Propbuild Private Limited, M/s.				Pyt Itd and	Holdings Private	Agreement dated
development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation Private Limited, M/s.					Limited A detailed	12/12/2019 bearing no.
development rights has been shared by the of JMK Holdings land owner and as per Private Limited the detailed litigation Private Limited, M/s.				Pyt Itd enhibet to	Litigation Search Repor	100 was executed on
of JMK Holdings land owner and as per Private Limited, M/s.				development rights	has been should by the	21/05/2020 by M/s.
Private Limited the detailed litigation ( ' ' )				of IMK Holdings	land owner and as ne	Forsythia Propbuild
Gauntlet Propbuild				Private Limited	the detailed litigation	Private Limited, M/s.
				I IIvate Emiliea	are detailed inigation	Gauntlet Propbuild





war and as man the	Drivete Limited M/s
report and as per the	
Report, the pending	_
	Private Limited ("Land
impact the title.	Owners"), M/s. Emaar
Charge of HDFC Capital	MGF Land Limited
Advisors Limited over	("Emaar") and M/s.
the unsold inventory.	JMK Holdings Private
	Limited ("Developer")
	in relation to the
	Property.
	Troperty.
	Clause amended by the
	Addendum to the Joint
	Development/
	<u>Collaboration</u>
	Agreement dated
	12/12/2019 bearin no.
	100.
	100.
	Sub-clause b of clause
	3.2 of the Joint
	Development
	Agreement stands
	deleted and replaced
	with the following:
	with the following.
	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





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 certificate completion 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





Emaar (i.e., Emaar's
share) shall be
equivalent to that of
the Developer.
Insertion of a new
clause 5.3 in clause 5.
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.
Tany and.
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.
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.

# FRESH LAND ACQUIRED BY SALE/ COLLABORATION BY SIGNATURE GROUP/ ENTITIES POST 09<sup>TH</sup> MARCH, 2023

S1.	Name of	Total land	Total	Date of	Name of	Nature of	Details of	Report S. No.
No.	the	area (in	Acres*	the title	the lawyer	interest in the	litigation(s) or	
	project	acres)		opinion		land	other	





					imperfections in title/ charges over the Properties	
yet	Land area is 2.52083	area is 2.52083	Septemb er 23, 2023	registered in the name of the company M/s Yesha Developers LLP. Subject to	search got conducted by our	Report No.64
				rights of M/s. Signatureglobal Business Park	Private Limited.	
					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	

By Collaboration Agreement dated 22/03/2023 executed by between M/s Yesha Developers LLP (**Owner**) in favour of Signatureglobal Business Park Private Limited (**Developer**) in respect of land admeasuring **2.52083 Acres** situated in the revenue estate of Village Ghamroj, Tehsil & 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.





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.

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





al

via unregistered land owner and

					Agreement	toas 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.
An unregis Private Lir (Confirmin Private Lir Confirmin Signatureg	stered Agremited (Vering Party 1), mited (Cong Party 5) is lobal (Indi	eement to Sandor 1), PK Silverstone firming Par In favour Signa) Limited p	ale dated BK Builw Develope ty 3), Vip nature Gl	05/04/2023 vell Private ers Private L oul Limited obal (India)	Limited (Ver imited(Confir (Confirming Limited for the	tered between Vipul SEZ Developers indor 2), National Synthetic Limited rming Party 2), Karamchand Realtech Party 4) and Solitaire Capital India (ne land admeasuring 25.75 Acres.
	An unregist Private Lin (Confirmir Private Lin Confirming Signatureg	An unregistered Agre Private Limited (Ver (Confirming Party 1), Private Limited (Con Confirming Party 5) in Signatureglobal (India	An unregistered Agreement to Sa Private Limited (Vendor 1), PK (Confirming Party 1), Silverstone Private Limited (Confirming Par Confirming Party 5) in favour Sig Signatureglobal (India) Limited p	An unregistered Agreement to Sale dated Private Limited (Vendor 1), PKBK Builw (Confirming Party 1), Silverstone Develope Private Limited (Confirming Party 3), Vip Confirming Party 5) in favour Signature Gl	Private Limited (Vendor 1), PKBK Builwell Private (Confirming Party 1), Silverstone Developers Private L Private Limited (Confirming Party 3), Vipul Limited Confirming Party 5) in favour Signature Global (India) Signatureglobal (India) Limited pursuant to the register	Based on the information provided by the company.  An unregistered Agreement to Sale dated 05/04/2023 has been ent Private Limited (Vendor 1), PKBK Builwell Private Limited (Ven (Confirming Party 1), Silverstone Developers Private Limited (Confir Private Limited (Confirming Party 3), Vipul Limited (Confirming Confirming Party 5) in favour Signature Global (India) Limited for the Signature Global (India) Limited pursuant to the registered Sale Dee



SNG &

Partners

Freehold

land As

registered in the search

per

online Report No. 66

16.11 Acres

11

Septemb

16.11

Acres

66. No name

yet



	er 23,	name of M/sconducted by our								
	2023	Vipul SEZout sourced								
		Developers agency, litigation								
		Private Limitedhas been found								
		and against <b>M/s.</b>								
		Signatureglobal   Signatureglobal								
		India Limited is <b>India Limited.</b> A								
		the Interest detailed								
		Holder in the Litigation Search								
		Property. 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 provi	Based on the information provided by the Company:									

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.

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.

No Name 0B 7B 2B 0B 7B 2B land As 12 SNG & Freehold online Report No. 67 per





	yet		(land admeasuri ng 0.221875 acres)	Septemb er 23, 2023	Partners	company M/s. Signatureglobal Business Park Private Limited.	conducted by our out sourced agency, no litigation has
							No charge created over the
							property.
	Signatu	reglobal Bu	ısiness Park	Private Li	mited via r		ed/s dated 28/06/2023 has full
	, o					pect of the said pr	
68	No Name	1.8986	1.8986	12			As per online Report No. 68
	yet	Acres	Acres	Septemb er 23, 2023	Partners	registered in the name of M/s Fantabulous Town Developers Pvt. Ltd subject to development rights of M/s. Signatureglobal Business Park Pvt. Ltd	search got conducted by our out sourced agency, no litigation has been found against M/s. M/s. Signatureglobal
							NOTE: Please ensure that a Power of Attorney is executed between M/s. Fantabulous





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

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





			-			ear, unencumbered, marketable and complete and conditions as mentioned therein.
69	No Name		1.84375	12		Freehold land As per online Report No. 69
	yet	Acres	Acres	Septemb		registered in thesearch got
				er 23,		name of the conducted by our
				2023		company M/s.out sourced
						Signatureglobal agency, no
						Business Parklitigation has
						Private Limited. been found
						against <b>M/s. M/s.</b>
						Signatureglobal
						Business Park
						Private Limited.
						No charge
						created over the
	Cionatus	o al ala al Du	oin oos Daule	Deirecto I i	سامانيا المانييا	property.
	Signatur	egiobai bu				egistered Sale Deed/s dated 29/05/2023 has full pect of the said property.
70	No name	4.2605	4.2605	12		Freehold land No charges and Report No. 70
70.	vet	Acres	Acres	Septemb		registered in thelitigation found
	ycı	Ticics	ricies	er 23,	1 artifers	name of PNRover the
				2023		Realtors Private property.
						Limited and
						Global CreditWe found a
						Capital Limited. 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),





 _					
				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.	
				Kariai.	
				Further,	
				others were	
				recorded as (Gair	
				maurausi) for	
				Rectangle no. 23,	
				Killa No. 12 min	
				(2-0).	
				Further, Maan	
				Chand, Pirthi,	
				Suraj Bhan and	
 1	1				





 1					
				Ravjan/Khajaan	
				have been	
				recorded as	
				tenants (Gair	
				maurausi) of	
				The state of the s	
				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	
 1	I	I		15 / 2 2 1	i





							inheritance.
							Further, Phool
							Singh and
							Shyotaj Singh
							both sons of
							Maan Singh have
							been recorded as
							tenants (Gair
							maurausi) of
							Rectangle No. 23
							Killa No. 24(7-11).
							Further, Shampal
							and Rampal both
							sons of Lal Singh
							have been
							recorded as
							tenants (Gair
							maurausi) of
							Rect. No. 23 Killa
							No. 14/2/2(3-6)
	PN]	R Rea	ltors Priva				pital Limited pursuant to the Sale Deeds have full
							pect of the said property.
71.	No 1	name	2.3972	2.3972	12		Freehold land No charges and Report No. 71
	yet		Acres	Acres	Septemb	Partners	registered in the litigation found
					er 23,		name of M/s.over the
					2023		Yesha property.
							Developers LLP
							subject toMr. Chander,
							development Tika (1/2 share),
							rights of M/s.Lekhram, Mr.
							Signatureglobal Rajpal (1/2 share)
							Business Parkare appearing in
							Private Limited. the (Khanakhast
							column) having
							gairmaursi rights





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

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





	tran	sferred	to the Ov	vner quarte	rly based	on actual	receipt of the sale value of the project or in such
	man	ner as	may be mu	itually decid	ded.		
72.	No	name	1.04653	1.04653	12	SNG &	Freehold land No charges and Report No. 72
	yet		Acres	Acres	Septemb	Partners	registered in the litigation found
					er 23,		name of M/s.over the
					2023		Unistay property.
							Hospitality
							Private LimitedMr. Chander,
							subject to Tika (1/2 share),
							development Lekhram, Mr.
							rights of M/s.Rajpal (1/2 share)
							Signatureglobal are appearing in
							Business Parkthe (Khanakhast
							Private Limited. column) having

gairmaursi rights the

Rect.No. 9, Killa No. 7/2(1-0).

in

comprised

land

Based on the information provided by the company.

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 & District Sohna, Haryana.

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





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	2 Acres	2 Acres	12	SNG &	Freehold land No charges and Report No. 73
	yet				Septemb	<b>Partners</b>	registered in the litigation found
					er 23,		name of M/s.over the
					2023		Yesha property.
							Developers LLP
							subject to
							development
							rights of M/s.
							Signatureglobal
							Business Park
							Private Limited.

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.

	mariner as may be mutually decided.								
74.	No	name	9.8611	9.8611	12	SNG &	Freehold land	No charges and	Report No. 74
	yet		Acres	Acres	Septemb	Partners	registered in the	litigation found	
					er 23,		name of M/s	. over the	
					2023		Yesha	property.	
							Developers LLI	)	
							subject to	Mr. Chander,	
							development	Tika (1/2 share),	
							rights of M/s	Lekhram, Mr.	
							Signatureglobal	Rajpal (1/2 share)	
							Business Park	are appearing in	
							Private Limited.	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	





			(Khanakhast
			coloum) having
			gairmaursi rights
			in the land
			comprised in
			Rect. No. 10 Killa
			No. 9/2(1-2).

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 & District Sohna, Haryana.

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.

### 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 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.

			U		,					,
75.	No r	name	3.48125	3.48125	12	SNG &	Freehold	land No	litigation	Report No. 75.
	yet		Acres	Acres	Septemb	Partners	registered	in the found	over the	e
					er 23,		name of	M/s.proper	ty.	





	1					
				2023		Signatureglobal
						Business Park As per the online
						Private Limited ROC Search,
						of the landcharges of HDFC
						comprised in Capital
						Mustatil No. 254, Affordable Real
						Killa No. 22(8-0), Estate Fund 3
						Mustatil No. 261, have been found
						Killa No. 2/1(4-over the
						0), 2/2(4-0), Property.
						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).
	Freehold	land regist	ered in the r	name of M	/s. Signatu	reglobal Business Park Private Limited of the land
						statil No. 261, Killa No. 2/1(4-0), 2/2(4-0), Mustatil
	_					comprised in Mustatil No. 261, Killa No. 8/1(4-0),
			• •			wner Mr. Ashok Khanna (1/4 share).
76.	Name not		0.9437	12		Freehold land As per online Report No. 76
	decided	Acres	Acres	Septemb	Partners	registered in thesearch got
				er 23,		name of Gaucho conducted by our
				2023		Propbuild out sourced
						Private Limited, agency, no
						Alluring Realty litigation has
						LLP, Ramesh been found
						Singh, Suresh against M/s.
						Kumar, Khajan, Sternal Buildcon
						Sujan Singh





			subject to	Private Limited.	
			interest of M/s		
			Sternal Buildcon		
			Private Limited.	As per the ROC	
				Search no charges	
				have been found	
				over the	
				Property.	

**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 Gaucho 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 Gaucho 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 Gaucho 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 Gaucho 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



First Floor, 13. Babar Road, Bengali Market, New Delhi - 110 001. Tel:+91 11 43011624, 43011625, 43011626, www.sngpartners.in



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.	RE RA, Gur ugr am	RE RA - GR 52 52- 20 22	Dev Roop Guha Vs. Signature Global India Limited	13/10/2 022(Fir st Appea rance as formal court notice has been receive d)	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	PENDI NG	Not Related to title of land in dispute	13/10/2022(Fir st Appearance as formal court notice has been received)
2.	Ma nsi Ga ur, Civ il Jud ge, Gur ugr am	CS /3 61 6/ 20 21	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	NDO H - 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	Pendin g	Not Related to title of land in dispute	NDOH - 20- 09-2023





						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			
		00	D'	T/ 1 11	NIDO	14.11.2021.	D 1'	NT (	NIDOH 00
3.	Con	CC	Ritu	Kohli	NDO H - 27-	The Complainant had	Pendin g	Not	NDOH - 09- 01-2023





su	/1	and others	10-	booked a retail unit	Related	to	
mer	28	Vs.	2022	no. BGF26 IN JULY	title	of	
cou	/2	Signature		2018 with total	land	in	
rt,	02	global and		consideration of Rs	dispute	111	
Gur	2	others		33,35,773. The	dispute		
	_	Others		allotment letter was			
ugr				issued dated			
am				1/08/2018 and			
				J			
				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			





					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.	Con	CC	Sheetal Vijay	NDO		Pendin	Not		12/12/2023
	su	/4 70	Mishra Vs.	H -		g	Related		
	mer cou	70 /2	Signature Global India	16/11/2 022			title land	of in	
	rt,	02	Limited	022			dispute	111	
	Gur	2					ensp erec		
	ugr								
	am								
5.	RE	RE	Bunti Lal		Complainant have	Pendin	Not		03/11/2023
	RA,	RA	Sharma Vs.		alleged that he have	g	Related		
	Gur	- GR	Signature Global India		applied for unit in allotment of		title land	of in	
	ugr am	GF	Limited		residential flats in		dispute	ш	
	am	- -	Limited		signature global – The		dispute		
		53			Millenia, Gurugram.				
		14-			That the allottee was				
		20			allotted with unit no.				
		22			308, Tower 4, with				
					total consideration of				
					Rs. 21,16,746.5/-plus GST. Complainant				
					made a total payment				
					of Rs/				
					Complainant has				





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of
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		1			T	T	<u> </u>
				restoration of the			
				discontinued services			
				of Electricity to the			
				plaintiff premises			
7.	Har	Ci	KSHITIJ	We haven't received		No formal	
	yan	vil	JAIN V/S	any formal notice		Notice has	
	a	(R	SIGNTURE			been	
	RE	ER	GLOBAL			received	
	RA	A)	(INDIA)			by the	
		ŔÉ	PVT.LTD			company.	
		RA				1 3	
		_					
		GR					
		G-					
		13					
		0-					
		20					
		23					
8.	BEF	CS	DHANWAN	The present	02-03-		
	OR	/2	T v CHETA	declaration suit/case	2024		
	E	30	ETC Vs.	has been filed by Sh.			
	25-	8/	Signatureglo	Dhanwant for			
	Civ	20	bal (India)	declaring him owner			
	il	20	Private	of land of which we			
	Jud		Limited	are bonafide			
	ge			purchasee vide sale			
	(Jun			deed bearing vasika			
	ior			no. 1420 dated 2 2			
	Div			May 2017 duly			
	isio			executed and			
	n)			registered by the			
	Gur			recorded owner (Late			
	ugr			Cheta). Later on			
	am,			plaintiff (Sh.			
	HA			Dhanwant) being the			
	RY			brother of seller who			
	AN			had already			





A	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
	2 2 May 2017.
	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





F(1	
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/appe	
al.	
There is also a serious	
issue of limitation.	
9. HR RE Rampal Complainant applied Pendin	
ER RA Singh for unit in Signum, g -	
A,G - Chauhan Vs. Sector-37D, 24/11/	
uru GR Signatureglo Gurugram. That the 2023	
gra G- bal India allottee was alloted	
m 11 Limited with Shop No. BFF 16,	
34- with total	
20 consideration of Rs.	
23   19,91,736/	
Complainant made a	
total payment of Rs.	
14,38,409/	
14,38,409/ Complainant has	





				not gave possesion on		
				time and alleging		
				delay in Posession .		
				•		
				O		
				- To direct the		
				respondents to pay		
				DPC on total amount		
				paid by the allotee		
				and deliver the		
				possession.		
10	RE	RE	Eva Gupta	On 06/Aug/2017,	Pendin	
	RA	RA	Vs.	Complainat applied	g <b>-</b>	
	Gur	-	Signatureglo	for a unit in The	16/11/	
	ugr	GR	bal India	Millennia, Sector 37D,	2023	
	am	G-	Limited	Gurugram, Haryana.		
	со	16		On 01/Nov/2017, the		
	mpl	96-		Complainant was		
	aint	20		allotted with Unit No.		
		23		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		
11	RE	RE	Sunil	On 14/Aug/2017,	Pendin	
	RA	RA	Sangwan	Complainats applied	g <b>-</b>	
	Gur	-	and Anr. Vs.	for a unit in The	07/11/	





		1		1		T	T	1
	ugr	GR	Signatureglo		Millennia, Sector 37D,	2023		
	am	G-	bal India		Gurugram, Haryana.			
	co	13	Limited		On 27/10/2017, the			
	mpl	94-			Complainant was			
	aint	20			allotted with Unit No.			
		23			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/-			
12	RE	RE	Richa Yadav		'	Pendin		
12	RA	RA	Vs.		, , ,			
	Gur				Complainats applied for a unit in The	_		
		- CD	Signatureglo bal India			2023		
	ugr	GR G-	Limited		Millennia, Sector 37D,	2023		
	am		Limited		Gurugram, Haryana.			
	CO	18			On26.07.2018, the			
	mpl	42-			Complainant was			
	aint	20			allotted with Unit No.			
		23			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			





	-			1		Γ	1	I
					charge anything not			
					being the part of BBA			
					3. To waive of			
					Maintenance Charges			
					for 5 Years			
13	RE	RE	Gourav		On 25.07.2017,	Pendin		
	RA	RA	Maggu &		Complainats applied	g <b>-</b>		
	Gur	-	Anr. Vs.		for a unit in The			
	ugr	GR	Signatureglo		Millennia, Sector 37D,	2023		
	am	G-	bal India		Gurugram, Haryana.			
	co	17	Limited		On 01.11.2017, the			
	mpl	69-			Complainant was			
	aint	20			allotted with Unit No.			
		23			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			
11	DE	DE	Maraui		Charges for 5 Years	Don dia		
14	RE		Manuj		On 07.08.2017,			
	RA	RA	Gupta &		Complainats applied	g <b>-</b>		
	Gur	Gu	Anr. Vs.		for a unit in The	, ,		
	ugr	ru	Signatureglo		Millennia, Sector 37D,	2023		
	am	gra	bal India		Gurugram, Haryana.			
	CO	m	Limited		On 01.11.2017, the			
	mpl	со			Complainant was			
	aint	mp			allotted with Unit No.			





					I .	1	
		lai		1-109 and an			
		nt		agreement to sell was			
				executed on			
				23.02.2018, the			
				complainat 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	RE	Pooja	On 26.07.2017,	Pendin		
	RA	RA	Pradhan Vs.	Complainats applied			
	Gur	_	Signatureglo	for a unit in The			
	ugr	GR	bal India	Millennia, Sector 37D,	2023		
	am	G-	Limited	Gurugram, Haryana.	2020		
	со	18		On 01.11.2017, the			
	mpl	15-		Complainant was			
	aint	20		allotted with Unit No.			
	CITIC	23		1-1301 and an			
				agreement to sell was			
				executed on			
				15.02.2018, the			
				complainat 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			
				ary times not being the		I .	





				I	1 ( DD 4 - 2 T	1	
					part of BBA 3. To		
					waive of Maintenance		
					Charges for 5 Years		
16	RE	RE	Rajni Vs.		On 25.007.2017,	Pendin	
	RA	RA	Signatureglo		Complainats applied	g <b>-</b>	
	Gur	-	bal India		for a unit in The	03/10/	
	ugr	GR	Limited		Millennia, Sector 37D,	2023	
	am	G-			Gurugram, Haryana.		
	со	17			On 01.11.2017, the		
	mpl	96-			Complainant was		
	aint	20			allotted with Unit No.		
		23			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		
4=	DE	D.E.			Charges for 5 Years	D 11	
17	RE	RE	Gurminder		On 01.08.2017,		
	RA	RA	Singh & Anr		Complainats applied		
	Gur	-	Vs.		for a unit in The		
	ugr	GR	Signatureglo		Millennia, Sector 37D,	2023	
	am	G-	bal India		Gurugram, Haryana.		
	со	17	Limited		On 01.11.2017, the		
	mpl	49-			Complainant was		
	aint	20			allotted with Unit No.		
		23			11-1505 and an		
					agreement to sell was		
-	_					-	





				executed on		
				22.11.2018, the		
				complainat 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		
18	RE	RE	Ankit Vij Vs.	On 26.07.2017,	Pendin	
	RA	RA	_	Complainats applied	g <b>-</b>	
	Gur	_	bal India	for a unit in The		
	ugr	GR	Limited	Millennia, Sector 37D,		
	am	G-		Gurugram, Haryana.		
	со	17		On 01.11.2017, the		
	mpl	04-		Complainant was		
	aint	20		allotted with Unit No.		
		23		7—103 and an		
				agreement to sell was		
				executed on		
				15.11.2017, the		
				complainat 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		
				waive of Maintenance		





				C1 ( F.V		
	DE		371 4/1	Charges for 5 Years	D 11	
19	RE	RE	Neha Yadav	On 05.07.2017,		
	RA	RA	Vs.	Complainats applied	g -	
	Gur	-	Signatureglo	for a unit in The		
	ugr	GR	bal India	Millennia, Sector 37D,	2023	
	am	G-	Limited	Gurugram, Haryana.		
	co	17		On 01.11.2017, the		
	mpl	15-		Complainant was		
	aint	20		allotted with Unit No.		
		23		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		
20	RE	RE	Aparajita	On 04.08.2017,	Pendin	
	RA	RA	- /	Complainats applied		
	Gur	_	Signatureglo	for a unit in The	_	
	ugr	GR	bal India	Millennia, Sector 37D,	2023	
	am	G-	Limited	Gurugram, Haryana.		
	со	17		On 01.11.2017, the		
	mpl	25-		Complainant was		
	aint	20		allotted with Unit No.		
		23		10-901 and an		
				agreement to sell was		
				executed on		
				20.11.2017, the		
		<u> </u>		20.11.2017, the		1





			<u>,                                    </u>		T	T	
				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	RE	Seema Singh	On 14.08.2017,	Pondin		
<b>Z1</b>	RA	RA		Complainats applied			
	Gur	<b>Ι</b> ΑΑ	Anr Vs.	for a unit in The			
					2023		
	ugr	GR		Millennia, Sector 37D,	2023		
	am	G-	bal India Limited	Gurugram, Haryana.			
	CO	19	Limited	On 01.11.2017, the			
	mpl	07-		Complainant was			
	aint	20		allotted with Unit No.			
		23		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/-			
22	RE		Susheela &	Complainats applied	Pendin		
	RA		Anr Vs.	for a unit in The	g <b>-</b>		
	Gur		Signatureglo	Millennia, Sector 37D,	_		





			1 1 7 10	0 11	2022	
	ugr		bal India	Gurugram, Haryana.		
	am		Limited	the Complainant was		
	со			allotted with Unit No.		
	mpl			9-507 and the		
	aint			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/-		
23	RE	RE	Mukesh	On 06.05.2018,	Pendin	
	RA	RA	Kumar Das	Complainats applied		
	Gur	_	& Anr Vs.	for a unit in The	_	
	ugr	GR	Signatureglo	Millennia, Sector 37D,	, ,	
	am	G-	bal India	Gurugram, Haryana.		
	со	23	Limited	On 26.07.2018, the		
	mpl	61-		Complainant was		
	aint	20		allotted with Unit No.		
		23		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		
24	Har	RE	Kuldeep	On	Pendin	
	yan	RA	Nagpal Vs.	21.07.2017,Complaina	g <b>-</b>	
	a	-	Signatureglo	nt applied for	_	
	Rea	GR	bal India	allotment of a unit in		





	1	G-	Limited	Project "The		
	Est	22	Limited	Project "The Millennia" Sector 37 D		
	ate	66-		and on 27.10.207 being		
	Reg	20		declared as successful		
	uat	23		applicant through		
	ory			draw, Complainant		
	Aut			was allotted unit no.		
	hori			7-1306, Block/Tower-		
	ty,			7, having carpet area		
	Gur			of 585.944 sq ft for		
	ugr			total consideration of		
	am			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	RE	Ujjwal Vs.	On 24.07.2017,	Pendin	
	yan	RA	Signatureglo	Complainant applied	g -	
	a	_	bal India	for a unit in project	_	
	Rea	GR	Limited	"The Millennia"	2023	
	1	G-		located in sector 37-D		
	Est	24		and on 01.11.207 being		
	ate	62-		declared as successful		
	Reg	20		applicant through		
	uat	23		draw, Complainant		
	ory			was allotted was		
	Aut			alloted Flat no.7-205,		
	hori			Block/ Tower 7 on		
	ty,			Second Floor having		
	Gur			carpet area of 552.36		
	ugr			sq.ft and balcony area		
	am			of 79.653 sq. ft. For		
	MIII			total consideration of		
<u> </u>	]			total consideration of		1





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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	CC	Rohan		Complainant applied	Pendin		
	rict	/1	Ahooja Vs.		for a residential unit			
	Con	83	Signatureglo		in project "The			
	su	/2	bal India		Millennia" located in	2023		
	mer	02	Limited		sector 37-D.			
	Dis	3			Complainanton being			
	put				declared as successful			
	e				applicant through			
	Red				draw, was allotted was			
	ress				allotted 2BHk flat			
	al				bearing unit no. 7-			
	Co				1406, Tower-7 on the			
	mm				14th floor having			
	issi				carpet area of 585.94			
	on				sq.ft and balcony area			
	VI				of 79.55. sq.ft with two			
	(Ne				wheeler parking site			
	w				in project "The			
	Del				Millennia" 37 D and			
	hi)				on 04.05.2018 a BBA			
					was executed for the			
					said Unit.			
					complainant is			
					alleging unjustified			
					demand leters and			
					praying their			





27	Civ il Jud ge Jr. Div isio n	CS /2 21 0/ 20 23	Lal Kaur vs. Signatureglo bal India Limited	withrawl. Relief sought -1. to withraw 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.  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,	08/11/2023	
28	am Civ il 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	





	n			Super Area- 258.95		
	Gur			Sq.ft in Signum- 37D,		
	ugr			Sector- 37D		
	am					
29	HR	RE	Susheela	Allottee seeking DPC	11/10/	
	ER	RA	Sangwan Vs.	(Delay Possession		
	A	-	Signatureglo	Charges) on account	2020	
	Gur	GR		of alleged delay in		
		G-	Limited	handing over the		
	ugr	24	Lillitea	possession of allotted		
	am			_		
		19-		unit and Possession		
		20		of allotted unit i.e. 507		
	- 11	23	- 11	tower 9 The Millennia.		
30	Offi	SC	Office Senior	Show cause notice		
	ce	N	Inspector	using different unit		
	Sen	No	Legal	for measurement, as	d on	
	ior	•	Metrology	prescribed in law	01.05.2	
	Ins	43	(Weights &		023	
	pect	Da	Measures )			
	or	ted	vs.			
	Leg	18.	Signatureglo			
	al	04.	bal India			
	Met	20	Limited			
	rolo	23				
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31	Offi	SC	Office Senior	Show cause notice	SCN		
	ce	N	Inspector	using different unit			
	Sen	No	Legal	for measurement, as			
	ior		Metrology	prescribed in law	01.05.2		
	Ins	42	(Weights &	•	023		
	pect	Da	Measures )				
	or	ted	vs.				
	Leg	18.	Signatureglo				
	al	04.	bal India				
	Met	20	Limited				
	rolo	23					
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32	Hig	CR	SIGNATUR	Phool Singh	Pendin	This case	
32	h	-	E GLOBAL	(Plaintiff)had filed a		was earlier	
	Со	58	INDIA PVT	suit claiming right of	g - 30/01/	jointly	
	urt	38-	LTD V/S	way alongside the	2024	included	
	of	20	PHOOL	boundary wall at the	2021	in list of	
	Pun	19	SINGH	back side of the		litigation	
	jab	17	AND ANR	project site of		cases filed	
	and			"MILLENIA" Sector-		by	
	Har			37D, Gurugram in the		Companie	
	yan			guise of right of		s and	
	a			Easement. The matter		subsidiarie	
	а			was contested and		s but now	
				reply was filed to the		has been	
				interim injunction		updated as	
				application of the		cases filed	
				plaintiff.		by	
				Later on learned civil		Pradeep	
				Judge granted status		Kumar	
				quo to be maintained		agarwal	
				by both the parties at		has filed	
				site, citing reasons for		for array	
				non movement of		of his	
				sanitation vehicle		name from	
				inside the locality of		the present	
				plaintiff area,		complaint	
				thereafter court has		separately	
				appointed a Local			
				Commissioner			
				(NayabTehsildar) to			
				inspect the site and			





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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			
				-			
20	AD	CC	DI 1 C: 1	Judge	NT (	D1 1	
33	AD	CS	Phool Singh	Suit has been filed for		Phool	
	J,	No	and Ors Vs.	the right of		Singh	
	Gur	.25	Pradeep	easementment and			
	ugr	74	Aggarwal	there is no finacial		had filed a	
	am	/2	and Others-	claim.	2023	suit	
		01	81			claiming	
		6				right of	
						way	
						alongside	
						the	
						boundary	
						wall at the	
						back side	
						of the	
						project site	
						of	
						"MILLENI	
						A" Sector-	





			270
			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,





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					thereafter
					court has
					appointed
					a Local
					Commissi
					oner
					(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
					Chandigar
					h for
					further
					considerati
					on
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34	Civ	CS	Arun Sethi	Recovery	Suit	of	Next	The	
	il	No	Vs. M/s.	12,84,847/			date of	Plaintiff	
	Rec		Signature	ŕ			hearing	has filed a	
	ove	39	Global				29/12/	Civil	
	ry	4/	(India) Pvt.				2023	recovery	
	Suit	20	Ltd. & Ors.					suit	
	_	21	214. 6 015.					against the	
	Dist							Responde	
	rict							nt	
	Co							Company	
	urt,							along with	
	Pati							its	
	ala							Directors	
	Но							of the	
	use							Company.	
	Ne							The	
	W							Plaintiff	
	Deli							was	
								former	
								Vice	
								President	
								(Projects)	
								of the	
								Responde	
								nt	
								Company	
								and was	
								allegedly	
								terminated	
								by the RC	
								and the	
								RC the	
								withheld	
								40% of the	
								last month	
								drawn	
								salary	
								along with	





						.,1	
						3 months	
						notice	
						period	
						salary of	
						the	
						Plaintiff.	
35	Con	CC	Shri Kri'shan	1.The Complainant	Next	Relief has	
	su	/2	v/s HDFC	booked a flat at in	date of	been	
	mer	77	and ors	Project "Proxima-1",	hearing	sought	
	Co	/2	(SGIL)	Tower No.3., Sector-	is	against the	
	mpl	02	,	89, Gurugram, for a	31/10/	BANK.	
	aint	1		sale consideration of	2023	We	
				Rs. 23, 67, 521/-		(Signature	
				2. After making the		Global	
				respective charges		(India)	
				along with file charges		have been	
				Rs.5000/-, though the		made as	
				loan amount		confirming	
				sanctioned but it was		party.	
				not disbursed to		Ops to pay	
				complainant account.		Rs. 25,000	
				Without disbursement		processing	
				of loan complainant		fee,	
				could not pay		document	
				instalments and due		ation fee,	
				to non-payment of		etc charges	
				instalment he was		(Note: this	
				charged penalty and		relief	
				late fees.		sought	
				3. Further, the		primarily	
				Complainant has filed		against OP	
				the above case before		1 and 2).	
				the Honourable		Rs. 25000	
				District Consumer		towards	
				Dispute Redressal		cost of	
				Commission, Jhajjar,		harassmen	
				seeking the relief of		t, financial	





	T		T	1		1	T	
					Rs, 25,000 towards the		loss and	
					special cost of		deficiency	
					harassment,		in service	
					humiliation, financial		and	
					loss and deficiency in		Rs.11000	
					services along with		litigation	
					Rs. 11,000 towards the		cost	
					litigation charges.			
					4. Further, the			
					company has			
					represented the matter			
					and the case is sub-			
					judice.			
36	Civ	CS:	Gupta H/W		Civil Recovery Suit of	Next	Company	
	il -	67	Paints &		Rs.4,03,775/ along	date of	Signature	
	Dist	6/	Electricals		with Interest @ 18%.	hearing	_	
	rict	20	Shop V/s		with fitterest @ 10%.	21/10/	awarded	
	Co	19	RC. Private			2023	the work	
	urt	19	Limited and			2023	to third	
	urt							
			Ors (SGIL)				party	
							contractor	
							M/s	
							R.C.Privat	
							e limited,	
							whereas	
							third party	
							contractor	
							purchased	
							matterial	
							from M/s	
							Gupta	
							H/W	
							Paints &	
							Electricals.	
							Whereas	
							M/s	
							Gupta	





	- !			1 1
				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/
				M/s
				Gupta
				H/W
				Paints &
				Electricals
				Shop has
				claimed
				that it has
				supplied
				in 2016 the
				Electrical
				Goods,
				hardware
 1		<u> </u>	PA	<u> </u>





					ı	T .	
						paints etc.	
						at	
						company	
						site Sector	
						81, ,	
						Gurgaon.	
						our guern	
						M/s	
						Gupta	
						H/W	
						Paints &	
						Electricals	
						Shop is a	
						sub-	
						contractor	
						and Rajesh	
						Mittal	
						Director	
						M/s R.C.	
						Private	
						Limited is	
						our	
						contractor.	
37	Con	CC	Vikas Garg v	Seeking refund of	Next	The	
	su	/5	Signature	balance booking	date of	Complaina	
	mer	18	Global	amount of Rs.75,865/	hearing	nt was	
	cou	/2	(India)	along with interest		allotte in	
	rt,	02	Private	@24% p.a. – .besides		respect of	
	Gur	1	Limited	other claim Rs. 50,000		a	
	ugr			harassment and		residential	
	am			mental agony and		Flat	
				Rs.33000 litigation		bearing	
				cost		Flat No.3-	
						1206,	
						"Proxima	
						1", Sector	
						89,	
						07,	





F	l 1				$\overline{}$
				Gurugram	
				. However	
				due to	
				some	
				reason	
				non-	
				disbursem	
				ent of loan	
				the	
				complaina	
				nt 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	
				compainna	
				t seeking	
				refund of	
				the	
				ше	





						deducted amount	
						amount	
						and the case is	
						now sub- judice.	
38	Con	Со	Yash Pal	Seeking refund of the	Next	The	
30	su	ns	Singh Bias	booking amount of Rs.	date of	Complaina	
	mer	um	v/s	1,19,847/+ 18%p.a	hearing	nt had	
	Co	er	Signature	interest – besides		booked	
	urt	Co	Global	other claim + Rs.		two	
	uit	mp	(India) Pvt	50,000 harassment and	2023	apartment	
		lai	Ltd.	mental agony and		s on the	
		nt		Rs.33,000 litigation		name of	
		No		cost		himself	
		CC				and his	
		/5				wife in the	
		44				residetial	
		/2				township	
		02				named	
		1				"Signature	
						Global	
						Proxima	
						I", situated	
						at Sector-	
						89,	
						Gurugam,	
						Haryana	
						and paid	
						total	
						earnest	
						money	
						amounting	
						Rs.	
						2,39,694 /-	
						and	





						simultaneo	
						usly both	
						applicants	
						got the flat	
						on draw of	
						lot and the	
						complaina	
						nt seeking	
						refund of	
						Rs.	
						1,19,847/-	
						against	
						cancellatio	
						n of one	
						flat and	
						approched	
						consumer	
						court	
39	Ma	CS	IB	In this case Signature	Next		
	nsi	/3	Enterprises	Global india is	date of		
	Ga	61	VS. 1.	impleaded as per	hearing		
	ur,	6/	Bhartiya	foerma defendant.	20/09/		
	Civ	20	Construction	Plaintiff is engaged in	2023		
	il	21	Majdoor	the work of			
	Jud		Sangh.	construction and			
	ge,		2. Shambhu	engenieering. Plaintiff			
	Gur		Kumar	has filed a suit for			
	ugr		3. Hasibur	permanent injunction			
	am		Rehman	against defendant			
			4.Hasibur	no.1 to 4 for			
			Rahman	restraining the			
			5.Signature	defendants to create			
			Global India	hindrance in the work			
			Limited	of plaintiff			

## 2. Signature Builders Private Limited





Sr. No.	Cou rt	Ca se De tai ls	Parties	Date of the last order	Summary of Dispute	Case Status	Observati ons	Orders
1.	Dist rict For um, Gur ugr am, Har yan a	CC /3 26 /2 02 1	MR. ANIL KUMAR CHUGH v Signature Builders Private Limited and ors		1.Complaint was filed u/s 35 of CPA, 2019 before the consumer dispute redressal commission in which the compainant booked a flat after making booking amount of Rs. 1,09,830 /- 2. The respodant issued allotment letter for 2BHK flat No. M-301, measuring 539.384 balcony 78.114 sq ft under orchard avenue 2 Project.  3. The Complainant alleged that respondant assured to provide the loan against the said falt and on such assuarance complainant booked the flat.  4. Later on loan facility was not availed from the Bank hence failed to make further installments.		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.	





		5. Complainant approching court for				
		refund of booking				
		amount along with				
		interest @ 24% par				
 C1-:	11	annum.	NI 1-	CC	DEE	2
Seeking	11	1. The Company has	Naresh	CC	BEF	2.
refund of	Septem	sent various notices to	Siwach V/S	/2	OR	
paid	ber	the Complainant for	Signature	0/	E	
booking	2023	the unit cancellation	Builders	58	DIS	
amount of		on the grounds of	Private	1	TRI	
Rs.1,22,637		default in due	Limited		CT	
/-besides		payments and			CO	
other claim		published in the			NS UM	
Rs.50000		newspaper. 2. Now, the			ER	
		,				
		_				
		_				
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COSt		-				
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		© .				
		_				
		aria rion tric case is		l	I	I
for mental agony and Rs.11000 for litigation cost		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.  3. Therefore, the case has been filed before the District Consumer Dispute Redressal Commission by the Complainnat where he sought various reliefs.  4. The Company has represented the matter and now the case is			DIS PUT ES RED RES SAL CO MM ISSI ON, RO HT AK	





			OT TIME				
3.	RER	RE	SUJIT	1. The Company has		Refund of	
	Α	RA	KUMAR	launched the Orchard	e for	1.running	
		-	V/S	Avenue Project under	detaile	and	
		GR	SIGNATUR	the Affordable	d order	operating	
		G-	E BUILDERS	Housing Policy, 2013.		cost	
		45	PVT.LTD.	2. the Complainant		charges 2.	
		67-		being a succeesful		late	
		20		applicant was allotted		payment	
		21		a unit bearing unit no.		fee	
				0-407(2 BHK TYPEB)		besides	
				and he paid the		delay	
				booking amount of Rs.		compensat	
				1,10,886/- and other		ion @18%	
				installments .		and cost of	
				3. On 30.07.21 ,		litigation.	
				physicalPossession		Financial	
				was handed over to		impact not	
				the Allottee(s) after		quantifiabl	
				execution of the		e. Refund	
				ConveyanceDeed.		of Rs	
				4, Complainant has		32125 paid	
				filed the present case		as late	
				before the court of		payment	
				Haryana Real Estate		charges +	
				Regulatory Authority,		Rs.100000	
				Gurugram, Haryana		litigation	
				and prayed for		cost.	
				various reliefs			
				including			
				compensation for			
				delay possession and			
				interst theon and			
				refund of			
				Maintenance			
				Charges/Operational			
				Cost/Utility Charges			
				and payment of cost			
				 of litigation.			
-				PA			





	1	1					
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
4.	RER	RE	SHYAMAL	1. The Company has	Reserv		
	Α	RA	KISHOR	launched the Orchard	e for	1.Immedia	
		-	V/S	Avenue Project under	detiled	te	
		GR	SIGNATUR	the Affordable	order	possession	
		G-	E BUILDERS	Housing Policy, 2013.		of Flat,	
		45	PVT.LTD.	2. the Complainant		Waiver of	
		60-		being a succeesful		running	
		20		applicant was allotted		and	
		21		a unit bearing unit no.		operating	
				B-1107(2 BHK TYPEB)		cost	
				and he paid the		charges	
				booking amount of Rs.		besides	
				1,10,886/-		delay	
				3. Due to Pandemic		compensat	
				the delivery of the		ion <sup>*</sup> @18%	
				project got delayed.		, monthly	
				RERA authority given		rental and	
				relaxation of		Rs. 100000	
				construction work by		cost of	
				6 months. 4		litigation.	
				Complainant has filed		Financial	
				the present case		impact not	
				before the court of		quantifiabl	
				Haryana Real Estate		e.	
				Regulatory Authority,			
				Gurugram, Haryana			
				and prayed for			
				various reliefs			
				including			
				compensation for			
				delay possession and			
				interst theon and			
	<u> </u>			micerot micom and			





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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. RER RE UDAY 1. The Company has Reserv 1.	.Waiver
	f running
	nd
	perating
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ost
	narges
	esides
	elay
	ompensat
	on <sup>*</sup> @18%
	nd Rs.
	00000
	ost of
	tigation.
	inancial
the delivery of the im	npact not
	uantifiabl
RERA authority given e.	
relaxation of	
construction work by	
6 months.	
4, Complainant has	
filed the present case	
before the court of	
Haryana Real Estate	
Regulatory Authority,	





			T	Ī		I		
					Gurugram, Haryana			
					and prayed for			
					various reliefs			
					including			
					compensation for			
					delay possession and			
					interst theon 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.	RER	RE	GURPREET		1. The Company has	Reserv	Waiver of	
	Α	RA	KAUR V/S		launched the Orchard		running	
	Aut	-	SIGNATUR		Avenue Project under	detiled	and	
	hori	GR	E BUILDERS		the Affordable	order	operating	
	ty	G-	PVT.LTD.		Housing Policy, 2013.		cost	
	,	45			2. the Complainant		charges	
		57-			being a succeesful		besides	
		20			applicant was allotted		delay	
		21			a unit bearing unit no.		compensat	
					D-202 (2 BHK TYPEB)		ion <sup>1</sup> @18%	
					and he paid the		and Rs.	
					booking amount of Rs.		100000	
					1,10,886/- and paid		cost of	
					other installments .		litigation.	
					3. On 27.06.21 ,		Financial	
					•			
					was handed over to		_	
							e.	
					` '			
					3. On 27.06.21 , physicalPossession was handed over to the Allottee(s) after		Financial impact not quantifiabl	





	1	l		1		I		
					ConveyanceDeed.			
					Due to Pandemic the			
					delivery of the project			
					got delayed and			
					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			
					interst theon 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.			
7.	RER	RE	RAM		1. The Company has	Reserv	Waiver of	
	A	RA	PRAKASH		launched the Orchard	e for	running	
	Aut	-	MAURYA		Avenue Project under	detiled	and	
	hori	GR	V/S		the Affordable	order	operating	
	ty	G-	SIGNATUR		Housing Policy, 2013.		cost	
		45	E BUILDERS		2. the Complainant		charges	





T	1	T		I	T	
	70-	PVT.LTD	being a succeesful		besides	
	20		applicant was allotted		delay	
	21		a unit bearing unit no.		compensat	
			C-803 (2 BHK TYPEB)		ion @18%	
			and he paid the		and	
			booking amount of Rs.		Rs.100000	
			1,10,886/- and also		cost of	
			paid installments		litigation.	
			3. On 30.07.21 ,		Financial	
			physicalPossession		impact not	
			was handed over to		quantifiabl	
			the Allottee(s) after		e.	
			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.			
			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			
			and payment of cost			





	1	1			1		
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
8.	RER	RE	KANCHAN	1. The Company has	Reserv	Waiver of	
	A	RA	V/S	launched the Orchard	e for	running	
	Aut	-	SIGNATUR	Avenue Project under	detiled	and	
	hori	GR	E BUILDERS	the Affordable	order	operating	
	ty	G-	PVT.LTD.	Housing Policy, 2013.		cost	
		45		2. the Complainant		charges	
		53-		being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a unit bearing unit no.		compensat	
				A-508 (2 BHK TYPEB)		ion @18%	
				and he paid the		and Rs.	
				booking amount of Rs.		100000	
				1,10,886/- and other		cost of	
				installments .		litigation.	
				3. On 27.07.21 ,		Financial	
				physicalPossession		impact not	
				was handed over to		quantifiabl	
				the Allottee(s) after		e.	
				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.			
				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			
				and payment of cost			
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
9.	RER	RE	RANJEET	1. The Company has		Waiver of	
	A	RA	V/S	launched the Orchard		running	
	Aut	- -	SIGNATUR	Avenue Project under		and	
	hori		E BUILDERS	the Affordable	order	operating	
	ty	G-	PVT.LTD.	Housing Policy, 2013.		cost	
		45		2. the Complainant		charges	
		61-		being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a unit bearing unit no.		compensat	
				B-504 (2 BHK TYPEB)		ion @18%	
				and he paid the		and Rs.	
				booking amount of Rs.		100,000	
				1,10,886/- and other		cost of	
				installments.		litigation.	
				3. On 10.08.21 ,		Financial	
				physicalPossession		impact not	
				was handed over to		quantifiabl	
				the Allottee(s) after		e.	





	1						
				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.			
				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			
				and payment of cost			
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
10.	RER	RE	SUDARSHA	1. The Company has	Reserv	Waiver of	
	A	RA	N	launched the Orchard	e for	running	
	Aut	-	SAMANTA	Avenue Project under	detiled	and	
	hori	GR	-MOUSUMI	the Affordable	order	operating	
	ty	G-	MANNA	Housing Policy, 2013.		cost	





45	SAMANTA	2. the Complainant	charges	
71-	V/S	being a succeesful	besides	
20	SIGNATUR	applicant was allotted	delay	
21	E BUILDERS	a unit bearing unit no.	compensat	
	PVT.LTD.	A-703 (2 BHK TYPEB)	ion @18%	
		and he paid the	and Rs.	
		booking amount of Rs.	100,000	
		1,10,886/- and other	cost of	
		installments.	litigation.	
		3. On 12.07.21 ,	Financial	
		physicalPossession	impact not	
		was handed over to	quantifiabl	
		the Allottee(s) after	e.	
		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.		
		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		





				and payment of cost			
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
11.	RER	RE	RAKESH	1. The Company has	Reserv	Waiver of	
	A	RA	PUPNEJA	launched the Orchard	e for	running	
	Aut	-	V/S	Avenue Project under	detiled	and	
	hori	GR	SIGNATUR	the Affordable	order	operating	
	ty	G-	E BUILDERS	Housing Policy, 2013.		cost	
		45	PVT.LTD.	2. the Complainant		charges	
		65-		being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a unit bearing unit no.		compensat	
				C-1203 (2 BHK		ion @18%	
				TYPEB) and he paid		and	
				the booking amount		Rs.100,000	
				of Rs. 1,10,886/- and		cost of	
				other installments .		litigation.	
				3. On 27.07.21 ,		Financial	
				physicalPossession		impact not	
				was handed over to		quantifiabl	
				the Allottee(s) after		e.	
				execution of the			
				ConveyanceDeed. The			
				delivery of possesion			
				got delayed due to			
				pandemic for which			
				RERA authority had			
				given 6 months			
				relaxation.			
				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			
				and payment of cost			
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
12.	RER	RE	NICKEY	1. The Company has		Waiver of	
	Α	RA	AGARWAL	launched the Orchard	e for	running	
	Aut	-	V/S	Avenue Project under		and	
	hori	GR		the Affordable	order	operating	
	ty	G-	E BUILDERS	Housing Policy, 2013.		cost	
		45	PVT.LTD.	2. the Complainant		charges	
		72-		being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a unit bearing unit no.		compensat	
				C-302 (2 BHK TYPEB)		ion @18%	
				and he paid the		and	
				booking amount of Rs.		Rs.100,000	
				1,10,886/- and all		cost of	
				other installments 3. On 5.08.21 ,		litigation.	
				•		Financial	
				physicalPossession		impact not	
				was handed over to		quantifiabl	
				the Allottee(s) after		e.	





	1	1				T	
				execution of the			
				ConveyanceDeed. The			
				possesion got delayed			
				due to pandemic for			
				which RERA			
				authority had given			
				relaxation in			
				construction works by			
				6 months.			
				4, Complainant has			
				filed the present case			
				before the court of			
				Haryana Real Estate			
				Regulatory Authority,			
				Gurugram, Haryana			
				_			
				1 /			
				various reliefs			
				including			
				compensation for			
				delay possession and			
				interst theon 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.			
13.	RER	RE	DEEPAK	 1. The Company has	Reserv	Waiver of	
	Α	RA	SADOTRA	launched the Orchard	e for	running	
	Aut	_	V/S	Avenue Project under	detiled	and	
	hori	GR	SIGNATUR	the Affordable	order	operating	
	ty	G-	E BUILDERS	Housing Policy, 2013.		cost	
•		•					





Τ	145	DV/TLI TED	0 1 0 1 1	T .	1	
	45	PVT.LTD.	2. the Complainant		charges	
	62-		being a succeesful		besides	
	20		applicant was allotted		delay	
	21		a unit bearing unit no.		compensat	
			E-503 (2 BHK TYPEB)		ion @18%	
			and he paid the		and Rs.	
			booking amount of Rs.		100,000	
			1,10,886/-		cost of	
			3. On 8.07.21 ,		litigation.	
			physicalPossession		Financial	
			was handed over to		impact not	
			the Allottee(s) after		quantifiabl	
			execution of the		e.	
			ConveyanceDeed.			
			The possesion got			
			delayed due to			
			pandemic for which			
			RERA authority had			
			given relaxation in			
			construction works 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 theon and			
			refund of			
			Maintenance			
			Charges/Operational			
			Cost/Utility Charges			
			and payment of cost			





	1				1		1
				of litigation.			
				5. Further, the			
				company has			
				represented the matter			
				and the case is sub-			
				judice.			
14.	RER	RE	KAPIL	1. The Company has	Reserv	Waiver of	
	Α	RA	GARG	launched the Orchard	e for	running	
	Aut	-	(ALLOTTEE	Avenue Project under	detiled	and	
	hori	GR	) V/S	the Affordable	order	operating	
	ty	G-	SIGNATUR	Housing Policy, 2013.		cost	
		45	E BUILDERS	2. the Complainant		charges	
		64-	PVT.LTD.	being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a unit bearing unit no.		compensat	
				E-606 (2 BHK TYPEB)		ion @18%	
				and he paid the		and Rs.	
				booking amount of Rs.		100,000	
				1,10,886/- and other		cost of	
				installments .		litigation.	
				3. On 08.08.21 ,		Financial	
				physicalPossession		impact not	
				was handed over to		quantifiabl	
				the Allottee(s) after		e.	
				execution of the			
				ConveyanceDeed.			
				The possesion got			
				delayed due to			
				pandemic for which			
				RERA authority had			
				given relaxation in			
				construction works 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			
				interst theon 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.			
15.		RE	ANUREET	1. The Company has		Waiver of	
	A	RA	KAUR -	launched the Orchard		running	
	Aut	- CD	DEEP PAL	Avenue Project under		and	
	hori	GR	,	the Affordable	order	operating	
	ty	G-	SIGNATUR	Housing Policy, 2013.		cost	
		45	E BUILDERS	2. the Complainant		charges	
		58-	PVT.LTD.	being a succeesful		besides	
		20		applicant was allotted		delay	
		21		a 2 BHK (TYPEB) and		compensat	
				he paid the booking		ion @18%	
				amount of Rs.		and Rs.	
				1,10,886/- and other		100,000	
				installments.		cost of	
				3. On 28.08.21 ,		litigation.	
				physicalPossession		Financial	
				was handed over to		impact not	
				the Allottee(s) after		quantifiabl	
				execution of the		e.	





	1	ı	1		T	T	
				ConveyanceDeed.			
				The possesion got			
				delayed due to			
				pandemic for which			
				RERA authority had			
				given relaxation in			
				construction works 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 theon 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.			
16.	RER	RE	ASHISH	1. The Company has		Waiver of	
	A	RA	KUMAR	launched the Orchard	e for	running	
	Aut	-	DWIVEDI	Avenue Project under	detiled	and	
	hori	GR	V/S	the Affordable	order	operating	
	ty	G-	SIGNATUR	Housing Policy, 2013.		cost	
		45	E BUILDERS	2. the Complainant		charges	





(0	DI/III I IIID	1	I	1 11	
63-	PVT. LTD	being a succeesful		besides	
20		applicant was allotted		delay	
21		a 2 BHK (TYPEB) and		compensat	
		he paid the booking		ion @18%	
		amount of Rs.		and	
		1,10,886/- and other		Rs.100,000	
		instaments.		cost of	
		3. On 27.07.21 ,		litigation.	
		physicalPossession		Financial	
		was handed over to		impact not	
		the Allottee(s) after		quantifiabl	
		execution of the		e.	
		ConveyanceDeed. The			
		possesion got delayed			
		due to pandemic for			
		which RERA			
		authority had given			
		relaxation in			
		construction works 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			
		interst theon 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.			
17.	Har	RE	ANJALI	1. The Company has	Reserv	1.Waiver	
	yan	RA	SHOERAN	launched the Orchard	e for	of running	
	a	-	V	Avenue Project under	detiled	and	
	Real	GR	SIGNATUR	the Affordable	order	operating	
	Esta	G-	E	Housing Policy, 2013.		cost	
	te	51	BUILDERS.	2. the Complainant		charges	
	Reg	69-	PVT. LTD.	being a succeesful		besides	
	ulat	20		applicant was allotted		delay	
	ory	21		a 2 BHK (TYPEB) and		compensat	
	Aut			he paid the booking		ion @18%	
	hori			amount of Rs.		and Rs.	
	ty,			1,10,886/- and other		100,000	
	Ne			instalments		cost of	
	w			3. On 05.07.21 ,		litigation.	
	PW			physicalPossession		Financial	
	D			was handed over to		impact not	
	Rest			the Allottee(s) after		quantifiabl	
	Hou			execution of the		e.	
	se			ConveyanceDeed.			
	Civi			Due to pandemic the			
	1			delivery of possesion			
	Line			got delayed.			
	s,			4, Complainant has			
	Gur			filed the present case			
	ugr			before the court of			
	am,			Haryana Real Estate			
	Har			Regulatory Authority,			
	yan			Gurugram, Haryana			
	a			and prayed for			
				various reliefs			
				including			
				compensation for			





	T		ı	I		1	I	T
					delay possession and			
					intrest theon 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.			
18.	Har	RE	Rohit Sinha		1. The Company has	Reserv	1.Waiver	
	yan	RA	V/s M/s		launched the Orchard	e for	of running	
	a	_	Signature		Avenue Project under	detiled	and	
	Real	GR	Builders Pvt		the Affordable	order	operating	
	Esta	G-	Ltd		Housing Policy, 2013.		cost	
	te	50			2. the Complainant		charges	
	Reg	29-			being a succeesful		besides	
	ulat	20			applicant was allotted		delay	
	ory	21			a 2 BHK (TYPEB) and		compensat	
	Aut				he paid the booking		ion @18%	
	hori				amount of Rs.		and Rs.	
	ty,				1,10,886/- and other		100,000	
	Ne				instalments.		cost of	
	w				3. On 28.06.21 ,		litigation.	
	PW				physicalPossession		Financial	
	D				was handed over to		impact not	
	Rest				the Allottee(s) after		quantifiabl	
	Hou				execution of the		e.	
	se				ConveyanceDeed. The			
	Civi				handover of possesion			
	1				got delayed due to			
	Line				Pandemic for which			
	S,				RERA authority also			
	Gur				provided releief for 6			





	ı	1	T		Т	T	
	ugr			months.			
	am,			4, Complainant has			
	Har			filed the present case			
	yan			before the court of			
	a			Haryana Real Estate			
				Regulatory Authority,			
				Gurugram, Haryana			
				and prayed for			
				various reliefs			
				including			
				compensation for			
				delay possession and			
				intrest theon 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	Dist	CII	Maniaat	Notice not Received	18	Not	
19.		SU CC	Manjeet Kaur & Anr				
	rict		V And W	and after checking		quantifiabl	
	Cou	/9	-	from online portal		e at	
	rt,	6/	SIGNATUR	next hearing	2023	present.	
	Gur	20	E BUILDERS	22/09/2022.			
	ugr	21,	PRIVATE				
	am	H	LIMITED				
		RG					
		R0					
		2-					
		00					
		29					
		34-					





		20					
		21					
		<b>41</b>					
20.	RER	RE	Neha	Complainantapplied	03	1.Refund	
	A	RA	Chauhan,	for an apartment in	Octobe	running	
	Aut	-	Bhanu	Orchard Avenue,		and	
	hori	GR	Pratap Singh	Sectr 93, Gurugram		operating	
	ty	G-	V/S	Project under the		cost	
		22	SIGNATUR	Affordable Housing		charged.	
		99-	E BUILDERS	Policy, 2013.		2. Delay	
		20	PVT.LTD.	Complainant was		compensat	
		22		declared as successful		ion @18%	
				applicant under draw		and cost of	
				dated 13.02.2018 and		litigation.	
				has been allotted unit		3.	
				no. B-202, Second		Litigation	
				Floor, for a total		Cost	
				consideration of		Rs.100,000.	
				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.			
21.	RER	RE	Akash Jindal	1. Complainant		1. Refund	
	A	RA	Vs.	booked a unit in the	Septem	of booking	
	Aut	- CD	Signature	Orchard Avenue-2,	ber	amount	
	hori	GR	Builders	Sector-93 by making	2023	Rs.	
	ty	G-	Private	payment Rs.1,22,637		1,22,637/-	
		21	Limited	/-, Complainant		by	





		51-		alleged that he had		deducting	
		20		sanctioned Bank loan		Rs.25,000	
		22		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 alloted)			
				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/			
22.	RER	RE	Ruchi Jindal	1. Complainant			
	A	RA	Vs.	booked a unit in the	Septem		
	Aut	- CD	Signature	Orchard Avenue-2,	ber		
	hori	GR	Builders	Sector-93 by making	2023		
	ty	G-	Private	payment Rs.1,22,637			
		21	Limited	/-, Complainant			





	I	T = -	<u> </u>		44 4 4 4 4	T	<u> </u>	1
		58-			alleged that he had			
		20			sanctioned Bank loan			
		22			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 alloted)			
					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	RE	Manju		Complainant has	15	Rs.13,98,37	
	Α,	RA	Kherwa		booked a shop in		4	
	Gur	_			signum-93 village	ber		
	ugr	GR			Hayatpur sector 93,			
	am	G-			Gurugram and was			
		16			allotted unit no.FF12.			
						•		





	1	ı	T	T		T		<u> </u>
		13-			Complainant had paid			
		20			Total amount of			
		22			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	RE	Ramesh and		Complainants have	26	0	
21.	ER	RA			jointly applied for		O	
	A,G	-	Signature		units in allotment of			
	UR		Builders Pvt.		residential flats in	1 2025		
	UG	G-	Ltd.		Signature Global -			
	RA	64	Lta.		Solera 2 Sector 107			
	M	12-			Gurugram. That the			
	101	20			allottee was alloted			
		22			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			
					O			
					respondent company			
					not gave possesion on			
					time and alleging			
					delay in Posession .			





				Relief Sought			
				- To direct the			
				respondents to spay			
				DPC on total amount			
				paid by the allotee i.e.			
				Rs.25,17,549/-			
25.				The Plaintiff has filed	04		
				the present suit for	Octobe		
				declaration and	r 2023		
				permanent injunction			
				arraying the Signature			
				Builders as Defendant			
				No. 14 praying for the			
				declaration in her			
	Ms.			favour of the			
	Him			ownership of the suit			
	ani			land being co-owner			
	Gill			in possession in total			
	Civi	-00		land admeasuring 130			
	l	CS	0 1 11 1	kanal 17 marla to the			
	Jud	/3	Sushila &	extent of 1/12 share			
	ge	89	Ors Vs. State	situated at Village		0	
	(Jun	1/	of Haryana	Hyatpur, Gurugram.			
	ior	20	& Ors	In the said suit			
	Divi	19		company has			
	sion			appeared and filed its			
	)			written statement			
	Gur			along with the			
	ugr			application u/o 7 rule			
	am			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			





				Signature for a total			1
				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.		RE	Poonam	Complainants have		0	
	RER	R	Rawat and	booked a residential			
	A	A-	Bharat Singh	unit in Project Solera-	r 2023		
	GU	G	v. Signature	2 Located at sector			
	RU	R G-	Builders	107, Gurugram,			
	GR	75	Private	Village Dharampur.			
	AM	14-	Limited	The complainants			
		20		have been alloted unit			
		22		no. A6-007 of Type 2			
				BHK T1 Situated on			
				Ground Floor			
				Block/Building/Towe			
				r 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			





				20.11.2010			
				29.11.2018.			
				Complainant is			
				alleging Delay in			
				possesion. Relief			
				Claimed 1. To deliver			
				actual physical			
				possesion of the unit.			
				2. Direct to give delay			
				possession charges on			
				account of delay in			
				handing over			
				possesion of lat. 3.			
				Direct the respondent			
				to withraw 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.			
27	RER	RE	Amit Tyagi	Complainant booked	11	########	
	A,G	RA	7 milit Tyagi	a residential Unit in			
	uru	-		Signature Global City			
		GR		93, Sector 93,	1 2025		
	gra m	G-		Gurugram. That the			
	111	23		allottee was alloted			
		79-		with unit no. 93-J21-2F			
				•			
		20 23		on 27.02.2023,			
		23		Complainant made			
				atotal payment of Rs.8,93,809/-			
				.Complainant has			
				alleged that the terms			
				and conditions of BBA			
				are in favor of the			
L	]	]		 are in lavor of the			





				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.	Con sum er Co mpl aint	CC /3 02 /2 02 3	Tulsi Ram	Only Formal notice received without copy of complaint	December 2023	0.00	
29.	Civi l Jud ge Jr. Divi sion	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 defendent/buyer as void and illegal on account of non-realisation of sale considration in respect of Unit No.B1-0201 Solera	23 Octobe r 2023	0.00	
30.	Har yan a Real Esta te Reg ulat	SC N Da ted 01. 06. 20	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		Gurugram,H				
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31.	Har	SC	Haryana	SCN for compliance of	Reply	2599	
	yan	N	Real Estate	Section 4(2)(l)(D)	has		
		Da	Regulatory	, , , , ,	been		
	Real	ted	Authority,		filed		
		01.	New PWD				
	te	<b>06.</b>	Rest				
		20	House Civil				
	ulat	22	Lines,				
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32.	Har	SC	Haryana	SCN for compliance of		2596	
	yan	N	Real Estate	Section 4(2)(1)(D)	has		
	a	Da	Regulatory		been		
	Real	ted	<i>J</i> ,		filed		
	Esta	01.	New PWD				
	te	06.	Rest				
	Reg	20	House Civil				
	ulat	22	Lines,				
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33.		SC	Haryana	SCN for compliance of		3960	
	yan	N	Real Estate	Section 4(2)(1)(D)	has		
	a	Da	Regulatory		been		
	Real	ted	,		filed		
	Esta	01.	New PWD				
	te	06.	Rest				
	Reg	20 22	House Civil				
	ulat	22	Lines,				
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34.		SC	Haryana	SCN for Compliance	Reply	2810	
	yan	N	Real Estate	of 4(2)(1)(c)	has		
	a	Da	Regulatory		been		
		ted					





	Real	03.	Authority,		filed		
	Esta	06. 20	New PWD				
	te	22	Rest				
	Reg ulat		House Civil Lines,				
	ory		Gurugram,H				
	Aut		aryana				
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35.		SC	Haryana	SCN for Compliance	Reply	2801	
	yan	N	Real Estate	of 4(2)(1)(c)	has		
	a	Da	Regulatory		been		
	Real	ted	Authority,		filed		
	Esta	03. 06.	New PWD				
	te	20	Rest House Civil				
	Reg ulat	22	Lines,				
	ory		Gurugram,H				
	Aut		aryana				
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36.	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW	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	2815	
	Ne w						





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	Civi l Line s, Gur ugr am, Har yan a					
37.	Har yan a Real Esta te Reg	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 registeration/non-submission of completion certificate/part completion certificate as the case may be - submission of reqisite documents	 2813	





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	yan						
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38.		SC	Haryana	show cause notice for	1 2	2799	
	yan	N	Real Estate	not applying for	has		
	a	Da	Regulatory	extension of	been		
	Real	ted	Authority,	registeration/non-	filed		
	Esta	03.	New PWD	submission of			
	te	06.	Rest	completion			
	Reg	20	House Civil	certificate/part			
	ulat	22	Lines,	completion			
	ory		Gurugram,H	certificate/occupation			
	Aut		aryana	certificate as the case			
	hori		<i>y</i>	may be - submission			
	ty,			of reqisite documents			
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39.		SC	Haryana	show cause notice for	Reply	2809	
	yan	N	Real Estate	not applying for	has		
	a	Da	Regulatory	extension of	been		
	Real	ted	Authority,	registeration/non-	filed		
	Esta	03.	New PWD	submission of			
	te	06.	Rest	completion			
	ic		I.Cot	completion	İ		





	Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi 1 Line s, Gur ugr am, Har yan a	20 22	House Civil Lines, Gurugram,H aryana	certificate/part completion certificate/occupation certificate as the case may be - submission of reqisite documents		
40.	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w	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	 4412	





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41.	a Har	SC	Натугара	Show	cause notice fo	Or.	Poply	2847	
11.		N	Haryana Real Estate	non	submission	of	Submit	2047	
	yan a	Da	Regulatory	QPR	Subinission	OI	ted		
	Real	ted	Authority,	QIK			ica		
	Esta	31.	New PWD						
	te	05.	Rest						
	Reg	20	House Civil						
	ulat	22	Lines,						
	ory		Gurugram,H						
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42.	Har	SC	Haryana	Show	cause notice for	Reply	3272	
	yan	N	Real Estate	non	submission of	Submit		
	a	Da	Regulatory	QPR		ted		
	Real	ted	Authority,					
	Esta	31.	New PWD					
	te	05.	Rest					
	Reg	20	House Civil					
	ulat	22	Lines,					
	ory		Gurugram,H					
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43.	Har	SC	Haryana	Show o	cause notice for	Reply	2854	
	yan	N	Real Estate		submission of	Submit		
	a	Da	Regulatory	QPR		ted		
	Real	ted	Authority,					
	Esta	31.	New PWD					
	te	05.	Rest					
	Reg	20	House Civil					
	ulat	22	Lines,					
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4.4	a	CC	II	C1		D1	2027	
44.	Har	SC N	Haryana Real Estate		cause notice for submission of	to be	2836	
	yan a	Da	Regulatory	non s QPR	Submission of	submitt		
	a Real	ted	Authority,	QI IX		ed in 2		
	Esta	31.	New PWD			weeks		
	te	05.	Rest			7. 2210		
	Reg	20	House Civil					
	ulat	22	Lines,					





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	ory		Gurugram,H					
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45.		SC	Haryana	Show cause notice	for	SCN	HRERA/G	
		N	Real Estate	non submission	of		GM/04/20	
	_	Da	Regulatory	QPR "Solera II"	-	d on	17/IR/04/	
		ted	Authority,	<b>Q</b> 111 00101111		16.11.2	QPR/04	
	l l	07.	New PWD			022	Q114 01	
		11.	Rest			022		
		20	House Civil					
		22	Lines,					
	ory Aut		Gurugram,H					
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	Rest Hou se Civi l Line s, Gur ugr am, Har yan a						
46.	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, in Group Housing Project namely "Solera" situated at Sector 107, Gurugram	Receive d on 16.11.2 022	HRERA/G GM/06/20 17/IR/09/ QPR/06	





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47. Har SC Haryana Show cause notice for SCN HRERA/G	
yan N Real Estate non submission of Receive GM/08/20	
a Da Regulatory QPR, in Group d on 17/IR/11/	
Real ted Authority, Housing Project 16.11.2 QPR/08	
Esta 07. New PWD namely "Orchard 022	
te 11. Rest Avenue" situated at	
ulat 22 Lines,	
ory Gurugram,H	
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48. Har SC Haryana Show cause notice for SCN HRERA/G	
yan N Real Estate non submission of Receive GM/357/8	
a Da Regulatory QPR, Orchard d on 9/2019/51	





	Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har	ted 07. 11. 20 22	Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	Avenue 2		18.11.2 022	/QPR/336	
	am, Har yan							
	a							
49.	Har yan a Real	N OT IC E	Haryana Real Estate Regulatory Authority,	NOTICE FOR SUBMISSION ANNUAL STATEMENTS	OF	receive d on 22.12.2	HARERA /GGM/Ac ctts/2022- 23/353	
	Esta te Reg ulat ory Aut hori	D AT ED 12. 12. 20 22	New PWD Rest House Civil Lines, Gurugram,H aryana	ASCCOUNTS YEAR 2021-2022 PROJECT ORCH AVENUE	FOR	022		





ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr							
w PW D Rest Hou se Civi 1 Line s, Gur	N OT IC E D AT ED	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil	NOTICE FOR SUBMISSION ANNUAL STATEMENTS ASCCOUNTS YEAR 2021-2022 PROJECT SOLE	OF FOR 2 FOR	Notice receive d on 22.12.2 022	HARERA /GGM/Ac ctts/2022- 23/351	
ulat ory Aut hori ty, Ne w PW D Rest Hou se	12. 12. 20 22	Lines, Gurugram,H aryana					





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51.	Har	N	Haryana		NOTICE FOR		Notice	HARERA	
	yan	OT	Real Estate		SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory		ANNUAL		d on	ctts/2022-	
	Real	E	Authority,		STATEMENTS		22.12.2	23/349	
	Esta	D	New PWD		ASCCOUNTS	FOR	022	,	
	te	AT	Rest		YEAR 2021-2022				
	Reg	ED	House Civil		PROJECT SOLE				
	ulat	12.	Lines,		TROJECT SOLL	1412			
	ory	12.	Gurugram,H						
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F	52.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
		yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
		a	IC	Regulatory	ANNUAL		d on	, , , , , , , , , , , , , , , , , , ,	
		Real	Ε	Authority,	STATEMENTS		23.12.2	23/654	
		Esta	D	New PWD	ASCCOUNTS	FOR	022		
		te	AT	Rest	YEAR 2021-2022				
		Reg	ED	House Civil	•	chard			
		ulat	12.	Lines,	Avenue 2				
		ory	12.	Gurugram,H					
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## 3. Maa Vaishno Net-Tech Private Limited

Sr	Со	Ca	Parties	Date	Summary of Dispute	Case	Observati	Orders
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N		De		last			
0.		tai		order			
		ls		014101			
1	Har	RE	Abha		On 13.08.2019,	Pendin	
	yan	RA	Aggarwal &		Complainants have	g -	
	a	/P	Anr Vs. Maa		applied for allotment	Next	
	RE	KL	Vaishno		of residential Floor in	date of	
	RA	/5	Net-tech		Signature Global city-	hearin	
	-	59	Private		1 Karnal. That the	g -	
	Pan	/2	Limited		allottee was alloted	06/12/2	
	chk	02			with Residential floor	023	
	ula	3			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 possesion on		
					time and alleging		
					delay in Posession.		
					though offer of		
					possession has		
					already been isuued		
					by the company.		
					Relief Sought		
					1. Dpc and hand over		





		l		C .1 ·			
	_			of the possession			
2	Con	CC	Sachin	MA117-GF Signature	01/12/2		
	su	/2	Gupta vs.	Global City-1,	023		
	mer	60	Maa Vaishno	Seeking relief to			
	Co	/f2	Net Tech	construct the allotted			
	urt	02	Private	unit and offer the			
	Kar	3	Limited	possession. Further			
	nal			seeking to remove the			
				penalty imposed			
				during covid 19			
				period besides as			
				usual relieves			
3	BEF	CC	Ravinder	Seeking refund of	Dispos	The	
	OR	/2	Kaur V/S	paid booking amount	_	complaina	
	E	45	Maa Vaishno	of Rs.1,02,000/		nt had	
	DIS	/2	Tech and	besides other claim	direcito	booked a	
	TRI	02	Others	Mental agony 20000,	n to	flat in the	
	CT	0		litigation Rs.11000+	refund	residential	
	CO			interest @21% p.a.	the	project at	
	NS			•	amoun	Signature	
	UM				t of		
	ER				Rs.1,02,		
	DIS				000/-	Karnal,	
	PU				with	through an	
	TES				interest		
	RE				@ 9%	paid the	
	DR				per	booking	
	ESS				annum	amount.	
	AL				from	Now the	
	CO				the	complaina	
	M				date of		
	MIS				deposit	an	
	SIO				till its		
	N,				realizat	n for the	
	Kar				ion	cancellatio	
	nal				besides	n of	
					Rs.10,0	booking of	





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





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				Agreeement i.e within		and	
				24 months.		Rs.55,000	
						litigation	
						cost	
5	HR	Н	Vinod	Complainant had	17-10-		
	ER	RE	Kumar V/S	applied for units in	2023		
	A,P	RA	Maa Vaishno	allotment of Plots in			
	anc	-	Tech Pvt.	Signature Global City-			
	hku	PK	Ltd.	2, karnal. That the			
	la	L-		allottee was alloted			
		24		with unit no. MA41			
		73-		on 08.02.2022, with			
		20		booking amount of Rs.			
		22		4,00,000/ The			
				alloted 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.			
6	HR	Н	Viney	Complainant had	17-10-		
	ER	RE	Kumar V/S	applied for units in	2023		
	A,P	RA	Maa Vaishno	allotment of Plots in			
	anc	_	Tech Pvt.	Signature Global City-			
	hku	PK		2, karnal. That the			
	la	L-		allottee was alloted			
		24		with unit no. MA41			
		74-		on 08.02.2022, with			
		20		booking amount of Rs.			
		22		4,00,000/ The			
				alloted unit was			
				cancelled on			
L				cancened on			





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				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.			
7	RE	RE	Pankaj	Complainants have	23-08-		
	RA	RA	Yadav and	applied for allotment	2023		
	Co	/P	Jatin	of residential flats in			
	mpl	KL	_	Signature Global City,			
	aint	/2	Maa Vaishno	Sector 28A, Karnal.			
	,	90	Net Tech Pvt	That the allottee was			
	Pan	6/	ltd &	alloted with unit no.			
	cku	20	Fantablous	FA-84, at 2nd Floor			
	la	22	Town	on 24/03/2019, with			
			Developers	total consideration of			
			Private	Rs.25,67,109/- plus			
			Limited	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 possesion on			
				time and alleging			
				delay in Posession .			
				Relief Sought			
				- To direct the			
				respondents to pay			
				DPC on total amount			
				paid by the allotee i.e.			
				Rs. 4,92,799/- and			





Compensation of Rs. 5,00,000/- for harrasment and mental agony and Rs 55,000/- for litigation expenses  8 RE RE Ashok RA RA Kumar Vs. Co /P Maa Vaishno mpl KL Net-tech aint /6 Private  Compensation of Rs. 5,00,000/- for harrasment and mental agony and Rs 55,000/- for litigation expenses  21-09- 2023  co /P Maa Vaishno of residential Plot in Signature Global city- 2 Karnal. That the
harrasment and mental agony and Rs 55,000/- for litigation expenses  8 RE RE Ashok Complainants have RA RA Kumar Vs. applied for allotment of residential Plot in mpl KL Net-tech Signature Global city-
mental agony and Rs 55,000/- for litigation expenses  8 RE RE Ashok RA RA Kumar Vs. Co /P Maa Vaishno mpl KL Net-tech  mental agony and Rs 55,000/- for litigation expenses  21-09- 2023  co /P Maa Vaishno mpl KL Net-tech  Signature Global city-
8 RE RE Ashok Complainants have RA RA Kumar Vs. applied for allotment Complainants Plot in mpl KL Net-tech Signature Global city-
8 RE RE Ashok Complainants have RA RA Kumar Vs. applied for allotment Co /P Maa Vaishno of residential Plot in Signature Global city-
8 RE RE Ashok RA RA Kumar Vs. Co /P Maa Vaishno mpl KL Net-tech Complainants have applied for allotment of residential Plot in Signature Global city-
RA RA Kumar Vs. Co /P Maa Vaishno mpl KL Net-tech applied for allotment of residential Plot in Signature Global city-
Co /P Maa Vaishno of residential Plot in Signature Global city-
mpl KL Net-tech Signature Global city-
aint /6 Private 2 Karnal. That the
, 8/ Limited allottee was alloted
Pan 20 with plot no. FA58 on
cku   23     08.02.2022. the
la complainant
contended that he
already paid all the
demands raised by
responadant till date.
the complainant
stated that the
demand dated
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





				late marrie est		1	
	DE	DE	D 1 17	late payment	00.44		
9	RE	RE	Rampal Vs.	Complainants have	08-11-		
	RA	RA	Maa Vaishno	applied for allotment	2023		
	Co	/P	Net-tech	of residential Plot in			
	mpl	KL	Private	Signature Global city-			
	aint	/2	Limited	1 Karnal. That the			
	,	55		allottee was alloted			
	Pan	/2		with plot no. MA 62 in			
	cku	02		Block A, on			
	la	3		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 isuued			
				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			
10	RE	RE	Jatinder	Complainants have	08-11-		
	RA	RA	Khamboj &	applied for allotment	2023		
	Со	/P	Anr Vs. Maa	of residential Floor in			
	mpl	KL	Vaishno	Signature Global city-			
	mpl	KL	Vaishno	Signature Global city-			





-





		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/		
		besdies other usual		
		prayer of		
		compensation,		
		litigation cost etc		

## 4. Signatureglobal Homes Private Limited

Sr. No.	Cou rt	Ca se De tai ls	Parties	Date of the last order	Summary of Dispute	Case Status	Observati ons	Orders
1.	Con	CC	Kanta Devi		The compaint is		Seeking	
	sum	/2	v The		against "Signature	Octobe	restoration	
	er	1/	Manager,		Global India Ltd.". It	r 2023	of	
	For	45	Signature		was erroneously		terminatio	
	um,	1	Global		incorporated in		n or	
	Roh				present list, due to		cancellatio	
	tak				vague complaint or		n of	
					deficient information		Allotment	
					provided in the		of Flat and	
					Complaint. Hence, the		pay	
					case is incorporated in		compensat	
					sheet namely "against		ion of Rs.	





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





	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 alloted 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	Septem ber 2023	21,000	





				delay in Posession i.e			
				24 months from the			
				date of allotment .			
				Relief Sought			
				- To direct the			
				respondents to pay			
				DPC on total amount			
				paid by the allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			
				anottee anottee			
5.	RER	RE	Shubham	Complainant	29	21,000	
<b>J.</b>	A,G	RA	Tandon and			21,000	
		- -	Sachin	applied for allotment of unit in of	Septem ber		
	uru						
	gra	GR	Aggarwal		2023		
	m	G-		Signature Global Park			
		47		II, Sector 36,			
		15-		Gurugram. That the			
		20		allottee was alloted			
		22		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.			





	1		1	Τ		Τ	T	
					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 allotee			
					and Litigation Cost of			
					Rs. 21,000/- Paid extra			
					by allottee			
6.	RER	RE	Garima		Complainant applied	29	21,000	
	Α,	RA	Arora		for allotment of unit	Septem		
	Gur	-			in of residential flats	ber		
	ugr	46			in Signature Global	2023		
	am	91-			Park II, Sector 36,			
		20			Gurugram. That the			
		22			allottee was alloted			
					with unit no. P-13 at			
					1st Floor on			
					27.01.2022, with total			
					consideration of			
					Rs.65,56,415/-			
					(Inclusive Tax) .			
					Complainant made			
					atotal payment of			
					Rs.48,10,065/-			
					.Complainant has			
					alleged that the			
					respondent company			
					not gave possesion on			
					time and alleging			
					delay in Posession 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 allotee and Litigation Cost of Rs. 21,000/- Paid extra by allottee By verifivcation on reviewing the company records it emerged that the date of allotmenty is 24.01.2022			
7.	RER A, Gur ugr am	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 alloted with unit no. P-22 at Third Floor on 23.08.2019, with total consideration of Rs.62,87,905/- (Inclusive Tax) . Complainant made	Septem ber	21,000	





				-1-1-1 1 C			
				atotal payment of			
				Rs.53,05,242/-			
				.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.			
				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 allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			
8.	RER	RE	Nupur	Complainant applied	29	21,000	
0.	A,G	RA	Tiupui	for allotment of unit		21,000	
	uru	107.1		in of residential flats	ber		
		GR		in Signature Global	2023		
	gra	G-		Park II, Sector 36,	2023		
	m	46					
		96-		Gurugram. That the allottee was alloted			
		20		with unit no. P-08 at			
		20					
				fourth Floor on			
				02.11.2019, with total			
				consideration of			
				Rs.66,05,724/-			





		1		/I 1 · T \			1
				(Inclusive Tax) .			
				Complainant made			
				atotal payment of			
				Rs.54,94,687/-			
				.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.			
				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 allotee			
				and Litigation Cost of Rs. 21,000/- Paid extra			
				· •			
9.	DED	DE	Duirro Minlan	by allottee	20	21 000	
٦.	RER	RE	Priya Mishra	Complainant applied		21,000	
	A,G	RA		for allotment of unit			
	uru	- CD		in of residential flats	ber		
	gra	GR		in Signature Global	2023		
	m	G-		Park II, Sector 36,			
		46		Gurugram. That the			
		97-		allottee was alloted			
		20		with unit no. P-10 at			
		22		2ndFloor on			
				10.08.2020, with total			





				consideration of			
				Rs.59,43,780/-			
				(Inclusive Tax)			
				Complainant made			
				atotal payment of			
				Rs.43,58,100/-			
				.Complainant has			
				alleged that the			
				respondent company			
				not gave possesion on			
				time and alleging			
				delay in Posession 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 allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			
10.	RER	Н	Akhil	Complainant applied	29	21,000	
	A,G	RE	Koundin	for allotment of unit	-		
	uru	RA		in of residential flats	ber		
	gra	-		in Signature Global	2023		
	m	46		Park II, Sector 36,			
		90-		Gurugram. That the			
		20		allottee was alloted			
		22		with unit no. P-16 at			





				First Floor on			
				02.11.2020, with total			
				consideration of			
				Rs.65,47,633/-			
				(Inclusive Tax) .			
				Complainant made			
				atotal payment of			
				Rs.55,68,026/-			
				.Complainant has			
				alleged that the			
				respondent company			
				not gave possesion on			
				time and alleging			
				delay in Posession 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 allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			
11.	RER	Н	Kamal	Complainant applied	29	21,000	
	A,G	RE	Kishore	for allotment of unit			
	uru	RA		in of residential flats	ber		
	gra	-		in Signature Global	2023		
	m	46		Park II, Sector 36,			
		94-		Gurugram. That the			





r	1		<u> </u>		ı	1	
		20		allottee was alloted			
		22		with unit no. P-23 at			
				Fourth Floor on			
				27.08.2021, with total			
				consideration of			
				Rs.66,05,724/-			
				(Inclusive Tax) .			
				Complainant made			
				atotal payment of			
				Rs.62,75,440.14/-			
				.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.			
				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 allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			
12.	4715	RE	Indu and	Complainant applied	29	21,000	
		RA	Shivender	for allotment of unit	Septem		
		_	Nageen	in of residential flats	ber		
		GR		 in Signature Global	2023		





G-	Park II, Sector 36,
46	Gurugram. That the
92-	allottee was alloted
20	with unit no. P-20 at
22	Ground Floor on
	28.08.2020, with total
	consideration of
	Rs.62,87,905/-
	(Inclusive Tax) .
	Complainant made
	atotal payment of
	Rs.57,09,242/-
	.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.
	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 allotee
	and Litigation Cost of
	Rs. 21,000/- Paid extra
	by allottee
	It emerged during the
	review of documents,
	that the allotte
	uat the anotte





				requested the			
				company to change			
				the unit orignally			
				alloted 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	RE	Rajesh	Complainant applied	08	4,47,195	
15.	A,G	RA		for allotment of unit	Decem	4,47,170	
	uru	10/1	Kilatalia	in of residential flats	ber		
		GR		in Signature Global			
	gra m	G-		Park II, Sector 36,	2023		
	1111	47		Gurugram. That the			
		92-		allottee was alloted			
		20		with unit no. N-13 at			
		20					
		22		Second Floor on, with			
				total consideration of			
				Rs.37,60,190/-/-			
				(Inclusive Tax) .			
				Complainant made			
				atotal 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			





	1				T	T	
14.	RER	RE	Lokendra	Complainant applied		21,000	
	A	RA	,	for allotment of unit	_		
	Gur	-	vs Shivender	in of residential flats	ber		
	ugr	GR	Kumar Jha	in Signature Global	2023		
	am	G-		Park II, Sector 36,			
		46		Gurugram. That the			
		98-		allottee was alloted			
		20		with unit no. P-21 at			
		22		Third Floor on			
				08.09.2020, with total			
				consideration of			
				Rs.59,44,378 (Incl			
				Tax)/ Complainant			
				made atotal payment			
				of Rs.42,05,324/-			
				.Complainant has			
				alleged that the			
				respondent company			
				not gave possesion on			
				time and alleging			
				delay in Posession 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 allotee			
				and Litigation Cost of			
				Rs. 21,000/- Paid extra			
				by allottee			





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15.	RER	RE	Akshit		Complainant applied		21,000	
	A,G	RA	Lamba		for allotment of unit	Septem		
	uru	-			in of residential flats	ber		
	gra	GR			in Signature Global	2023		
	m	G-			Park II, Sector 36,			
		46			Gurugram. That the			
		99-			allottee was alloted			
		20			with unit no. P-20 at			
		22			4th Floor on			
					29.01.2020, with total			
					consideration of			
					Rs.65,47,609/-			
					(Inclusive Tax) .			
					Complainant made			
					atotal payment of			
					Rs.58,12,315/-			
					.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.			
					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 allotee			
					and Litigation Cost of			
					Rs. 21,000/- Paid extra			
<u>L</u>	1	L	l	l	==,555, 1500 5,100	l	l .	





					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 consicderation of Rs24,46,934.Complain ant has made a total payment of Rs.23,30,985Complain it is alleging delay in possesion and demanding possesion. Relief claimed 1.Hanover of possesion of unit 2. Interest for delay in possesion charges amounting to Rs. 3,91,653.37 @9.75	Dismis sed	3,91,653.37	
17.	DC DR C, Gur ugr am	CC /5 99 /2 02 2	Prashant Kumar Signature Global Homes Pvt.Ltd ORS.	v &	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 settlem ent deed dated 6.12.20 22 and court order dated 16.12.2 022.	99,000 + 5,00,000 + 50,000	





RER	RE	Rahul			On 01.02.2	021	01	0	
uru	_								
	GR								
m	G-				0				
	14								
	47-								
	20			,	with unit no. 5-A4	5C-			
	23			-	1F, with to	otal			
				(	consideration	of			
				]	Rs.Rs.59,68,869/				
					Complainant m	ade			
				í	atotal payment	of			
				]	Rs.15,67,110/ Due	e to			
				1	non-payment,	the			
				1	Unit got cancelled	on			
					06.03.2023.				
				]		_			
					_				
					_				
					_				
						tne			
DED	DE	Chir: D	vrvo1			021	20	0	
								U	
	_		œ		_		_		
	- GR	<i>1</i> <b>1111</b> ,							
_					_		2020		
					_				
	A,G uru gra	A,G RA uru - gra GR m G- 14 47- 20 23  RER RE A,G RA uru - gra GR	RER RE Shiv Da A,G RA Arora uru - gra GR	RER RE Shiv Dayal A,G RA Arora & uru - GR	RER RE Shiv Dayal A,G RA Arora & Anr.  gra GR  M G-  14  47- 20 23	A,G RA Khetan Complainant bood a residential Unit Signature Global F 5, Sector 36, Sol Gurugram. That allottee was allowith unit no. 5-A4 1F, with the consideration Rs.Rs.59,68,869/ Complainant matotal payment Rs.15,67,110/ Durnon-payment, Unit got cancelled 06.03.2023. Relief Sour To restore cancelled unit handover possession of the total 2. To Pay interest paid amount realisation, if responadant is able to deliver allotted unit sable to deliver allotted unit Signature Global F 4, Sector 36, Sol Gurugram. That allottee was allowith unit no. 4-A81 with uni	A,G RA Khetan Complainant booked a residential Unit in Signature Global Park 5, Sector 36, Sohna, Gurugram. That the allottee was alloted with unit no. 5-A45C-1F, with total consideration of Rs.Rs.59,68,869/ Complainant made atotal 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  RER RE Shiv Dayal A,G RA Arora & Complainant booked a residential Unit in Signature Global Park 4, Sector 36, Sohna, Gurugram. That the allottee was alloted with unit no. 4-A81-1F	A,G RA Khetan  GR GR GR GR GG GG GG GG GG GG GG GG GG G	A,G RA Khetan Complainant booked a residential Unit in Signature Global Park 5, Sector 36, Sohna, Gurugram. That the allottee was alloted with unit no. 5-A45C-1F, with total consideration of Rs.Rs.59,68,869/ Complainant made atotal 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  RER RE Shiv Dayal A,G RA Arora & Complainant booked a residential Unit in Signature Global Park 4, Sector 36, Sohna, Gurugram. That the allottee was alloted with unit no. 4-A81-1F





total consideration of Rs.Rs.42,69,631/ Complainant made atotal payment of Rs.43,62,524/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 allotee 2. To Handover the physical possession and get the Conveyance Deed
Complainant made atotal payment of Rs.43,62,524/ 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 allotee 2. To Handover the physical possession and get the Conveyance Deed
atotal payment of Rs.43,62,524/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 allotee 2. To Handover the physical possession and get the Conveyance Deed
Rs.43,62,524/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 allotee 2. To Handover the physical possession and get the Conveyance Deed
Rs.43,62,524/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 allotee 2. To Handover the physical possession and get the Conveyance Deed
.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 allotee  2. To Handover the physical possession and get the Conveyance Deed
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 allotee  2. To Handover the physical possession and get the Conveyance Deed
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 allotee 2. To Handover the physical possession and get the Conveyance Deed
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 allotee  2. To Handover the physical possession and get the Conveyance Deed
time and alleging delay in Posession Relief Sought - To direct the respondents to pay DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
delay in Posession Relief Sought  - To direct the respondents to pay DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
Relief Sought  - To direct the respondents to pay DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
- To direct the respondents to pay DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
respondents to pay DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
DPC on total amount paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
paid by the allotee 2. To Handover the physical possession and get the Conveyance Deed
2. To Handover the physical possession and get the Conveyance Deed
physical possession and get the Conveyance Deed
and get the Conveyance Deed
Conveyance Deed
executed 3. To
waive the Interest on
late payments,
external electrification
charges, advance
maintenance charges
and other charges
<b>20.</b> RER RE Neeraj On 18.08.2020 03 0
A,G RA Kumar Lath Complainant booked Novem
uru - a residential Unit in ber
gra GR   Signature Global Park   2023
m G- 4, Sector 36, Sohna,
Gurugram. That the
55- allottee was alloted
with unit no. 4-A23-4F
23 on 13.08.2021, with
total consideration of





				D- D- FF (0.704 /			
				Rs.Rs.55,60,724/			
				Complainant made			
				atotal payment of			
				Rs.58,90,374/-			
				.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 allotee			
				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	RE	Naveen	On 25.12.2020,	Advan	1,34,156	
	A,G	RA		Complainant booked	ce copy	1,0 1,10 0	
	uru	_	111010	a residential Unit in	of		
	gra	GR		Signature Global Park			
	m	G-		4, Sector 36, Sohna,			
	111	22		Gurugram. That the			
		60-		allottee was alloted	d		
		20		with unit no. 4-A135-	<u> </u>		
		23		1F on 31.12.2020 and			
		20		executed BBA on			
				04.06.2021,			
				· ·			
				Complainant made			





		1	T	· · · · · · · · · · · · · · · · · · ·	T	I	1
				atotal payment of			
				Rs.57,27,988/-			
				.Complainant has			
				alleged that the			
				respondent company			
				not gave possesion on			
				time and alleging			
				delay in Posession			
				Relief Sought			
				-1. To direct the			
				respondents to pay			
				DPC on total amount			
				paid by the allotee			
				2. To execute the			
				Conveyance Deed in			
				favor of the			
				complainant			
				3. To refund Rs.			
				49,778.45/ paid as			
				utility charges 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 5.Rs.			
				50,000/ for			
				harrasment and			
				mental agony			
22.	DC	CC	Hitesh	On 01.02.2022,	11	7,06,000.00	
	DR	/4	Deshwal	Complainant applied	Septem		
	C,	90		for a residential Unit	ber		
	Gur	/2		in Project Signature	2023		





		•						<del>-</del>
	ugr	02			Global Park IV, Sector			
	am	3			36, Sohna, Gurugram.			
					On 10.03.2022			
					Complainant executed			
					BBA with the builder			
					for alloted 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	Ci	Naresh		Plaintiff has filed the	22-Sep-	0	
	'ble	vil			suit for permanent	23		
	Cou	Sui			and mandatory			
	rt of	t			injunction against the			
	Dr.	no.			M/s 4S Developers P.			
	Priy	87			Ltd as Defendant No.1			
	ank	/2			and Signature Global			
	a	02			as Defendant No. 2			
	Jain,	3			alleging that both the			
	Civi				Defendants are			
	1				illegally raising			
	1			1	megany raising			





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





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stan dat t ed Coll 19. ecto 05.07.2023. for hearing on 05.07.2 023, 1st 23	rt of	mo	received. The matter is	was	
t ed Coll 19. ecto 05. r, 20	Assi	n	listed for hearing on	listed	
Coll 19. ecto 05. r. 20   1st 23   Gra de,	stan	dat	05.07.2023.	for	
ecto 05. r, 20 1st 23 Gra de, Soh na, Gur ugr am.  Am.  Below to to taken up and accordingly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	t	ed		hearing	
r, 20 1st 23 Gra de, Soh na, Cur ugr am.  1	Coll	19.		on	
1st Gra de, Soh na, Gur ugr am.  A matter am.  B matter for intimat ing the next date of hearing fresh summo ns to be issued for	ecto	05.		05.07.2	
Gra de, Soh court strike the matter could not taken up and accordingly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	r,	20		023,	
Gra de, Soh court strike the matter could not taken up and accordingly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	1st	23		howev	
Soh na, Gur ugr am.  Could not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	Gra				
Soh na, Gur ugr am.  Could not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	de,			to	
Gur ugr am.  the matter could not taken up and accordingly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for				court	
ugr am.  matter could not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	na,			strike	
ugr am.  matter could not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for	Gur			the	
am.  could not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for				matter	
not taken up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for				could	
up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for				not	
up and accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for				taken	
accordi ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for					
ngly, fresh notices will be issued in this matter for intimat ing the next date of hearing fresh summo ns to be issued for					
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issued for					
for					
				next	





						date		
						date		
25.	RER A, Gur ugr am	RE RA - GR G- 26 29- 20 23	Ekta Chauhan Anr	&	On 30.03.2020,Complaina nt 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 . Releif 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 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/-	10 Novem ber 2023	4,10,484.00	





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





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	Gur	GR		(Delay Possession	2023		
	ugr	G-		Charges) on account			
	am	26		of alleged delay in			
		23-		handing over			
		20		possession at the rate			
		23		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.			
29.	Har	SC	Натугара	SCN for compliance of	Reply	4058	
29.		N	Haryana Real Estate	_	has	4036	
	yan	Da		Section $4(2)(1)(D)$			
	a Dool	ted	Regulatory		been		
	Real	01.	Authority,		filed		
	Esta	06.	New PWD				
	te	20	Rest				
	Reg	22	House Civil				
	ulat	22	Lines,				
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30.	Har	SC	Haryana	SCN for compliance of	Reply	4088	
	yan	N	Real Estate	Section 4(2)(l)(D)	has		
	a	Da	Regulatory		been		
	Real	ted	Authority,		filed		
	Esta	01.	New PWD				
	te	06.	Rest				
	Reg	20	House Civil				
	ulat	22	Lines,				
	ory		Gurugram,H				
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31.	Har	SC	Haryana	SCN for compliance of		4077	
	yan	N	Real Estate	Section 4(2)(l)(D)	has		
		Da					





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	Real	01.	Authority,		filed	
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32.	Har	SC	Haryana	SCN for Compliance	Reply	
	yan	N	Real Estate	of 4(2)(1)(d)	to be	
	a	Da	Regulatory		sumitte	
	Real	ted	Authority,		d in 2	
	Esta	01.	New PWD		week	
	te	06.	Rest			
	Reg	20	House Civil			
	ulat	22	Lines,			
	ory		Gurugram,H			
	Aut		aryana			





33.	hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har	SC	Haryana	SCN for compliance of	Reply	4078	
	yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou	N Da ted 01. 06. 20 22	Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	Section 4(2)(l)(D)	has been filed		





	se Civi l Line s, Gur ugr am, Har yan a						
34.	Har yan a Real Esta te 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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	yan							
	a							
35.	Har	SC			SCN for compliance of		4091	
	yan	N	Real Estate		Section 4(2)(1)(D)	has		
	a	Da	Regulatory			been		
	Real	ted	<i>J</i> ,			filed		
	Esta	01.	New PWD					
	te	06.	Rest					
	Reg	20	House Civil					
	ulat	22	Lines,					
	ory		Gurugram,H					
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	a	Da	Regulatory			sumitte		
	Real	ted	<i>J</i> '			d in 2		
	Esta	01.	New PWD			week		
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	ulat		Lines,				
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37.	Har	SC	Haryana	SCN for compliance of	Reply	3935	
	yan	N	Real Estate	Section 4(2)(1)(D)	Submit		
	a	Da	Regulatory		ted		
	Real	ted	<i>J</i> ,				
	Esta	01.	New PWD				
	te	06.	Rest				
	Reg	20	House Civil				
	ulat	22	Lines,				
	ory		Gurugram,H				
	Aut		aryana				
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38.	w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har	SC N	Haryana Real Estate	SCN for Compliance of 4(2)(l)(c)	Reply has	3983	
	a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi 1	Da ted 03. 06. 20 22	Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		been filed		





	Line s, Gur ugr am, Har yan a						
39.	Har yan a Real Esta te 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	SC	,	show cause notice for		3982	
	yan	N	Real Estate	not applying for	has		
	a	Da	Regulatory	extension of	been		
	Real	ted	Authority,	registeration/non-	filed		
	Esta	03.	New PWD	submission of			
	te	06.	Rest	completion			
	Reg	20	House Civil	certificate/part			
	ulat	22	Lines,	completion			
	ory		Gurugram,H	certificate/occupation			
	Aut		aryana	certificate as the case			
	hori			may be - submission			
	ty,			of reqisite documents			
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41.	Har	SC		show cause notice for		3987	
	yan	N	Real Estate	not applying for	has		
	a D 1	Da	Regulatory	extension of	been		
	Real	ted	Authority,	registeration/non-	filed		
	Esta	03. 06.	New PWD	submission of			
	te	20	Rest	completion			
	Reg		House Civil	certificate/part			
	ulat	22	Lines,	completion			





			C	antificate /			
	ory		Gurugram,H	certificate/occupation			
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42.	Har	SC	Haryana	SCN for Compliance		4384	
	yan	N	Real Estate	of registration	to be		
	a	Da	Regulatory	conditions	sumitte		
	Real	ted	Authority,		d in 2		
	Esta	<b>15.</b>	New PWD		week		
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43.	Har	SC	Haryana	SCN for Compliance	Reply	4352	
	yan	N	Real Estate	of registration			
	a	Da	Regulatory	conditions	sumitte		
	Real	ted	Authority,		d in 2		
	Esta	<b>15.</b>	New PWD		week		
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44.	Har	SC				Compliance		4374	
	yan	N	Real Estate		of	registration			
	a	Da	Regulatory		conditions	3	sumitte		
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45.	Har	SC	Haryana		SCN for	Compliance	Reply	4397	
	yan	N	Real Estate		of	registration			
	a	Da	Regulatory		conditions		sumitte		
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46.	a Har	SC	Haryana	SCN for Compliance	Reply	4327	
40.	yan	N	Real Estate	of registration		1021	
	a	Da	Regulatory	conditions	sumitte		
	Real		Authority,		d in 2		
	Esta	<b>15.</b>	New PWD		week		
	te	06.	Rest				
	Reg	20	House Civil				
	ulat	22	Lines,				
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47.	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta te Reg ulat ory Aut hori ty,	SC N Da ted 15. 06. 20 22	Real Estate Regulatory	SCN for Compliance of registration conditions	4391	
	ulat ory Aut hori		Lines, Gurugram,H			





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48.	Har	SC	_	 SCN for Compliance		4470	
	yan	N	Real Estate	of registration			
	a Real	Da ted	Regulatory	conditions	sumitte d in 2		
	Esta	15.	Authority, New PWD		week		
	te	06.	Rest		Week		
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49.	Har	SC	Цатторо	CCNI for	Compliance	Donly	4326	
49.		N	Haryana		_		4320	
	yan		Real Estate	of	registration	to be		
	a	Da	Regulatory	conditions	8	sumitte		
	Real	ted	Authority,			d in 2		
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50.	Har	SC	Haryana	SCN for	Compliance	Reply	4351	
	yan	N	Real Estate	of	registration	to be		
	a	Da	Regulatory	conditions	8	sumitte		
	Real	ted	Authority,			d in 2		
	Esta	<b>15.</b>	New PWD			week		
	te	06.	Rest					





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51.	a Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w	SC N Da ted 15. 06. 20 22	Real Estate Regulatory	SCN for Compliance of registration conditions	4420	





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<b>52.</b> Har <b>SC</b> Haryana SCN for Compliance Reply 4396	
yan N Real Estate of registration to be	
a Da Regulatory conditions sumitte	
Real ted Authority, d in 2	
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53.	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am,	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	Show non QPR	cause notice for submission of	 3241	
	Har yan a						





<b>54.</b>	Har	SC	Цантара	Chorr course	notice for	Poply.	3462	
34.		N	Haryana Bool Fototo		e notice for nission of		3402	
	yan	Da	Real Estate		HISSIOH OI	to be		
	a Dool	ted	Regulatory	QPR		submitt		
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55.	Har		Haryana		e notice for		3239	
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56.	Har	SC	Haryana	Show cause notice for	Reply	3421	
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57.	Har	SC			ise notice for		3662	
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58.	Har	SC	Haryana	 Show	cause notice for	r Reply	3672	
	yan	N	Real Estate	non	submission o			
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59.	a Har	SC	Натуара	Charr	cause potice for	r Dooler	3673	
39.		SC N	Haryana		cause notice for submission of	1 2	36/3	
	yan		Real Estate	non	Submission 0			
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60.	Har	SC	Haryana		cause notice for		3674	
	yan	N Da	Real Estate	non	submission of			
	a Real	Da ted	Regulatory Authority,	QPR		ted		
	Esta	31.	New PWD					
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61.	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW	SC N Da ted 31. 05. 20 22	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana		e notice for nission of	Reply Submit ted	3457	
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62.	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har	SC N Da ted 31. 05. 20 22	Real Estate Regulatory	Show cause and submit QPR	Reply Submit ted	3419	





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63.	Har	SC	Haryana			cause notice for		3441	
	yan	N	Real Estate		non	submission of			
	a	Da	Regulatory		QPR		ted		
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	Esta	31.	New PWD						
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64.	Har	SC	Haryana		Show	cause notice for	Reply	3624	
	yan	N	Real Estate		non	submission of		0021	
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65.	Har	SC	Haryana		cause notice for		3638	
	yan	N	Real Estate		submission of			
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66.	Har	SC		Show cause notic			3442	
	yan	N	Real Estate	non submission	of of			
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67.	Har	SC	Haryana	Show	cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non	submission of			
	a	Da	Regulatory		Signature Park	d on		
	Real	ted	Authority,		Signature raik	18.11.2	2/QPR/44	
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	Esta		New PWD			022	2	
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68.	Har	SC	Haryana	Show cause notice			HRERA/G	
	yan	N	Real Estate		of		GM/493/2	
	a	Da	Regulatory	QPR, Signature Pa	rk I	d on	25/2021/6	
	Real	ted	Authority,			18.11.2	1/QPR/44	
	Esta	07.	New PWD			022	1	
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69.	Har	SC	Haryana	 Show cause notice	for	SCN	HRERA/G	
	yan	N	Real Estate	non submission	of	Receive	GM/429/1	
	a	Da	Regulatory	QPR, Signature F	Park		61/2020/4	
	Real	ted	Authority,	II Floors PH 1		18.11.2	5/QPR/40	
	Esta	07.	New PWD			022	1	
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70.	Har	SC	Haryana	Show cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non submission of		GM/474/2	
	a	Da	Regulatory	QPR, Signature Park	d on		
	Real	ted	Authority,	II Floors PH 2	18.11.2	2/QPR/43	
	Esta	07.	New PWD		022	0	
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71.	Har	SC	Haryana	Show cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non submission of		GM/349/8	
	a	Da	Regulatory	QPR, Signature Park			
	Real	ted		II Plots	18.11.2	/QPR/329	
	Esta	07.	New PWD	11 1 1013	022	/ Q1 1(/ 52)	
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72.	Har	SC	Haryana	 Show	cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non	submission of		GM/350/8	
	a	Da	Regulatory	OPR,	Signature Park		2/2019/44	
	Real	ted		III	O	18.11.2	/QPR/330	
	Esta	07.	New PWD			022	, 2,	
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73.	Har	SC	Haryana		cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non	submission of	Receive	GM/427/1	
	a	Da	Regulatory	QPR,	Signature Park	d on	59/2020/4	





	Real Esta te Reg ulat ory Aut hori	ted 07. 11. 20 22	Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	III Extension	18.11.2 022	3/QPR/39 9	
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	Line s, Gur ugr am, Har yan a						
74.	Har yan a Real Esta te Reg ulat ory Aut hori	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 Extension Phase 2	Receive d on	HRERA/G GM/495/2 27/2021/3 6/QPR/44 3	





75.	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne	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	Receive	HRERA/G GM/424/1 56/2020/4 0/QPR/39 6	
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70.	yan	SC N	Haryana Real Estate	Show cause notice for non submission of	SCN Receive	HRERA/G GM/496/2	
	a	Da	Regulatory	QPR, Signature Park		28/2021/6	
	Real	ted	Authority,	III Phase 2	18.11.2	4/QPR/44	
	Esta	07.	New PWD		022	4	
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77.	Har	SC	Haryana		cause notice for		HRERA/G	
	yan	N	Real Estate	non	submission of	Receive	GM/401/1	
	a	Da	Regulatory	QPR,	Signature Park	d on	33/2020/1	
	Real	ted	Authority,	IV		18.11.2	7/QPR/37	
	Esta	07.	New PWD			022	6	
	te	11.	Rest					
	Reg	20	House Civil					
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78.	Har	SC	Haryana	Show	cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non	submission of		GM/572/3	
	a	Da	Regulatory	QPR,	Signature Park		04/2022/4	
	Real	ted	Authority,	IV (2)	· ·	18.11.2	7/QPR/49	
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79.	Har	SC	Haryana	Show cause notice for	SCN	HRERA/G	
	yan	N	Real Estate	non submission of		GM/414/1	
	a	Da	Regulatory	QPR, Signature Park			
	Real	ted		V	18.11.2	0/QPR/38	
	Esta	07.	New PWD		022	8	
	te	11.	Rest		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
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80. Har SC Haryana Show cause notice for SCN	HRERA/G
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81.	Har	SC	Haryana	Show cause notice for		HRERA/G	
	yan	N	Real Estate	non submission of	Receive	GM/402/1	
	a	Da	Regulatory	QPR, Signature		34/2020/1	
	Real	ted	Authority,	Global Park-V	18.11.2	8/QPR/37	
	Esta	07.	New PWD		022	7	
	te	11.	Rest				
	Reg	20	House Civil				
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82.	Har yan a Real Esta te 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 QPR, Signature Par III Extension2	of	Receive	HRERA/G GM/438/1 70/2021/0 6/QPR/40 7	
	s, Gur ugr am, Har yan							
83.	a Har	N	Haryana	NOTICE FOR NC	N	Notice	HARERA	
	yan a Real Esta te Reg ulat	OT IC E D AT ED 12.	Real Estate Regulatory Authority, New PWD Rest House Civil Lines,		OF OR OR	receive d on 23.12.2 022	/GGM/Ac	





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84.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	E	Authority,	STATEMENTS		23.12.2	23/756	
	Esta	D	New PWD	ASCCOUNTS	FOR	022		
	te	AT	Rest	YEAR 2021-2022				
	Reg	ED	House Civil	PROJECT SG Pa	rk 1			
	ulat	12.	Lines,					
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85.	Har	N	Haryana	NOTICE FOR N	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL	O1	d on	ctts/2022-	
	Real	E	Authority,	STATEMENTS		23.12.2	23/714	
	Esta	D	New PWD		FOR	022	23/714	
						022		
	te	AT	Rest	YEAR 2021-2022	FUK			
	Reg	ED	House Civil	PROJECT Park II				
	ulat	12.	Lines,					
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86.	Har	N	Haryana	NOTICE FOR 1			HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	E	Authority,	STATEMENTS		23.12.2	23/744	
	Esta	D	New PWD	ASCCOUNTS	FOR	022		
	te	AT	Rest	YEAR 2021-2022	FOR			
	Reg	ED	House Civil	PROJECT Park II				
	ulat	12.	Lines,					
	ory	12.	Gurugram,H					
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87.	Har	N	Haryana	 NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	





	Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har	E D AT ED 12. 20 22	Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	STATEMENTS ASCCOUNTS YEAR 2021-2022 PROJECT Park II		23.12.2 022	23/647	
	Har							
	yan							
88.	a Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real		Authority,	STATEMENTS	EOD	23.12.2	23/648	
	Esta	D	New PWD	ASCCOUNTS YEAR 2021-2022	FOR	022		
	te Reg	AT ED	Rest House Civil	PROJECT Park II				
	ulat	12.	Lines,	INOJECTIAINII	1			
	ory	12.	Gurugram,H					
	Aut	20	aryana					
	hori	22	-					





89.	ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta te Reg ulat ory Aut hori ty,	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 SUBMISSION ANNUAL STATEMENTS ASCCOUNTS YEAR 2021-202 PROJECT Park I	OF FOR 2 FOR	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/709	
	ory Aut	12. 20	Gurugram,H					





	Civi l Line s, Gur ugr am, Har yan							
90.	a IO Real E Esta D te A Reg E ulat 12	OT C E D AT ED 2. 2. 00	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	NOTICE FOR SUBMISSION ANNUAL STATEMENTS ASCCOUNTS YEAR 2021-202 PROJECT Park	OF FOR 2 FOR	Notice receive d on 23.12.2 022	HARERA /GGM/Ac ctts/2022- 23/721	





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91.	Har	NT	Шамууана	NOTICE FOR	NON	Notice	HARERA	
91.		N	Haryana					
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	E	Authority,	STATEMENTS		23.12.2	23/712	
	Esta	D	New PWD	ASCCOUNTS	FOR	022		
	te	AT	Rest	YEAR 2021-2022				
	Reg	ED	House Civil	PROJECT Park I	II EXT			
	ulat	12.	Lines,					
	ory	12.	Gurugram,H					
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92.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	Ε	Authority,	STATEMENTS		23.12.2	23/758	
	Esta	D	New PWD	ASCCOUNTS	FOR		-	
	te	AT	Rest	YEAR 2021-2022	2 FOR			





	Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi I Line s, Gur ugr am, Har	ED 12. 12. 20 22	House Civil Lines, Gurugram,H aryana	PROJECT Park I PH2	II EXT			
93.	yan a Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w	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 SUBMISSION ANNUAL STATEMENTS ASCCOUNTS YEAR 2021-2022 PROJECT Paek I	FOR FOR	Notice receive d on 24.12.2 022	HARERA /GGM/Ac ctts/2022- 23/690	





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94.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	E	Authority,	STATEMENTS		24.12.2	23/759	
	Esta	D	New PWD	ASCCOUNTS	FOR	022		
	te	AT	Rest	YEAR 2021-2022				
	Reg	ED	House Civil	PROJECT park I	II PH-			
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95.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on		
	Real	E	Authority,	STATEMENTS		24.12.2	23/700	
	Esta	D	New PWD	ASCCOUNTS	FOR	022	,	
	te	ΑT	Rest	YEAR 2021-2022				
	Reg	ED	House Civil	PROJECT Park I				
	ulat	12.	Lines,					
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96.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	ОТ	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	Ε	Authority,	STATEMENTS		24.12.2	23/701	
	Esta	D	New PWD	ASCCOUNTS	FOR	022	,	
	te	AT	Rest	YEAR 2021-2022	2 FOR			
	Reg	ED	House Civil	PROJECT Park V	V			
	ulat	12.	Lines,					
	ory	12.	Gurugram,H					
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97.	Har	N	Haryana	NOTICE FOR	NON	Notice	HARERA	
	yan	OT	Real Estate	SUBMISSION	OF	receive	/GGM/Ac	
	a	IC	Regulatory	ANNUAL		d on	ctts/2022-	
	Real	Ε	Authority,	STATEMENTS		24.12.2	23/691	
	Esta	D	New PWD	ASCCOUNTS	FOR	022		
	te	AT	Rest	YEAR 2021-2022				
	Reg	ED	House Civil	PROJECT park V	V			
	ulat	12.	Lines,					





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98.	Har	N	Haryana	In furtherance of	Notice	HARERA	
	yan	OT	Real Estate	notice dated	receive	/GGM/42	
	a	IC	Regulatory	07.11.2022, bearing no.	d on	7/159/202	
	Real	Ε	Authority,	HRERA/GGM/427/1	28.12.2	0/43/QPR	
	Esta	D	New PWD	59/2020/43/QPR/399	022	/276	
	te	AT	Rest	, Last and final			
	Reg	ED	House Civil	opportunity given for			
	ulat	15.	Lines,	filing QPR, for			
	ory	12.	Gurugram,H	quarters Oct-Dec-20',			
	Aut	20	aryana	Jan-Mar-21', Apr-			
	hori	22		Jun-21', Jul-Sep-21',			
	ty,			Oct-Dec-21', Jan-Mar-			
	Ne			22', Apr- Jun-22', Jul-			
	w			Sep-22', for project			
	PW			"Signatureglobal Park			
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99.	Offi	SC	Office Senior	Show cause	notice		Advertise	
	ce	N	Inspector	using differ	ent unit		ment	
	Seni	No		for measure			published	
	or	•	Metrology	prescribed in	law		on	
	Insp	42	(Weights &				19.03.2023,	
	ecto	Da	Measures )				in News	
	r	ted					Paper	
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100.	RER	11-		Show cause notice for	RERA-	
	Α,	Jul		violating provisions of	GRG-3274-	
	Gur	-23		section 4 - not	2023	
	ugr			adhearing to the		
	am			declared time period		
				for completion of the		
				project -Signature		
				Gloabvel IV		
101.	RER	11-	Show Cause	Show cause notice for	RERA-	
	A,	Jul	notice u/s 4	violating provisions of	GRG-3276-	
	Gur	-23	110 1100 11, 5 1	section 4 - not	2023	
	ugr			adhearing to the	2020	
	am			declared time period		
	airi			for completion of the		
				project -Signature		
				Global V		
102.	RER	11-	Show Cause	Show cause notice for	RERA-	
102.	A,	Jul	notice u/s 4	violating provisions of	GRG-3278-	
	Gur	-23	Tionee u/34	section 4 - not	2023	
		-20		adhearing to the	2023	
	ugr am			declared time period		
	am			for completion of the		
				-		
				project -Signature		
				Park III Extension		

## 5. Signature Infrabuild Private Limited



First Floor, 13. Babar Road, Bengali Market, New Delhi - 110 001. Tel: +91 11 43011624, 43011625, 43011626, www.sngpartners.in



Sr N o.	Co urt	Ca se De tai	Parties	Date of the last order	Summary of Dispute	Case Status	Observati ons	Orders
		ls						
1.	Har yan a Real Esta te 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/ 741	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	NOTIC E DATE D 2.12.202 2	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT PROXIMA 2	NOTIC E DATE D 22.12.2 022		
2.	Har yan a Real Esta	HA RE RA /G G	Haryana Real Estate Regulatory Authority, New PWD	NOTIC E DATE D 12.12.20	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR	NOTIC E DATE D		





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	te	M/	Rest	22	YEAR 2021-2022 FOR	22.12.2	
	Reg	Ac	House Civil		PROJECT SG CITY 92	022	
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3.	Har	HA	Haryana Real		NOTICE FOR NON	NOTIC	
	yan	RE	Estate	Е	SUBMISSION OF	E	
	a	RA	Regulatory	DATE	ANNUAL	DATE	
	Real	/G	Authority,	D	STATEMENTS	D	
	Esta	G	New PWD	12.12.20	ASCCOUNTS FOR	22.12.2	
	te	M/	Rest	22	YEAR 2021-2022 FOR		
	Reg	Ac	House Civil		PROJECT CITY 92	022	
	ulat	ctts	Lines,		•		
	ory	/20	Gurugram,Ha				
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4.	Har	HA	Haryana Real	NOTIC	NOTICE FOR	NON	NOTIC	
	yan	RE	Estate	E	SUBMISSION	OF	E	
	a	RA	Regulatory	DATE	ANNUAL		DATE	
	Real	/G	Authority,	D	STATEMENTS		D	
	Esta	Ġ	New PWD	12.12.20	ASCCOUNTS	FOR		
	te	M/	Rest	22	YEAR 2021-2022		22.12.2	
	Reg	Ac	House Civil		PROJECT Grand I		022	
	ulat	ctts	Lines,		Thojeer chain i	• • • • • • • • • • • • • • • • • • • •		
	ory	/20	Gurugram,Ha					
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5.	Per	Ap	Ravinder	Refund of Rs.63,874 +	24/08/	Complaina
	man	lica	Kumar	int on Rs.121814	2023	nts had
	ent	tio	Sharma and	@15%p.a. from		booked a 2
	Lok	n	Manju	01.08.2020 to 22.03.2021		BHK Flat
	Ada	No.	Sharma v.	and on Rs.63874 from		in
	lat	44	Signature	22.03.2021 till actual		affordable
	His	of	Global	releasation + Rs. 400,000		
	ar	202	Proxima II	compensation apart		housing
		2	and Suraj	from litigation cost(not		project
			Real Estate	quantifiable till		Proxima-
				determine by the court)		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
<u> </u>	1	l	I L		1	ı l





			company
			for
			allotment
			till June,
			2020
			therefore
			applied for
			cancellatio
			n on
			27.7.2020.
			Further,
			after
			completin
			g
			procedure
			and
			document
			ation
			company
			refunded
			Rs.57,940
			and was
			received
			by
			applicant
			on
			22.03.2021
			in his bank
			account.
			Thereafter
			complaina
			nts
			requested
			the
			responden
			t to refund
			balance
			Rs. 63,874.
 l.		6	· I





6	RER A, Gur ugr am	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		Company has refunded amount as per Policy. Reserve for detialed Order	
				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			
7	HR ER	RE RA	Lalit Chopra and Anr v v	Complainants have jointly applied for s in	28-09- 2023		





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

## 6. Forever Buildtech Private Limited

Sr N o.	Co urt	Ca se De tai ls	Parties	Date of the last order	Summary of Dispute	Case Status	Observation s	Orders
1.	RE	RE	Vineesh		Complainant made a	PENDI	Not Related	
	RA,	RA	Sehgal Vs.		payment of	NG	to title of	
	Gur	_	Forever		Rs25,13,132.Complain	NIDOH	land in	
	ugr	GR	Buildtech		ant alleged that unless	NDOH		





3.	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 possesion on 14.05.2022.Complaina nt further is alleging absurd and ficticious afterthought.Complai nant has alleged that has made a payment at Sr.No.2,3,4 amounting to Rs.9514 including GST Payable. Complainant further is contestinhg -1. Administrative charges. 2 water connection charges 3.Advance elctricity consumption charges 4.IFSD 5.External Electrification charges. Furhter complainant his alleging that from the date of OC maintenance charges shall be payable by builder and therefore builder should provide maintenance and withraw the maintenance Bill	10/09/2	115980.29	
	RE	vil(	Fogaat and	applied for allotment	g		





	RA GU RU GR	RE RA )	Anr v. Forever Buildtech Private Limited		of residential flat in signature global – The Roselia , Sector 95A Gurugram. That the	-	
	AM	RA - GR G- 78 83- 20 22	Linuted		allottee was alloted 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 maintence 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.	020	
4.	Har yan a Real Esta te 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 12.12.2 022	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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	Aut	tice	ryana				
	hori	HA					
	ty,	RE					
	Ne	RA					
	W	/G					
	PW	G					
	D	M/					
	Rest	Ac					
	Hou	ctts					
	se	/20					
	Civi	22-					
	1	23/					
	Line	602					
	s,						
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	am,						
	Har						
	yan						
	a						
5.	Har	Sta	Haryana Real	NOTI	NOTICE FOR NON	Notice	
	yan	tut	Estate	CE	SUBMISSION OF	receive	
	a	ory	Regulatory	DATE	ANNUAL	d on	
	Real	&	Authority,	D	STATEMENTS	23.12.2	
	Esta	Re	New PWD				
	te	gul	Rest	12.12.2	ASCCOUNTS FOR	022	
	Reg	ato	House Civil	022	YEAR 2021-2022 FOR		
	ulat	ry	Lines,		PROJECT The Roselia		
	ory	No	Gurugram,Ha		2		
	Aut	tice	ryana				
	hori	HA	<i>J</i>				
	ty,	RE					
	Ne	RA					
	w	/G					
	PW	G					
	D	M/					
	Rest	Ac					
	Hou	ctts					
	se	/20					
	Civi	22-					
	1	23/					
	1	23/				<u> </u>	





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	ugr					
	am,					
	Har					
	yan					
	a		*** 1 ***		- 1.	
6	Har	RE	Vinod Kumar	Complainant applied	Pendin	
	yan	RA	Vs. Forever	for allotment of unit	g <b>-</b>	
	а	- CD	Buildtech	of residential flats in		
	RER	GR	Private	Signature Global	date of	
	A	G- 113	Limited	Roselia, Sector 95A,	hearing	
	Gur	5-		Gurugram. That the	-	
	ugr	202		allottee was alloted	24/11/	
	am	3		with unit no. K-1202	2023	
		3		at Twelth 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 allotee		
7	Har	RE	Vinod Tomar	Complainant applied	Pendin	
	yan	RA	Vs. Forever	for allotment of unit	g <b>-</b>	
	a	-	Buildtech	of residential flats in		
	]			or restaction that in	110/11	





	RER	GR	Private	Signature Global	date of	
	A	G-	Limited	C		
	Gur	128	Limited	Roselia, Sector 95A,		
	ugr	2-		Gurugram. That the		
	am	202		allottee was alloted	, ,	
		3		with unit no. D-603 at	2023	
				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 possesion on		
				time and alleging		
				delay in Posession		
				Relief Sought		
				- To direct the		
				respondents to pay		
				DPC on total amount		
				paid by the allotee		
				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.		
8	Har	RE	Vidhu	Complainant applied	Pendin	
	yan	RA	Tripathi Vs.	for allotment of unit		
	a	-	Forever	of residential flats in	g - Next	
	RER	GR	Buildtech		date of	
	A,	G-	Private	O		
	Gur	128	Limited	Roselia, Sector 95A,	hearing	
	ugr	5-		Gurugram. That the		
	am	202		allottee was alloted	2023	 





		3		with unit no. D-604 at		
				Sixth Floor on 16-10-		
				2017, with total		
				consideration of		
				Rs.Rs.23,26,972/		
				.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 allotee		
				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		
	T.T.	DE	D 1: D 1	charges in the future.	D 11	
9	Har	RE	Ruchi Purba	Complainant applied		
	yan	RA	Vs. Forever	for allotment of unit		
	a RER	- CP	Buildtech Private	of residential flats in		
	A -	Gr G-	Limited	Signature Global		
	Gur	128	Emmed	Roselia, Sector 95A,	hearing	
	ugr	6-		Gurugram. That the	<u>-</u>	
	am	202		allottee was alloted	Advan	
		3		with unit no. D-506 at	ce	
				Fifth Floor on	Copy	
				20.06.2019, with total	Receive	
				consideration of	d	





	<u> </u>		T	D D 20 07 010 70 1		
				Rs.Rs.20,97,049.50/-		
				.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 allotee		
				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	RE	Rinku Kumari		Pendin	
10	yan	RA	Vs. Forever	Complainant applied for allotment of unit		
	a	-	Buildtech		0	
	RER	GR	Private	of residential flats in		
	A -	G-	Limited	Signature Global		
	Gur	128		Roselia, Sector 95A,	_	
	ugr	4-		Gurugram. That the		
	am	202		allottee was alloted		
		3		with unit no. H-907 at	2023	
				Ninth Floor on		
				15.10.2018, with total		
				consideration of		
				Rs.Rs.20,97,050/		
				Complainant has		
				alleged that the		
				respondent company		





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				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 allotee		
				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		
11	T T	DE	17 1.	charges in the future.	D 1'	
11	Har	RE RA	Vrinda Kanwar and	Complainant applied		
	yan a	- -	Kanwar and Anr Vs.	for allotment of unit	0	
	RER	GR	Forever	of residential flats in		
	A -	G-	Buildtech	Signature Global	ce	
	Gur	128	Private	Roselia, Sector 95A,		
	ugr	7-	Limited	Gurugram. That the		
	am	202		allottee was alloted	d	
		3		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 possesion on		
				time and alleging		
				delay in Posession		





				- To direct the		
				respondents to pay		
				DPC on total amount		
				paid by the allotee		
				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.		
12	Har	RE	Parveen	 Complainant applied		 
	yan	RA	Kumar	for allotment of unit	g <b>-</b>	
	a	-	Rooprai V/s.	of residential flats in		
	RER	GR	Forever	Signature Global	ce	
	Α,	G-	Buildtech	Roselia, Sector 95A,	Copy	
	Gur	128	Private	Gurugram. That the		
	ugr	1-	Limited	allottee was alloted	d	
	am	202 3		with unit no. J-806 at		
		3		Eighth Floor on		
				24.07.2018, with total		
				consideration of		
				Rs.Rs.20,97,041.50/		
				.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 allotee		





				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 alloted with unit no. D-203 at 2nd Floor on 20.06.2019, with total consideration of Rs.Rs.20,97,049.50/ Complainant made atotal payment of Rs/ 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 allotee	n – Advan ce copy	





		1	T			T	,
				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	Ap	SELVARAJ	Setting aside/modify	Pendin		
	yan	pea	DAMIYON	order dated	g <b>-</b>		
	a	1	RAJU &	27.09.2022, passed by			
	RER	No.		the Ld. Authority	date of		
	A -	24	FOREVER		litigati		
	Gur	of 202	BUILDTECH PRIVIATE	The Compainant had	_		
	ugr am	3	LIMITED	booked the flat	24/08/		
	am	3	LIMITED	bearing No:E-206,	2023		
				measuring carpet area			
				of 514 square feet in			
				the project "The			
				Roselia" Sector 95A			
				and paid the Booking			
				Amount and got			
				alloted 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			





			-	(( 1.11		
				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		
				Ü		
				delayed payments. 4.		
				To pay the litigation		
				expenses of Rs.		
15	Har	RE	Dishant Tyagi	2,00,000/- On	Pendin	
13	yan	RA	Vs. Forever	14.11.2018,Complaina		
	a	_	Buildtech	_	g -	
	RER	GR	Private	nt applied for allotment residential	next	
	A -	G-	Limited		date of	
	Gur	257		Unit in Roselia-2.	hearing	
	ugr	0-		 Complaint being		
	ugr	0-		Complaint being	-	





		202		1		/ /	1
	am	202			declared as successful		
		3			applicant through	2023	
					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. Releif claimed .		
					1.Refund of the		
					amount paid with		
					15% interest i.e.		
					5,78,348(Amount paid + Interest).		
16	Rer	RE	Kamal Bhatia		/	Next	
10	a,	RA	Vs. Forever		On 08.10.2019,		
	Gur	-	Buildtech		Complainant applied		
	ugr	GR	Private		for allotment of a		
	am	G-	Limited		Commercial Shop in	2023	
		286			projectin Signum		
		2-			95A, Sector 95A ,		
		202			Gurugram . On		
		3			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		





				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	Haryana Real	SCN	SCN for compliance of	Reply	
	yan	Estate	Dated	Section 4(2)(l)(D)	has	
	a	Regulatory	01.06.2		been	
	Real	Authority,	022		filed	
	Esta	New PWD				
	te	Rest				
	Reg	House Civil				
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20	Har	Haryana Real	SCN	SCN for Compliance	Reply	
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	a	Regulatory		<u> </u>	sumitte	
	Real	Authority,	15.06.2	conditions		
	Esta	New PWD	022		d in 2	
	te	Rest			week	
	Reg	House Civil				
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	ory	Gurugram,Ha				
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21	W PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta te 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 Com of regi conditions	pliance	Reply to be sumitte d in 2 week	
	Real Esta te	Authority, New PWD Rest		conditions		d in 2	
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22	Har	Haryana Real	SCN	SCN for	Compliance			
	yan	Estate	Dated	of	registration			
	a	Regulatory	15.06.2	conditions				
	Real	Authority,		Conditions	•			
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	Reg	House Civil						
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	Reg	House Civil						
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24			Haryana Real	SCN	Show cause notice for	Reply	
	yan		Estate	Dated	non submission of		
	a		Regulatory				
	Real		Authority,	31.05.2	QPR	d	
	Esta		New PWD	022			
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	sion		officer cum	2856 ,		2020		
	al		Collector,					
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	er		Gurugrani	22/08/	M/s Signature			
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					(1) M/s Ramprastha			
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	y) ,				Ramprastha Buildwell			
	1224				Pvt. Ltd executed			
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	ed				sale deed bearing sale			
	27/				deed no.2856 dated			
	09/				22/08/2019, and			
	2022				accordingly stamp			
					duty was paid Later			
					on License No. 121 0f			
					14/09/2019 for land			
					area of 4.73125 acre			
					and land area 5.056			
					acre is part of this			
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29	Har	HR	Haryana Real	NOTI	Show cause notice for	SCN		
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33	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne	HA RE RA /G G M/ Ac ctts /20 22- 23/ 741	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 PROXIMA 2	Notice receive d on 23.12.2 022	





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34	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se Civi l Line s, Gur ugr am,	HA RE RA /G 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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A RA V/S Forever cancelled unit and 2023 Complainant had booked	38	RER	RE	Ivoti Raohav	Restoration of	03_11_	
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						now sub-	
						judice.	
39	Con	CC	Gauri Sharma	Due to late	13-09-	jaarce.	
	sum	/11	Vs Forever	disbursement of loan	2023		
	er	0/2	Buildtech		2023		
	Cou	021	Private	by the Bank to the compainant was			
	rt,		Limited	. –			
	Mur			charged by extra			
	ada			amount of Rs.51,699/-			
	bad			by the defendant for which the objection			
				was raised and the matter is now			
				subjudice Project was			
				The Rosellia 2.			





	DED		3.7	- 1				
40	RER	H-	Narender		possession	Reserv	The	
	A	GR	Kumar	_	interest on	e for	complainant	
	Gur	G-		amount	·	detiled	had booked	
	gao	159			s per RERA	order	the unit in	
	n	/20 22			for the		ROSELIA	
		22		delayed pe	eriod about		sector 95A,	
				10 mon	iths and		Wazirabad,	
				Rs.30000	litigation		Gurgaon.	
				cost			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/Inte	
							rest for the	
							delayed	
							payment the	
							Complainant	
							filled this	
							case and	
							sought relief-	
							from	
							delayed	
				 			payment	





						charges imposed by the company and demanded interest for delay in possession as per RERA Act.	
41	A II	RE RA - GR 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 alloted 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 allotee i.e. Rs. 2,87,628/- and	06-10- 2023		





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					refund any amount		
					Paid extra by allottee		
42	RER	RE	Shikha Yadav		Complainants have	02-11-2023	
	A	RA	and Sudhir		booked a unit in		
	Co	- CD	Yadav Vs		project "The Roselia"		
	mpl	GR	Forever		sec 95A .		
	aint,	G-	Buildtech		Complainant has		
	Gur	646 6-	Private Limited		made a payment of		
	ugr am	202	Lillited		Rs.22,64,810 out of		
	aiii	202			total consideration of		
		_			flat is Rs.20,97,050		
					.Complaint is alleging		
					delay in possesion		
					and demanding		
					possesion		
					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 os possesion 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 f hand over of		
					possesion as per AFP.		
					4. Any other relief for		
					THE OHICE TELLET TOE		





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43	RER A Co mpl aint, Gur ugr am	RE RA - GR G-646 8-202 2	Pavan Kumar v FOREVER BUILDTECH PVT. LTD		which complainants are entitled  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 possesion and demanding possesion  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 possesion o.e 09.01.2021 till 17.08.2022. 2. Respondent to refund Rs.1,45,532.  3.Refraining the Respondent	02-11-2023		
					Respondent party from charging			
					maintenance charges for 5 years from the date f hand over of possesion as per AFP.			
					4. Any other relief for which complainants			





				are entitled		
44	Har	RE	Kamlesh	On 20.03.2018,	Pendin	
	yan	RA	Yadav - Vs.	Complainant applied		
	a	_	Forever	for allotment of		
	RE	GR	Buildtech	residential flats in		
	RA	G-	Private	Signature Global		
	_	18	Limited	Roselia, Sector 95A,		
	Gur	60-		Gurugram. That the		
	ugr	20		allottee was alloted		
	am	23		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 possesion on		
				time and alleging		
				delay in Posession		
				Relief Sought		
				- 1. To direct the		
				respondents to pay		
				DPC on total amount		
				paid by the allotee. 2.		
				To refund Rs.		
				1,15,980/- as		
				demanded illegally by		
				the respondent		
45	TT	DE	۸ ۰ 1	Company	D 11	
45	Har	RE	Anju and	On 08.01.2018,	Pendin	





 1			<u> </u>		ı	
yan		Anr.		Complainant applied	_	
a	-			for allotment of		
RE	GR			residential flats in		
RA	G-			Signature Global		
-	19			Roselia, Sector 95A,	19/09/	
Gur	57-			Gurugram. That the	2023	
urg	20			allottee was alloted		
am	23			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		
				- 1. To direct the		
				respondents to pay		
				DPC on total amount		
				paid by the allotee. 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		
				Direct the Respondent	<u> </u>	





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				not to charge the			
				maintenance charges			
46	Har	Haryana	SCN	SCN for Compliance	Reply		
	yan	Real Estate	Dated	of 4(2)(1)(c)	has		
	a	Regulatory	03.06.2		been		
	Rea	Authority,	022		filed		
	1	New PWD					
	Est	Rest					
	ate	House Civil					
	Reg	Lines,					
	ulat	Gurugram,H					
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10		Real Estate	Dated	of 4(2)(1)(c)	has		
	yan	Regulatory	03.06.2	01 ±(2)(1)(C)	been		
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47	Har	Haryana	SCN	SCN for Compliance	Reply	
	yan	Real Estate	Dated	of 4(2)(l)(c)	has	
	a	Regulatory	03.06.2		been	
	Rea	Authority,	022		filed	
	1	New PWD				
	Est	Rest				
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48	Har	Haryana	SCN	SCN for Compliance	Reply	
	yan	Real Estate	Dated	of 4(2)(1)(c)	has	
	a	Regulatory	03.06.2		been	
	Rea	Authority,	022		filed	
	1	New PWD				
	Est	Rest				
	ate	House Civil				
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	ory	aryana				
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49	D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a Har t yan a Fea l Est ate Reg	H RE RA /G M /2 86	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,	SCN Dated 07.11.2 022	Show cause notice non submission QPR, Roselia 2	for of	SCN Receive d on 18.11.2 022	
	-							
49		Н	Harvana	SCN	Show cause notice	for	SCN	
	-							
	Rea		Authority,	022				
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50	Har	Н	Haryana	SCN	Show cause notice for	r SCN		
	yan	RE	Real Estate	Dated	non submission of	f Receive		
	a	RA		07.11.2	QPR, Roselia	d on		
	Rea	/G	Authority,	022		18.11.2		
	1	Ġ	New PWD			022		
	Est	M	Rest					
	ate	/0	House Civil					
	Reg	5/	Lines,					
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51	Har	Н	Haryana	NOTI	NOTICE FOR NON	Notice		
	yan	AR	Real Estate	CE	SUBMISSION OF			
	a	ER	Regulatory	DATE	ANNUAL	d on		
	Rea	A/	Authority,	D	STATEMENTS	23.12.2		
	1	G	New PWD	12.12.2	ASCCOUNTS FOR			
	Est	G	Rest	022	YEAR 2021-2022 FOR			
	ate	M	House Civil	022	PROJECT Roselia 2			
	Reg	/A	Lines,		TROJECT ROSCHU Z			
	ulat	cct	Gurugram,H					
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52	Har		Haryana	NOTI	NOTICE FOR NON			
	yan		Real Estate	CE	SUBMISSION OF	receive		
	a		Regulatory	DATE	ANNUAL	d on		





Rea	Authority,	D	STATEMENTS	26.12.2	
1	New PWD	12.12.2	ASCCOUNTS FOR	022	
Est	Rest	022	YEAR 2021-2022 FOR		
ate	House Civil		PROJECTThe Roselia		
Reg	Lines,				
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## 7. JMK Holdings Private Limited

Sr	Co	Ca	Parties	Date	Summary of Dispute	Case	Observati	Orders
•	urt	se		of the		Status	ons	
N		De		last				
0.		tai		order				
		ls						





1.	RE	RE	Anil Darrat		Complainants	Docorr	Not	1	
1.			Anil Rawat		Complainants had				
	RA,	RA	and Mona		apllied for a unit in				
	Gur	-	Vs. JMK		the project of the		title	of	
	ugr	GR			respondent vide no		land	in	
	am	G-	Private		14113 on 14.10.2015	Order	dispute		
		21	Limited		and paid an amount				
		16-			of Rs.1,26,619 as a part				
		20			- payment of				
		22			Rs.1,26,619/- towards				
					booking amount.				
					Complainant was				
					allotted a unit in				
					project Grand IVA				
					vide allotment letter				
					dated				
					30.05.2016.Complaina				
					nt has alleged one				
					sided agreement and				
					has paid rs				
					26,80,431.Acc to the				
					complainant the date				
					of hand over of				
					possesion was				
					15.09.2015 and the due				
					date of hnd over was				
					14.09.20189 but				
					respondent offered				
					the possesion vide				
					letter dated 27.05.2021				
					but refused to hand				
					over the possesion				
					thus complainant is				
					alleging delay in				
					possesion nd				
					allotment of lay out				
					plan of category A				
					instead of category				
					Bas promised.				
L	<u> </u>	<u> </u>	l .	I	promiseu.	<u> </u>	l		





				Relief Sought Delay possesion 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 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 alloted 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 possesion on time and	PENDI NG NDOH - 27/10/2 023	Not Related title land dispute	to of in	





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	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 allotee, Rs. 2,00,000/- as compensation  Financial Implications: 6,06,242 + 1,83,410,+2,00,000  Complainants have applied for allotment of residential flat in signature global - Grand IVA, Sector 103  Gurugram. That the allottee was alloted 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/- Relief Sought - To direct the respondents to pay DPC @ 15 % 2. Refund Interest Free Security deposit.	Pendin g NDOH - 28/09/2 023	Non Material	
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					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 inout charges		
4.	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t	H AR ER A/ G G M /A cct ts/ 20 22- 23 /3 55	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	Notice dated 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Grand IVA	Notice dated 22.12.2 022	





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	am, Har							
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5.	Har	RE	Santosh	Complainant applied	Pendin	Not		
	yan	RA	Kumar Sahu	for allotmentt of		related	to	
	a	/G	Vs JMK	residential unit in		land		
	RE	RG	U	Project namely				
	RA	/1 07	Ltd	Signature Global - Grand IVA,				
		5/		Grand IVA, Gurugram. On	02/11/2023			
		20		30/05/2016, the	2020			
		23		allottee was alloted				
				with unit no. 02-016,				
				Tower 2. the				
				possesssion was				
				offered on July 24,				
				2021, Complainant				
				alleged that Delay in				
				possession Relief Sought				
				Relief Sought -1. To direct the				
				respondents to pay				
				DPC @ 15 % .				
				2. To Refund				
				Administrative				
				Charges of Rs.17700/-				
				. 3. To Refund				
				Advance Electicity				





	ı	ı	Τ	 	Τ	ı		
				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	RE	Sunil Kumar	Complainant applied	Pendin	Not		
0.		RA		for allotmentt of			to	
	yan		U		g - Next	land	ιο	
	a RE	/G	JMK Holding Dut			land		
		RG	Holding Pvt	Project namely				
	RA	/1 07	Ltd	Signature Global -	hearing			
				Grand IVA,	02/11/			
		4/		Gurugram. On	2023			
		20		30/05/2016, the				
		23		allottee was alloted				
				with unit no. 02-0811,				
				Tower 2. the				
				possesssion was				
				offered on July 23,				
				2021, Complainant				
				alleged that Delay in				
				possession				





			Т	1	D 11 (		I	<u> </u>
					Relief Sought			
					-1. To direct the			
					respondents to pay			
					DPC @ 15 % .			
					2. To Refund			
					Administrative			
					Charges of Rs.17700/-			
					. 3. To Refund			
					Advance Electicity			
					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	RE	Suman Bala		Complainants have	07/11/		
	yan	RA	and Anr. Vs.		applied for allotment	2023		
	a	_	JMK		of residential flat in	-		
	RE	GR	Holdings		Signature Global -			
	RA	G-	Private		Grand Iva, Sector 103			
		15	Limited		Gurugram. That the			
		71-			allottee was alloted			
		• •			misted has anoted		I	l .





	1		
	20		with unit no's. 2-406 at
	23		4th Floor on
			30.05.2016, and paid
			total amount of
			Rs.26,34,409/-
			having Total Sales
			Consideration of Rs.
			24,67,830/-
			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-
	DI	D: 1: 37	out charges
8	PL	Pinki Vs.	Complainant applied Pendin
	A,	JMK	for allotment of g –
	Gur	Holdings	residential flat under Next
	ugr	Private	AHP in Signature date of
	am	Limited	Global Grand IVA, hearing
			Sector103, Gurugram.
			That the allottee was   12/10/





11 . 1	2055	
alloted with unit no.7-	2023	
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		
-1. To restore the		
allotment of unit no.		
7-814 if availabe or		
any other similar unit		
in the same project.		
2.To direct the		
respondents to refund		
total amount paid by		
the allotee i.e. RS.		
74,994/- along with		
interest @24% p.a.		
3. To direct the		
respondents to pay		
Rs. 100000/- as		
compensation for		
hasrrasment and		
mental agony 4. To		
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direct the respondents to pay Rs. 5,00,000/- as appreciation asuured by the prespondant  SH. AB ADITYA S.B. HF BIRLA SH L/ HOUSING RAHMAN has AR FINANCE defaulted in paying home loan installment. ADITYA Sole L- Holdings BIRLA HOUSING Arb 20 Private FINANCE LIMITED itrat 23 Limited has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING TO ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.					Г			T	1
as appreciation asurred by the prespondant  SH. AB ADITYA S.B. HF BIRLA SH. L/ HOUSING AR AR FINANCE MA B/ LIMITED No. Sole L-Holdings Arb 20 Private itrat 23 Limited or, /1 Cha 2 mb er No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari						direct the respondents			
asuured by the prespondant  SH. AB ADITYA S.B. HF BIRLA S.B. HF BIRLA SH L/ HOUSING AR AR FINANCE MA B/ LIMITED No. JU Cha 2 mb er nt, Civ il Sid e, Tis Haz ari  AB ADITYA Allottee ARITAVUR Allottee Al						to pay Rs. 5,00,000/-			
SH. AB   ADITYA   Allottee   08-09-   2023						as appreciation			
11 SH. AB ADITYA S.B. HF BIRLA SH L/ HOUSING AR AR FINANCE MA B/ LIMITED JU VS. JMK Sole L- Holdings Arb 20 Private itrat or, /1 Cha mb er No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari						asuured by the			
S.B. HF SH L/ HOUSING AR AR FINANCE MA B/ LIMITED  JU VS. JMK Sole L- Holdings Arb 20 Private itrat 23 or, /1 Cha 2 mb er No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari  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.						prespondant			
SH L/ HOUSING AR AR AR FINANCE MA B/ LIMITED 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.	11	SH.	AB	ADITYA		Allottee	08-09-		
AR AR FINANCE MA B/ LIMITED  , JU VS. JMK Sole L- Holdings Arb 20 Private itrat 23 Limited  or, /1 Cha 2  mb er No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari  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.		S.B.	HF	BIRLA		MUSHFIAVUR	2023		
MA B/ LIMITED , JU VS. JMK Sole L- Holdings Arb 20 Private itrat 23 Limited has invoked arbitration clause due to default done by allottee. 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.		SH	L/	HOUSING		RAHMAN has			
MA B/ LIMITED , JU VS. JMK Sole L- Holdings Arb 20 Private itrat 23 Limited has invoked arbitration clause due to default done by allottee. 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.		AR	AR	FINANCE		defaulted in paying			
Sole L- Holdings Private itrat 23 Limited has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.		MA	В/	LIMITED					
Sole L- Holdings Private itrat 23 Limited has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.		,	JÜ	VS. JMK		installment. ADITYA			
Arb 20 Private itrat 23 Limited has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.				-					
itrat 23 Limited has invoked arbitration clause due to default done by allottee. ADITYA BIRLA HOUSING FINANCE LIMITED is yet to file the claim before Arbitrator.						FINANCE LIMITED			
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Cha 2		or,	/1			arbitration clause due			
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er No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari									
No. 344, Bas eme nt, Civ il Sid e, Tis Haz ari									
344, Bas eme nt, Civ il Sid e, Tis Haz ari		No.				FINANCE LIMITED			
Bas eme nt, Civ il Sid e, Tis Haz ari									
eme		-							
nt, Civ il Sid e, Tis Haz ari									
Civ il Sid e, Tis Haz ari									
il Sid e, Tis Haz ari		-							
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12 Dist N JMK Seeking payment of Next These	12		N	IMK		Seeking payment of	Next	These	





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	rict	AC	HOLDINGS	cheque amount (This	date of	cases have	
	and	T/	PVT LTD	case has been filed by	hearing	been	
	Sess	14	Vs. Pawan	group company due	is	updated as	
	ions	40	Kumar	to dishonour of	08/01/	cases in	
	Co	1/	Tyagi	security amount(	2024	list of	
	urt,	20		Cheque amounting to		cases filed	
	Gur	21		Rs. 17,29,681/- Lac)		by	
	ugr	OR				Company	
	am	C				whereas	
		N				earlier	
		R				they were	
		Nu				jointly in	
		mb				list with	
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13	Dist	N	JMK	Seeking paymen of	Next	These	
	rict	AC	HOLDINGS	cheque amount (This	date of	cases have	
	and	T/	PVT LTD	case has been filed by	hearing	been	
	Sess	14	Vs. Pawan	our company due to	is	updated as	
	ions	39	Kumar	dishonour of Security		cases in	
	Co	9/	Tyagi	amount of Cheque	2024	list of	
	urt,	20		amounting to Rs. 5		cases filed	
	Gur	21		Lac)		by	
	ugr	or		,		Company	
	am	C				whereas	
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		Nu				jointly in	
		mb				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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			possesion
			along with
			demand
			letter .
			3. The
			cosideratio
			n amount
			was 23,
			86,997 and
			complaina
			nt failed to
			pay other
			dues on
			time,
			hence the
			flat was
			cancelled
			as per
			policy.
			4.
			Complaina
			nt alleged
			that
			responden
			t asking
			unnecessar
			y charges
			and due to
			non
			payment
			the
			defendant
			issued
			precancell
			ation letter
			to
			compainan
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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	
						(Regulatio	
						n and	
						Developm	
						ent) Rules,	
						2017 for	
						restoring the	
						cancellatio	
						n and	
						waiver of	
						additional	
						charges	
						along with	
						interest	
						15%	
						interest on	
						delayed	
						possession	
				D 1	D.		
15	RE	RE	Aruna	Delay possesion		The	
	RA	RA	Sharma	charges interest on	ed	complaina	
	Gur	/5		amount of		nt has	
	gao	43		Rs.16,12,900 @ 15%	al	booked the	
	n	/2		per annum for the	Order	unit in	
		02		delayed period.		Grant IVA	
		2		Litigation cost		Project	





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	Rs.55000	sector 103.
		Due to
		non-
		payment
		of demand
		for the
		administar
		tive and
		other
		expenses
		the
		Company
		had issued
		a
		cancellatio
		n notice on
		dated 4th
		February,2
		022 for
		which the
		complaina
		nt filled
		the present
		case and
		sought
		relief- to
		restrain
		promoter
		from
		cancellatio
		n, delay
		possesion
		charges in
		offering
		possesion
		of unit,
		parking
		space, to
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						provide	
						flat buyer	
						agreement	
						, to update	
						status of	
						constructio	
						n.	
16	RE	RE	Kumud	The Complainant on	03-11-	Delay	
	RA,	RA	Bandhu	applying was allotted	2023	interest	
	Gur	_	Mishra and	2 BHK, 605 Sq. ft. and		@15% on	
	ugr	GR	Anamika	Balcony 94.94 Sq. Ft.		Rs.27,00,73	
	am	G-	Mishra	and paid application		8, refund	
		42		money Rs.1,23,392		administra	
		63-		vide Installment		tive	
		20		No.45828184 dated		charges	
		22		11th December, 2015.		Rs. 17700,	
				Complainant is		refund adv	
				alleging delay in		electricity	
				delivery of possession		charges of	
				leading to deficiency		Rs.6000,	
				of services and		refund	
				criminal		external	
				misappropriation.		electrificati	
				The complainant		on charges	
				demanded Input Tax		Rs. 19557,	
				Credit Delay		refund	
				Possession Charges		interest	
				and drew attention to		free	
				other irregularities.		security	
				Relief Claimed.		deposit	
				1. Interest at the rate		Rs.15,000,	
				of 15 percent on		refund	
				account of DPC on		meter	
				Rs.27,00,738 paid by		connection	
				the Complainant as		charges of	
				sale consideration of		Rs. 4544,	
				the said flat from the		Refund	
				the said that from the		Refuild	





						•		
					due date of possession		water	
					to till date of delivery		connection	
					of possession i.e.		charges of	
					19.12.2021 along with		Rs.3207,	
					other maintenance		Refund of	
					charges		maintenan	
							ce cost Rs.	
							28703 and	
							Rs. 55000	
							as	
							litigation	
							cost.	
17	Har	Ц	aryana	SCN	SCN for compliance of	Reply	2000.	
1/	yan		eal Estate	Dated	Section 4(2)(l)(D)	has		
	a		egulatory	01.06.2	Section 4(2)(1)(D)	been		
	Rea		athority,	022		filed		
	1		ew PWD	022		inea		
	Est	Re						
	ate		ouse Civil					
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18	Har	Haryana	SCN	SCN for Compliance	Reply	
	yan	Real Estate	Dated	of 4(2)(1)(c)	has	
	a	Regulatory	03.06.2		been	
	Rea	Authority,	022		filed	
	1	New PWD				
	Est	Rest				
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19	Har	Haryana	SCN	show cause notice for			
	yan	Real Estate	Dated	not applying for	has		
	a	Regulatory	03.06.2	extension of	been		
	Rea	Authority,	022	registeration/non-	filed		
	1	New PWD		submission of			
	Est	Rest		completion			
	ate	House Civil		certificate/part			
	Reg	Lines,		completion			
	ulat	Gurugram,H		certificate/occupation			
	ory	aryana		certificate as the case			
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20	Har	Haryana	SCN	Show cause notice for	Reply		
	yan	Real Estate	Dated	non submission of	Submit		
	a	Regulatory	31.05.2	QPR	ted		
	Rea	Authority,	022	~- ^ .			
	1	New PWD	J				
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21	Har	Н	Haryana	SCN	Show cause notice for	SCN		
	yan	RE	Real Estate	Dated	non submission of	Receive		
	a	RA	Regulatory	07.11.2	QPR, Grand IVA	d on		
	Rea	/G	Authority,	022		18.11.2		
	1	G	New PWD			022		
	Est	M	Rest					
	ate	/1	House Civil					
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	ulat	20	Gurugram,H					
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## 8. Signatureglobal Developers Private Limited

Sr N o.	Co urt	Ca se De tai Is	Parties	Date of the last order	Summary of Dispute	Case Status	Observati ons	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 considderation of the flat as verified from email dated 15.3.2022	PENDI NG Advan ced Copy Receiv ed	Not Related to title of land in dispute	





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which shall be	
payable after 60 days	
of	
allotment.Complainna	
t is alleging that	
respindent was not	
legally entitled to	
receive more than 10	
% of the total cost.	
However he raised	
illegal demand of	
further 11 % pn 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 os	
Rs.7,90,000.	
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	





					cancelled. III.Todirect respondent to refund the amount received i.e rs7,90,000. iv. Compensation for mental agony and cost of litigation to tune of Rs 1,50,000 @18 percent interest. 5. Pass such order order and further as this Hon'ble authority may deem fit.  Financial Implication: 7,90,000 +1,50,000		
2.	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t	Sta tut or y & Re gul ato ry No tic e H AR ER A/ G G M	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 Synera	Pendin g	





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	es,	23						
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	Har							
	yan							
	a							
3.	Har	Sta	Haryana Real	NOTIC	NOTICE FOR NON	Notice		
•	yan	tut	Estate	E	SUBMISSION OF	receive		
	a	ory	Regulatory	DATE	ANNUAL	d on		
	Real	&	Authority,	D	STATEMENTS	23.12.20		
	Esta	Re	New PWD	12.12.20		22		
	te	gul	Rest	22	YEAR 2021-2022 FOR			
	Reg	ato	House Civil		PROJECT SG City 37D			
	ulat	ry	Lines,					
	ory	No	Gurugram,Ha					
	Aut	tice	ryana					
	hori	HA	- y					
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4.	Har	Sta	Haryana Real		NOTICE FOR NON	Notice		
	yan	tut	Estate	E	SUBMISSION OF	receive		
	a	ory	Regulatory	DATE	ANNUAL	d on		
	Real	&	Authority,	D	STATEMENTS	23.12.20		
	Esta	Re	New PWD	12.12.20	ASCCOUNTS FOR	22		
	te	gul	Rest	22	YEAR 2021-2022 FOR			
	Reg	ato	House Civil		PROJECT 37 D1			
	ulat	ry	Lines,					
	ory	No	Gurugram,Ha					
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_	a Diet	ΛD	M/C		Those same have have	Nort	Λ 1	
5.	Dist	AR	M/S		These cases have been	Next	Award	
	rict	B/	SIGNATURE		updated as cases in list	date of	pronounce	
	and	184	GLOBAL		of cases filed by	hearing	d against	
	Sess ·	/20	DEVELOPER		Company whereas	18/11/2	the	
	ions	19	S PVT LTD		earlier they were jointly	023	Company.	
	Cou		Versus M/S		in list with cases filed by		Amount of	
	rt,		Dewan		subsidiaries and group		Award is	
	Gur		Housing		company4,16,876/-		Rs.	
	gra		Finance		along with cost and			
	m		Corporation		interest @ 18% from		4,16,876/-	
			Limited		30/04/19 (Flat no.		along with	





				10089, 8th Floor, Synera,		cost and	
				Sector- 81, Gurugram.		interest @	
						18% from	
						30/04/19	
						(Flat no.	
						1089, 8th	
						Floor,	
						Synera,	
						Sector- 81,	
						Gurugram	
						.Company	
						challenged	
						the Order	
						no:	
						AA/DHF	
						L/ARB/L	
						ot-3/057	
						through	
						Appeal	
						under	
						Section-34	
						of Indian	
						Arbitratio	
						n Act and	
						the matter	
						is sub-	
						judice.	
6.	RER	RE	Abhinav	Complainant applied	Next		
	Α,	RA	Pandey V/s	for allotment of unit in	date of		
	Gur	-	Signatureglob	of residential flats in	0		
	ugr	GR	al Developers	Signature Global City	is		
	am	G-	Private	37D, Sector 37D,	24/11/2		
		576	Limited	Gurugram. That the	023		
		7- 202		allottee was alloted with unit no.37D-T43-1F at			
		202		First Floor on 15.03.2022			
		_		. Complainant made			
				atotal payment of			
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	Rest Hou se Civi							
	l Line s,							
	Gur ugr am, Har							
0	yan a	Cı	11 D 1	CCNI		D 1:	TI CON	
8.	Har yan a Real Esta te Reg ulat ory Aut hori ty, Ne w PW D Rest Hou se	Sta tut ory	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 31.05.20 22	Show cause notice for non submission of QPR	Pending - Reply Submitt ed	has been	
	Civi l Line s, Gur							
	ugr am, Har yan							





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	a							
9.	Sub		Sub		Notice has been issued	Next		
	Divi		Divisional		in the name of Signature	date of		
	sion		officer cum		Global developers	hearing		
	al		Collector(Defi		Private	28-02-		
	offic		ciency of		Limited.Signature	2023		
	er		Stamp Duty		Global developers			
	cum				Private Limited has			
	Coll				entered in collaboration			
	ecto				agreement with			
	r,				Sarvpriya Securites			
	Gur				Private Limited and			
	ugr				accordingly stamp duty			
	am				was paid. License No. 19			
					0f 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.			
10	Har	HR	Haryana Real	SCN	Show cause notice for	SCN		
	yan	ER	Estate	Dated	non submission of QPR,	Receive		
	a	A/	Regulatory	07.11.20	in Group Housing	d on		
	Real	GG	Authority,	22	Project namely "Synera"	16.11.20		
	Esta	M/	New PWD		situated at Sector 81,	22		
	te	07/	Rest		Gurugram			
	Reg	201	House Civil		2 12 13 13			
	ulat	7/I	Lines,					
	ory	R/	Gurugram,Ha					
	Aut	10/	ryana					
	hori	QP	1) (110)					
	ty,	R/						
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11	a Har	HR	Haryana Real	SCN	Show cause notice for	SCN	
11		ER	Estate	Dated	non submission of QPR,	Receive	
	yan a	A/	Regulatory	07.11.20	Signature Global 37D	d on	
	Real	GG	Authority,	22	Signature Global 37 B	18.11.20	
	Esta	M/	New PWD			22	
	te	462	Rest				
	Reg	/19	House Civil				
	ulat	4/2	Lines,				
	ory	021	Gurugram,Ha				
	Aut	/30	ryana				
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12	Har	HR	Haryana Real	SCN	Show cause notice for	SCN	
	yan	ER	Estate	Dated	non submission of QPR,	Receive	
	a	A/	Regulatory	07.11.20	Signature Global 37D-1	d on	
	Real	GG	Authority,	22		18.11.20	
	Esta	M/	New PWD			22	





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





14	Hou se Civi l Line s, Gur ugr am, Har yan a Har yan a Real Esta	HA RE RA /G G	Haryana Real Estate Regulatory Authority, New PWD	NOTIC E DATE D 12.12.20	SUBMISSION ANNUAL STATEMENTS	NON OF	Notice receive d on 22.12.20 22	
14	yan a Real	RE RA /G	Estate Regulatory Authority,	E DATE D	SUBMISSION ANNUAL STATEMENTS	OF FOR	receive d on 22.12.20	
	Har yan a							





15	Har yan a Real Esta te Reg ulat ory Aut hori ty,	HA RE RA /G 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	
	Ne w PW D Rest Hou se Civi l Line s, Gur ugr am, Har yan a						
16	Har yan a Real Esta te Reg ulat ory Aut hori ty,	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	





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17	Noti	RE	Signature	Notice seeking for	12/06/2	
	ce	RA	Global	submission of Bank	023	
	und	-	Developers	Guarantee/Security		
	er	GR	Private	Amoun		
	secti	G-	Limited			
	on	705				
	63	5-				
	HR	202				
	ER	2				
	A					

## 9. Rose Building Solutions 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.	RE	RE	Arti Behal		The complainant had	PENDI	Not	
	RA,	RA	Vs. Rose		booked a flat ir	NG	Related to	
	Gur	_	Building		sunrise premium	NDOIL	title of	
	ugr	PK	Solutions		floors with total	NDOH	land in	





am	L-	Private	consideration of	_	disputo	
am	13				dispute	
	02-	Limited	Rs.25,80,000 plus GST			
			and paid an booking	023		
	20		amount of Rs1,21,000			
	21		.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			
			periarites writer may	<u> </u>	l	





				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 st the rpescribed rate. 2. Rs.15,00,000 compensation 3.Revocation of project registration.  Financial Status: 2352000			
2.	DC DR C, KA RN AL	CC /3 80 /2 02 2	Vinay Kumar Saini v Rose Building Solutions Private Limited.	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,	PENDI NG NDOH - 19/12/2 023	to of in	





Vausal" las de D	
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.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 .	
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	





		,			<del>_</del>		<del>,                                      </del>
					litigation cost Rs.		
					25,000/- each		
3.	Har	Н	Haryana	NOTI	NOTICE FOR NON	NOTI	
	yan	AR	Real Estate	CE	SUBMISSION OF	CE	
	a	ER	Regulatory	DATE	ANNUAL	DATE	
	Rea	A/	Authority,	D	STATEMENTS	D	
	1	G	New PWD	12.12.2	ASCCOUNTS FOR	22.12.2	
	Est	G	Rest	022	YEAR 2021-2022 FOR	022	
						<b>0</b>	
	ate	M	House Civil		PROJECT SG CITY		
	Reg	/A			37DII		
	ulat	cct	Gurugram,H				
	ory	ts/	aryana				
	Aut	20					
	hori	22-					
	ty,	23					
	Ne	/7					
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4.	Civ	CS	Ashok		Complainant have	Pendin	
	il	/6	Kumar Vs.		applied for allotment	<b>g</b> -	
	Suit	85	Rose		of Two Commercial	Next	
	- In	/2	Building		Shops in Signum 35,	date of	
			_		_	hearin	





	The	02	Solutions	Sector 35, Karnal. That	g		
	Co	3	Private	the allottee got the	_		
	urt	O	Limited	Conveyance Deed			
	of			registered of the			
	Ms.			wrong Units bearing			
	Sar			Shop no's. FF-01 and			
	avp			FF-02 on 21.09.2022			
	reet			instead of allotted			
	Civ			Unit Bearing Shop No			
	il			TF-01. the			
	Jud			complainant			
	ge			contended that the			
	(Jun			Units for which the			
	ior			conveyance Deed			
	Div			executed ware the			
	isio			units alloted to him			
	n)			and filed a suit for			
	Kar			declaration with			
	nal			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			
-	т	CC	3.6.1	water supply	D 1!		
5	In The	CS	Mohan Va	Complainant have	Pendin		
	The Co	/6 88	Kumar Vs. Rose	applied for allotment of Two Commercial	g - Next		
					date of		
	urt of	/2 02	Building Solutions	Shop in Signum 35, Sector 35, Karnal. That	hearin		
	OI	02	Solutions	occioi oo, Kamai. Mat	g -		
Ь						l	





	Mr.	3	Private	the allottee got the	26/09/2	
	Rav	O	Limited	Conveyance Deed	023	
	i		Zimice	registered of the	5_5	
	Civ			wrong Units bearing		
	il			Shop no. FF-03		
	Jud			21.09.2022 instead of		
	•			allotted Unit Bearing		
	ge (Jun			Shop No TF-03. the		
	ior			complainant		
	Div			contended that the		
	isio			Unit for which the		
	n)			conveyance Deed		
	Kar			executed was the		
	nal			units alloted to him and filed a suit for		
				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		
6	Dist	CS	Ashok	Company has filed	Pendin	
	rict	/1	Kumar Vs.	against the consumer	g - 26-	
	and	07	Rose	for filing of	09-2023	
	Sess	6/	Building	misleading case agaist		
	ions	20	Solutions	the comoany in		
	Co	23	Private	respect of allotment of		
	urt,		Limited	Two Commercial		





	1		T	T		T	1	T
	Kar				Shops in Signum 35,			
	nal				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 ware the			
					units alloted to him.			
					Company has filled			
					the matter .			
7	Dist	CS	Mohan		Company has filed	Pendin		
	rict	/1	Kumar Vs.		against the consumer			
	and	08	Rose		for filing of	_		
	Sess	8/	Building		misleading caser			
	ions	20	Solutions		against allotment of			
	Co	23	Private		Two Commercial			
	urt,		Limited		Shop in Signum 35,			
	Kar				Sector 35, Karnal. That			
	nal				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			





	, ,			ı		1	T	1
					Unit for which the			
					conveyance Deed			
					executed was the			
					units alloted to him			
8	Dist	CC	Dimpal V/s.		Complainant had	22-08-		
	rict	/1	Rose		booked 3 BHK flat	2023		
	Con	48	Building		measuring 97.5 sq.			
	su	/2	O		mtr bearing no.A22-			
	mer	02			GF Block in project at			
	Res	2			Sector 35, Karnal for			
	ress				Total sale			
	al				consideration of Rs-			
	For				25,10,000			
	um,				Complainant paid an			
	Kar				amount of			
	nal				Rs.1,31,000/			
					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.			
					1			
					Relief Claimed			
					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.			
					Rs. 2, 00,000			
					Compensation			
L				l .			1	





					1	10.10		
9	RE	RE	Arti behal	_	olainant applied			
	RA,	RA		for				
	Pan	-	Building		ential flat in			
	chk	PK			ct namely			
	ula	L-			ise the			
		13			inium floors",			
		02-		Sector	r 35, Karnal,			
		20		Harya	ana. And			
		21		accord	dingly Unit No.			
				M1 a	nt 1st Floor on			
				27.02.	.2019, with total			
				Sales	consideration of			
				Rs.25,	,80,000/-+GST.			
				Comp	olainant made			
				_	payment of			
					02,000/			
				There				
				Comp	olainant has			
					the present			
					on, claiiming the			
					ndent company			
				_	ave possesion on			
					'delay in			
					ession i.e 24			
				-	hs from the date			
				of	allotment.			
				Relief	fClaimed :			
				That	the respondant			
					be directed to			
					d the entire			
					sited amount of			
				-	02,000/- which			
					been deposited			
					st the property			
					estion so booked			
				_	the complainant			
					with interest			
					per annum. or			
<u> </u>	1	<u> </u>	l .	€2170	ret minum of		1	





					/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 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	SCN Dated 07.11.2 022	Show cause notice for non submission of QPR, Signature Global City 37 D II	SCN Receiv ed on 18.11.2 022	





_		1				1	T	T
11	ugr am, Har yan a Sub Div isio nal offi cer cu m Coll ecto r(D efici enc y of Sta mp Dut	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 0f 2021 was issued 20/12/21 for land area of 5.62 acre	28-02- 2023		
12	y)  Har yan a Rea l Esta te Reg ulat ory Aut hori ty, Ne w PW D	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 noticr 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		





	Res				Sector 37D, Gurugram		
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13	Har	НА	Haryana Real	NOTI	NOTICE FOR NON	Notice	
10	yan	RE	Estate	CE	SUBMISSION OF	receive	
	a	RA	Regulatory	DATE	ANNUAL		
	Rea	/G	Authority,				
	1	GM	New PWD	D	STATEMENTS	23.12.2	
	Esta	/A	Rest	12.12.2	ASCCOUNTS FOR	022	
	te	cctt	House Civil	022	YEAR 2021-2022 FOR		
	Reg	s/2	Lines,		PROJECT SG CITY		
	ulat	022	Gurugram,Ha		37DII		
	ory	-	ryana				
	Aut	23/	Tyana				
	hori	792					
		192					
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14	am, Har yan a Har yan a Rea l Esta te Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am,	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 acoordingly on December 30,2022	Notice receive d on 28.12.2 022	
15	Har yan a Coll ecto r of	283 /D RO	State v Rose Building Solutions		Respodent got notice (u/section 47-A of Indian Stamp Act) of	13-03- 2023	
	Sta mp		Private Limited.		deficiency of Stamp duty from DRO		





16	ulat ory Aut hori ty, Ne	RE RA - GR G-214 - 202 2	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,Ha ryana	SCN Dated 23.01.2 023	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 caluculated at higher valuation and the deficiency of stamp duty as calculated by the authority is Rs.30,07,410/- Show cause noticr 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	SCN Receive d on 31.01.2 023	
	ulat ory Aut hori ty,		Gurugram,Ha		under Section 7(1) of the Real Estate (Regulation and Development) Act,		









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		





executed among
Sarvpriya Securities,
Rose Building
Soultion Private
limited and Lalwani
Brotheres Buildcon
LLP executed on 04th
January, 2021. License
No. 111 0f 2021 was
issued 20/12/21 for
land area of 5.62 acre
and land area 4.22
acre is part of this
license.

## 10. Sternal Buildcon Private Limited

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





	T T		 1
r,		submit written	
In		statement together	
du		with necessary	
stri		documents in support.	
al		4. A rejoinder has	
Tri		been filed on	
bu		17/04/2020 to re-	
nal		establish his claim.	
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2.	BE		Dewan	The claimant i.e.	Award	Award of
	FO	Lot	Housing	Dewan Housing	is to be	Rs.1357396
	RE	No	Finance	Finance Corporation	challen	/-
	TH	-	Corporation	Ltd. by virtue of Loan	ged	together
	E	DF	Ltd v/s	Application/Agreeme		with costs
	SO	-	Jitender	nt alleging certain		and future
	LE	4/	Nayyar &	disputes/claims, over		interest at
	AR	AR	anr	recoveryof Rs.		the rate
	BI	B/		13,57,396 invoking		18% PA.
	TR	M		Arbitration clause of		from
	AL	U		the Loan Agreement.		14.10.2020
	TR	MI		The claimant states		besides
	IB	B/		that in the usual		cost of
	U	20		course of its business,		litigation
	N	19		the Respondents had		as Rs.
		/0		approached the		15000/-
		16		claimant and		
	SH			requested the		
	RI.			claimant to lend		
	RA			money for Housing		
	JE			Loan. The respondent		
	N			has committed breach		
	DR			of the terms and		
	A			condition of the said		
	BR			Loan Agreement by		
	IJ			defaulting in making		
	M			repayment of the		
	О			monthly installments.		
	Н					
	A					
	N					
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3.	Н	RE	Amit Kumar	Complainant applied	24	0	
	RE	RA	V Sternal	for allotmentt of			
	RA	_	Buildcon Pvt	residential unit in	2023		
	,G	GR	Ltd and Anr.	Project namely			
	UR	G-	· · · · · · · · · · · · · · · · · · ·	Signature Global -			
	U	54		SERENAS, Gurugram.			
		46-		That the allottee was			
	GR	40-		mat the allottee was			





		1		 			,
	A	20		alloted with unit no.			
	M	22		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 allotee.			
4.	Н	RE	Rajesh	Complainant applied	24	0	
	RE	RA	Kumari v	for in allotment of			
	RA	_	Sternal	residential unit in	2023		
	,G	GR		Signature Global -			
	UR	G-	pvt. Ltd. and	SERENAS, Gurugram.			
	U	54	Anr.	That the allottee was			
	GR	49-		alloted with unit no.			
	A	20		503, Tower 5, with			
	M	22		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 .			
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5.	H RE RA ,G UR U GR A M	RE RA - GR 54 48- 20 22	Manjeet Sherawat v Sternal buildcon pvt. Ltd. and Anr.	Relief Sought - To direct the respondants to pay DPC on total amount paid by the allotee.  Complainant applied for in allotment of residential unit in Signature Global – SERENAS, Gurugram. That the allottee was alloted 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		0	
				Relief Sought			
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 ware alloted with unit no's. T6/602	09 Januar y 2024	4,46,470 + 2,00,000 + 50,000	





Gu ru T8/802, in January 2021, and paid an amount of Rs.1,19,860/- each for the 2 units. Due to inavaiability of funds,
gra m 2021, and paid an amount of Rs.1,19,860/- each for the 2 units. Due to inavaiability of funds,
m amount of Rs.1,19,860/- each for the 2 units. Due to inavaiability of funds,
Rs.1,19,860/- each for the 2 units. Due to inavaiability of funds,
the 2 units. Due to inavaiability of funds,
inavaiability of funds,
complainants
requested for the
allotment of
commercial unit and
transfer the amount
paid, the same was
acknoledged by the
company and alloted
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
atotal payment of Rs.
4,49,720/-
Relief Sought
- To direct the
respondents to refund
the total amount paid
by the allotee, after
deduction of already
refunded amount i.e.
Rs. 4,46,470/- and to
pay Rs. 2 Lakhs for
the harasment and
mental agony. And
litigation cost of Rs.









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				t is asking for -1.			
				Delay possession			
				charges. 2. To Hand			
				over the possession. 3.			
				To direct the			
				respondent to			
				withraw their demand			
				dated 30.3.2022			
8.	Н	RE	Kavita Mittal	Complaintant has	09	0	
	AR	R	and Arvind	booked a unit at			
	ER	A-	Mittal v.	SERENAS, sector 36,			
	A	G	Sternal				
	G	R	Buildcon	Sohna and paid Rs.	2023		
		G-		21,11,094/- against			
	UR	53	Private	total considerton .			
	U	40 <b>-</b>	Limited	Relief Sought			
	GR	20		1.Seeking Delay			
	A	22		possession interest			
	M	22		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			
				Conveyence deed in			
				faour of the			
				complainant 3.			
				respondent			
				demanding higher as			
				mentioned as per			
				affordable hosuing			
				policy and has			
				requested the Hon'ble			
				authority to intervene.			
9.	Н	RE	Archana &	Complainants have	06	6,01,000	
'	AR	R		purchased a	Octobe	0,01,000	
		A-	Anr v.	purchaseu a	Octobe		
		Λ-			1	<u> </u>	





	ı				Γ	1	T
	ER	G	Sternal	commercial unit/shop	r 2023		
	Α	R	Buildcon Pvt	in project Signature			
	G	G-	Ltd	Global infinity and			
	UR	<b>75</b>		was allotted unit			
	U	37-		no.18 on first floor			
	GR	20		and executed BBA for			
	Α	22		the same shop on			
	M			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.			
10.	Со	CC	Ms.Shataksh	Complainant has	14	1,17,092	
	ns	/3	i Suman Vs	applied for a unit in		, ,	
	u	36	Sternal	Millennia -3 but was	ber		
	me	/2	Buildcon Pvt	declared unsuccessful.	2023		
	r	2	Ltd.	Complainant is			
	Co			alleging that the			
	urt			company delayed			
	,			delibrateley for a			
	Gu			refunding application			
	ru			amount of Rs.1,21,847			
	gra			and the complainant			
	m			also alleged that she			
				got infected with			
				covid-19, incourse of			
				collecting cheque			
				from the Company's			
				Corporate office.			
				Relief claimed: 1.			
				Rs.6,092/- as interest			
	l				L	l .	1





				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.			
11.	RE	RE	Urvashi	5. Litigation cost.  Complainant has	26	Refund of	
11.	RA			1			
		RA		booked an apartment		Rs.	
	Gu	- CD	Sternal	in Serenas, Sector-36,	r 2023	21,31,922/	
	ru	GR	Buildcon Pvt	village dhunela, sohna		- along	
	gra	G-	Ltd	and has been allotted		with	
	m	79		unit no. 2-505, 5th		Interest of	
		45-		floor, tower 2 for a		Rs.4,48,498	
		20		total consideration of		/- legal	
		22		Rs.21,48,944/- out of		expenses	
				which complainant		of Rs.	
				has paid		2,00,000/-	
				Rs.21,56,922.Complain			
				ant flat was cancelled			
				on 15.01.2021 due to			
				non payment of final			
				demand and voilation			
				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/-			
12.	Н	RE	Saurabh	Complainants have	10	0	
	AR	R	Dixit v.	booked a residential	Novem		
	1111	A-	DIAIL V.	booked a residential	INOVEIII		
		1 F_					





	ER	G	Sternal	unit in Project "Synera	ber		
	A	R	Buildcon	2" Located at sector	2023		
	G	G-	Private		2023		
	UR	35	Limited &	36, Gurugram. The complainants have			
	U	<b>4-</b>		±			
		20	Anr.	been alloted unit no.8-			
	GR	23		1003, at 10th Floor in			
	A	20		Tower no.8, on			
	M			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			
				possesion. Relief			
				Claimed 1. Delay			
				possession charges on			
				account of delay in			
				handing over			
				possesion of Flat			
13.	D	CC	Krishan and	Complainant applied	20	1. Rs.	
	C	/8	Anr. V	for allotmentt of	Octobe	10,00,000/	
	DR	11	Sternal	residential unit in	r 2023	- as	
	C,	/2	Buildcon Pvt	Project namely		compensat	
	Gu	02	Ltd and Anr.	Signature Global -		ion for	
	ru	2		THE SERENAS,		harrasmen	
	gra			Gurugram. On		t and	
	m			23/6/2018, the		mental	
				allottee was alloted		agony.	
				with unit no. 1203,		2 Rs.	
				Tower 6. Complainant		55,000/-	
				alleged that due to		for	
				late disbursal of		litigation	
				several installments,		expenses.	





	1	-			ı	1	I
				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.	Но	CS	Manoj,	Plaintiff i.e. Manoj,	02	0	
	n'b	-	Pradeep and	Pradeep and Smt.			
	le	14	Smt. Krishna	Krishna Devi has filed	ber		
	Co	68-	Devi	a suit for Declaration	2023		
	urt	20	2611	with consequential	2020		
	of	23		relief of permanent			
	the			injunction alleging			
	Sh.			that they have come to			
	Vi			know through Halqua			
	na			Patwari of Village			
	y			Nakhrola only in the			
	y Ka			first week of May 2023			
	kra			that sale deeds dated			
	n,			21.11.2006 and			
	civ			06.12.2007 executed by			
	il			Late Sh. Bihari who			
	jud			was the original			
	ge			owner of the land			
<u> </u>	5			OWIGE OF THE TAIL		1	l





(jr.	bearing	
Di Di	Khewat/Khata No.	
v.)	125/114, Khatoni No.	
Gu	143, Rect. No. 14, Killa	
ru	No. 24-25, 2/2(2-19),	
gra	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 preffered, as			
					the suit is not			
					maintable.			
15.	RE	RE	Niharika		Complainant had	22	638913	
10.	RA	RA	Mukherjee		booked a unit in		030713	
		_	widkiteljee		project Serenas Unit			
	, Gu	GR			No.12 -901,Block 12,	2023		
	rur	G-			Floor 9 for a total sale	2023		
		35			consicderation of			
	ga	10-			Rs24,46,934.Complain			
	m	20			ant has made a total			
		23						
		23			1 /			
					Rs.23,30,985Complai			
					nt is alleging delay in			
					possesion and			
					demanding possesion			
					. Relief claimed			
					1.Hanover of			
					possesion of unit 2.			
					Interest for delay in			
					possesion charges			
					amounting to Rs.			
					638913			





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16.	На	SC	Haryana	SCN for compliance of		2592	
	rya	N	Real Estate	Section 4(2)(1)(D)	has		
	na	Da	Regulatory		been		
	Re	ted	Authority,		filed		
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17.	На	SC	Haryana	SCN for compliance of	Reply	4090	
	rya	N	Real Estate	Section 4(2)(l)(D)	has		
	na	Da	Regulatory		been		
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18.	На	SC	Haryana	 SCN for compliance of	Reply	4089	
	rya	N	Real Estate	Section 4(2)(l)(D)	has		
	na	Da	Regulatory		been		
	Re	ted	Authority,		filed		
	al	01.	New PWD				
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	rya	N	Real Estate	of 4(2)(l)(c)	has		
	na	Da	Regulatory		been		
	Re	ted	Authority,		filed		
	al	03.	New PWD				
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20.		SC	Haryana	show cause notice for		2789	
		N	Real Estate	not applying for			
		Da	Regulatory	extension of			
		ed	Authority,	registeration/non-	filed		
		)3.	New PWD	submission of			
		<b>)6.</b>	Rest	completion			
	0.00	20	House Civil	certificate/part			
	Re 2	22	Lines,	completion			
	gul		Gurugram,H	certificate/occupation			
	ato		aryana	certificate as the case			
	ry			may be - submission			
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	na	Da	Regulatory	conditions	sumitte		
	Re	ted	Authority,		d in 2		
	al	<b>15.</b>	New PWD		week		
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	rya		Real Estate	of registration			
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	al	<b>15.</b>	New PWD		week		
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26.	На	SC	Haryana	SCN for Compliance		4476	
	rya	N	Real Estate	of registration			
	na	Da	Regulatory	conditions	sumitte		
	Re	ted	Authority,		d in 2		
	al	<b>15.</b>	New PWD		week		
	Est	06.	Rest				
	ate	20	House Civil				
	Re	22	Lines,				
	gul		Gurugram,H				
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27.	На	SC	Цаттопо	SCN for Compliance	Poply	3183	
27.		N			to be		
	rya	Da	Real Estate				
	na D-	ted		regulations	submitt		
	Re	31.	Authority,		ed		
	al	05.	New PWD		within		
	Est	20	Rest		one		
	ate	22	House Civil		week		
	Re	22	Lines,				
	gul		Gurugram,H				
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28.	На	SC	Haryana	Show cause notice for	or	Reply	3664	
	rya	N	Real Estate		of	Submit		
	na	Da	Regulatory	QPR		ted		
	Re	ted	Authority,					
	al	31.	New PWD					
	Est	05.	Rest					
	ate	20	House Civil					
	Re	22	Lines,					
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29.	На	SC	Haryana		use notice			3459	
	rya	N	Real Estate		abmission	of			
	na	Da	Regulatory	QPR			ted		
	Re	ted	Authority,						
	al	31.	New PWD						
	Est	05.	Rest						
	ate	20	House Civil						
	Re	22	Lines,						
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30.	На	SC	Haryana	 Show cause no			2827	
	rya	N	Real Estate	non submiss	sion of			
	na	Da	Regulatory	QPR		ted		
	Re	ted	Authority,					
	al	31.	New PWD					
	Est	05.	Rest					
	ate	20	House Civil					
	Re	22	Lines,					
	gul		Gurugram,H					
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31.	На	SC	Haryana		cause notice			3461	
	rya	N	Real Estate	non	submission	of			
	na	Da	Regulatory	QPR			ted		
	Re	ted	Authority,						
	al	31.	New PWD						
	Est	05.	Rest						
	ate	20	House Civil						
	Re	22	Lines,						
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32.	На	SC	Haryana		Show cause notice			3682	
	rya	N	Real Estate		non submission	of	to be		
	na	Da	Regulatory		QPR		submitt		
	Re	ted	Authority,				ed in 2		
	al	31.	New PWD				weeks		
	Est	05.	Rest						
	ate	20	House Civil						
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33.	На	SC	Haryana	Show cause			3683	
	rya	N	Real Estate		ission of			
	na	Da	Regulatory	QPR		ted		
	Re	ted	Authority,					
	al	31.	New PWD					
	Est	05.	Rest					
	ate	20	House Civil					
	Re	22	Lines,					
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34.	На	SC	Haryana	Show cause		3663	
	rya	N	Real Estate	non submi			
	na	Da	Regulatory	QPR	ted		
	Re	ted	Authority,				
	al	31.	New PWD				
	Est	05.	Rest				
	ate	20	House Civil				
	Re	22	Lines,				
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35.	Su	Va	Sub	Notice has been		presently
	b	sik	Divisional	issued in the name of		amount is
	Di	ha	officer cum	M/s Sternal Buildcon	ry 2023	not
	vis	No	Collector(De	Pvt. Ltd. M/s Sternal		quantifica
	ion	36	ficiency of	Buildcon Pvt. Ltd.		ble
	al	01,	Stamp Duty)	purchased Land from		
	off	dat	, 1210 Dated	(1) Sandeep Yadav (2)		
	ice	ed	7/9/2022	Balwant singh (3) M/s		
	r	31	, ,	SA Propcon Pvt. Ltd.		
	cu	/1		executed sale deed		
	m	2/		bearing sale deed		
	Со	20		no.3601 dated		
	lle	20		31/12/2020 and		
	cto	_0		accordingly stamp		
	r,			duty was paid. Later		
	Gu			on License No. 21 Of		
	ru			2020 was issued 13-08-		
				2020 was issued 13-00- 2020 for land area of		
	gra m			7.325 acres.		
36.	Ha	SC	Цатара	Show cause notice for	SCN	HRERA/G
50.		N	Haryana Real Estate		Receive	*
	rya					
	na Da	Da	Regulatory	QPR, Signature	d on 18.11.2	
	Re	ted	Authority,	Global City 81	022	5/QPR/43
	al	07.	New PWD		022	
	Est	11.	Rest			
	ate	20	House Civil			
	Re	22	Lines,			
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37.	W D Re st Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na Ha rya na Est ate	SC N Da ted 07. 11. 20	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil	Show cause notice for non submission of QPR, Signature Global City 81 (1)	SCN Receive d on 18.11.2 022		
37.	rya na Ha rya na Re al Est ate Re gul ato ry Au tho rit	N Da ted 07. 11.	Real Estate Regulatory Authority, New PWD Rest	non submission of QPR, Signature	Receive d on 18.11.2	GM/478/2 10/2021/4 6/QPR/43	
	y, Ne w P						





| W   D   Re   st   Ho   us   e   Ci   vil   Li   ne   s, Gu   ru   gra   m, Ha   rya   na   Show cause notice for   SCN   HRERA/G   GM/   Signature   d   on   submission of   QPR, Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   Signature   d   on   submission of   signature    |
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W D Re st Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na a 39. Ha SC Real Estate na Da Regulatory Re ted Authority, al 07. New PWD Est 11. Rest ate 20 House Civil Re gul ato ry Au tho rit ry Au tho rit ry Ne w P P	
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40.	На	SC	Haryana	Show cause notice		HRERA/G	
	rya	N	Real Estate	non submission			
	na	Da	Regulatory	QPR, The Millenia		n 57/2020/4	
	Re	ted	Authority,		18.11.2		
	al	07.	New PWD		022	7	
	Est	11.	Rest				
	ate	20	House Civil				
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41.	rya Mana Mana Mana Mana Mana Mana Mana Ma	ed )7. 1. 20	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram,H aryana	Show cause non submiss QPR, The Mill	sion of	SCN Receive d on 18.11.2 022	HRERA/G GM/518/2 50/2021/8 6/QPR/45 9	
	Au tho							





42.	W D Re st Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na Ha rya na D Re al O Re al O Est 11 ate 20 Re gul ato ry Au tho rit	Real Estate Regulatory Authority, New PWD Rest House Civil	Show cause notice for non submission of QPR, Serenas		
	ry Au	aryana			





43.	W D Re St HO US PO INTERCATE PO	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	receive d on 23.12.2	HARERA /GGM/Ac ctts/2022- 23/747	
	ato 20 ry 22 Au					





44.	rya na	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 NO SUBMISSION CANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT SG City 8 (1)	OF receive d on 23.12.2 OR 022	HARERA /GGM/Ac ctts/2022- 23/746	
	gul : ato :	12. 20	Gurugram,H				





45.	W D Re st Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na Ha rya na Ha rya na D Est AT ate E al D Est AT ate ED Re al D Est AT ate AT at	Regulatory Authority, New PWD Rest	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	
	gul 12. ato 20 ry 22	Gurugram,H				









47.	W D Re st Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na Ha rya na Ha rya na IC Re al D Est AT ate ED Re al D Est AT ate ED Re 12. gul 12. ato ry 22 Au tho rit y,	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	
	rit					









49.	W D Re St Ho us e Ci vil Li ne s, Gu ru gra m, Ha rya na Ha rya na Ha Re E al D Est AT ate E I Re al 20 ry 22 Au tho rit	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	receive d on 23.12.2	HARERA /GGM/Ac ctts/2022- 23/711	
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50.	На	N	Haryana	In furtherance of	Notice	HARERA	
	rya	OT	Real Estate	notice dated	receive	/GGM/51	
	na	IC	Regulatory	07.11.2022, bearing no.	d on		
	Re	E	Authority,	HRERA/GGM/518/2	28.12.2	1/86/QPR	
	al	D	New PWD	50/2021/86/QPR/459	022	/315	
	Est	AT	Rest	, Last and final			
	ate	ED	House Civil	opportunity given for			
	Re	15.	Lines,	filing QPR, for			
	gul	12.	Gurugram,H	quarters Jan-Mar-22',			
	ato	20	aryana	Apr- Jun-22', Jul-Sep-			
	ry	22	,	22', for project "The			
	Åu			Millennia-4". But the			
	tho			afore-cited QPR's			
	rit			were already filed, in			
	y,			the recent past and the			
	Ne			notice was replied			
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51.	Со	Va	Collector	Land owned by	31	presently	
	lle	sik	Cum District	Subsidiary & Project		amount is	
	cto	ha	Revenue	to be conceptualised	2023	not	
	r	No	Officer,	to be corresponding	-0-0	quantifica	
	Cu	23	Gurugram ,			ble	
	m	55	notice dated				
	Di	,	13/12/2022				
	stri	dat	bearing no.				
	ct	ed	1252				
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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 Gorsi 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 alottee + 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



First Floor, 13. Babar Road, Bengali Market, New Delhi - 110 001. Tel: +91 11 43011624, 43011625, 43011626, www.sngpartners.in



Sr ·	Co urt	Ca se	Parties	Date of the	Summary of Dispute	Case Status	Observati ons	Orders
N o.		De tai ls		last order				
		18						
1.	Hig h Co urt of Pun jab and Har yan a	C W P no. 28 11 3 of 20 22	Vivek Khuslani Vs. State of Haryana and Ors. (M/s Signature Global Business Parks Pvt. Ltd. as Respondent no.4)		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/  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	PENDI	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 cancellatio n deed dated 09.06.2022 have been set aside. The Hon'ble Court accepted the submissio n of the petitioner and Signature	Appeal is to be filed





Khushalani who was	that said	
then recorded as	land was	
owner. Land was	excluded	
further transferred to	from	
Mrs. Shefali	Shamilat	
Khushalani and	by virtue	
retransferred to Mr.	of Clause	
Vivek Khushalani. Mr.	2(g) (ii-a)	
Vivek Khushalani as	and 3(2) of	
the owner and in	the	
possession of the said	Haryana	
land had executed	Village	
Sale Deed bearing no.	Common	
1154 dated 06.05.2022.	Land Act,	
M/s Shrikant	1961 and	
Chemical Industries	that the	
Pvt. Ltd. followed by	said	
Mr. Vivek Khushalani	auction	
have thus been the	was never	
recorded owners in	challenged	
possession and	and no	
mutation was also	claim has	
effected in his favour.	ever been	
Jamabandi for the	laid to the	
Year 1995-1996, 2000-	subsequen	
2001, 2005-2006, 2010-	t transfer	
2011 & 2015-2016 also	of title.	
records Mr. Vivek		
Khushalani as the		
owner.		
SignatureGlobal		
Business Park Private		
Limited is thus		
bonafide purchaser		
for valuable		
consideration which		
has been transferred		





				title and handed over		
				possession by sellerwho 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.		
				-		
				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		
				recovery of consideration can also		
				be initiated against the		
				vendor.		
				Financial Implication:		
				16,88,40,000		
2	The	Sh	Sarpanch	An application under	25.08.2	
	Co	ow	Gram	Section 7 of the Punjab	023 for	
	urt	ca	Panchayat,	Village Common	filing	
	of	us	Ghamroz Vs.	Land Act, 1961 for	reply to our	
	Ass	e	M/s	possession under the	to our	





ista	not	Progressive	guise of unautho	rized	written	
nt	ice	Build Estate	occupation has		statem	
Coll	no.	Pvt. Ltd. &	filed by Sar		ent by	
ecto	19	Anr (M/s			Sarpan	
	23	` · ·		J ,	ch	
r,	23	Signature	Ghamroz in resp		Gram,	
1st		Global	land bearing		Pancha	
Gra		Business	No.11(4-0), 12/1	(0 0)	yat	
de,		Park Pvt.	12/2 (0-12), 18 (		Ghamr	
Soh		Ltd.)	19 (7-15), 20	(0 0),	OZ.	
na,			22/1 (6-9), 23 (		02.	
Gur				0-14),		
ugr			admeasuring 33			
am.			8 Marla situate			
			Village Ghamroj			
			Tehsil Sohna, D			
			Gurugram, Ha			
			which has been			
			to the respo			
			company vide			
			Deed dated 06.05			
			registered vide V			
			No.1154 and	has		
			prayed for direct			
			the police for	_		
				leged		
			possession of the			
			A Written stater	,		
			reply to the			
			cause notice re			
			1923 dated 03.04	1.2023		
			for and on beh	alf of		
			respondent no. 2	M/s		
			Signature C	Global		
			Business Park	Pvt.		
			Ltd. has been fil	ed on		
			14.06.2023.	The		
			Hon'ble court vi	de its		
			Final Order	dated		





			,		r	1	
				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	RE	Ekta	On	Next		
	RA,	RA	Chauhan	30.03.2020,Complaina	date		
	Gur	_	and Anr. Vs.	nt applied for	16/11/2		
	ugr	GR	Signature Signature	allotment of a	023		
	am	G-	Global	residential Unit	_		
		26	Homes	project in Signature			
		29-	Private	Global Park II, Sector			
		20	Limited	36, Sohna, Gurugram			
		23		. On 26.06.2020,			
				Complainant was			
				allotted with Unit No			
	l	<u> </u>	l .	anotted with Other 100	<u> </u>		l





				P4, 4F. Complainant		
				paid Rs. 55,65,470/-		
				out of total Sales		
				Consideration of		
				Rs.65,47,609/		
				Complainant alleged		
				Delay in Possession .		
				Releif claimed . 1.DPC		
4	RE	RE	Sunita	On 20.03.2021,	Next	
	RA,	RA	Sharma &	Complainant applied	date -	
	Gur	-	Anr Vs.	for allotment of a	10/11/2	
	ugr	GR	U	residential Unit	023	
	am	G-	Global	projectin Signature		
		27	Homes	Global Park IV, Sector		
		09-	Private	36, Sohna, Gurugram		
		20	Limited	. On 20.03.2021,		
		23		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 .		
				Releif claimed . 1.DPC		
				amounting Rs.		
				3,10,484/- 2. Rs.		
				1,00,000/- Cost of		
				Litigation		
5	DC	CC	Rajnish	On 09-08-2019,	Next	
	DR	/2	Midha and	Complainant applied	date -	
	C,	35	Anr. Vs.	for allotment of a	19/09/2	
	Gur	/2	Signature	residential Unit	023	
	ugr	02	Global	projectin Signature		
	am	3	Homes	Global Park IV, Sector		
			Private	36, Sohna, Gurugram		





	1	1	1 =			1	T
			Limited	. 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/ Releif			
				claimed . 1.DPC 2.			
				To waive the interest			
				amounting Rs.			
				3,97,180/- 3. Rs.			
				50,000/- Cost of			
				Litigation			
6	RE	RE	Suman Kaul	Allottee of P-2 4th	Next		
	RA	RA		Floor Singatrue Global	date of		
	Gur	_	Signature	Park II seeking DPC	hearin		
	ugr	GR		(Delay Possession	g		
	am	G-	Homes	Charges) on account	16/11/2		
		26	Private	of alleged delay in	023		
		23-	Limited	handing over			
		20		possession at the rate			
		23		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.			
L	1	l	i		l	1	1





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





	T	1			T	T	
		/P					
		roj					
		-					
		70					
		0					
11	In	CS	J.R	Declaration Suit with	20-09-	Plaintiff	
	the	_	Gangwani v	Consequential relief of	2023	i.e. J.R.	
	Co	44	Signature	Permanent Injunction.		Gangwani	
	urt	7-	Global & Ors	Suit is filed for		has filed a	
	of	20		seeking the		suit for	
	Ad	22		easementary right to		Declaratio	
	dl.			use rasta.		n,	
	Civ					permanent	
	il					and	
	Jud					mandatory	
	ge,					injunction	
	Sr					allegedly	
	divi					right of	
	sion					way on the	
	Soh					south side	
	na					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	





	-		,	
				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
				applicatio
				n u/o 7
				rule 11 of
				CPC on
				the
				ground
				that
				company
				is the
				bonafide
			PA	ı l





				1
				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,
	l	<u> </u>		Joine,





			District-
			Gurugram
			, Haryana
			and has
			paid a
			huge
			considerati
			on amount
			under the
			said Sale
			Deed. The
			Court also
			declined
			the
			Plaintiff's
			prayer for
			interim
			relief vide
			Order
			dated
			19.01.2023
			17.01.2023

# 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

Approva	Issuing	Bearing	Date of	Validity
1 Name	Authority	Number	Approval	
License	Senior Town	LC-	03-10-2022	31/03/2
Renewal	Planner,	3003/JE(		024
	Chairman	MK)/202		
	Building Plan	2/29836		
	Approval			
	Committee			





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

Approva	Issuing	Bearing	Date of	Validity
1 Name	Authority	Number	Approval	
License	Senior Town	LC. NO.	21-10-2022	31/03/2
Renewal	Planner,	-3005-		023
	Chairman	JE(R)/20		
	Building Plan	22/32154		
	Approval			
	Committee			

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

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

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

|--|





1 Name	Authority	Number	Approval	
License	Directorate of	Memo	25-07-2022	24-07-
	Town and	No. LC-		2027
	Country	4247/JE(		
	Planning,	VA)/202		
	Haryana	2/22065-		
	under The	81		
	Haryana			
	Development	License		
	and	No. 100		
	Regulation of	of 2022		
	Urban Areas			
	Act, 1975 and			
	Rules,			
	1976(Rule 12)			
Environ	State	-	01/12/2022	
ment	Environment	416/2022	(Applied)	
Clearanc	Impact			
e	assessment			
	authority			
	Haryana			
Environ	Government	SEIAA/H	10 years	10 years
ment	of India of	R/2022/2		
Clearanc	Environment,	77		
e	Forest and			
Certificat	Climate			
e	Change			
FOREST	Forest	Reference	24/07/2020	
NOC	Department	No.		
	of Haryana	(SRN):- KF4-UJX-		
		Y1Y2		
BUILDI	DTCP	-	27/10/2022	26/10/20
NG				24
PLAN				
SANCTI				
ON				
LETTER				





RERA APPLIC ATION			14/11/2022 and 24/12/2022	
RERA Certificat e	Haryana RERA	131 of 2022	23/12/2022	30/04/20 24.
RERA Certificat e	Haryana RERA	03 of 2023	12/01/2023	31/12/20 26.

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

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

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

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





RERA Act, 2016 r\w RERA Rules,	Act, 1980/Protecte d Forest under Indian Forest Act, 1927/Punjab Land Preservation Act, 1900 Haryana, RERA		Applied	
2017 Pollution	Haryana State	HSPCB/	22/08/2022	Valid
Clearance	Pollution	Consent	, ,	for 60
Certificate	Control Board	31311632		months from the
		2GUSOC		date of
		TE26894 031		issue.

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

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





Forest	Act, 1975 and Rules, 1976(Rule 12) Forest	Referenc	23-02-2022	
NOC	Department, Haryana	e No. (SRN): JQX- 0XV- RATI and WTM- 8LV- TGPJ		
Aravali NOC	Upayukt, Gurugram	50/ M.B.	19/05/2022	
Building Plan Approval Letter	DTCP		27/12/2022	26/12/2 024
RERA Applicatio n			02/12/2022 and 16/12/2022	

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

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
RERA	Haryana,	68 of	14/11/2019	30/10/2
Certificate	RERA Act,	2019		023
	2016 r\w			
	RERA Rules,			
	2017			

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





Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
Revised	DTP,		05/05/2022	
Building	Gurgaon			
Plan for Plot				
No. 1 to 55				
(Type B),				
Plot No. 1 to				
23 (Type A)				
and Plot No.				
1 to 5 (Type				
C).				
Environmen	Ministry of	SEIAA/	13/06/2022	
tal	Environment,	HR/2022		
Clearance	Forest and	/141		
Certificate	Climate			
	Change			
RERA	HARYANA	93 of	04/10/2022	28/02/2
CERTIFICA	RERA	2022		026
TE for 1.25				
acres				
In-principle	Directorate of	Memo.	27/05/2022	
Approval	Town and	No. LC-		
for transfer	Country	4443/		
of License	Planning,	JE(S)/20		
no. 111 of	Haryana	22/14688		
2021 from				
M/s.				
Lalwani				
Brothers				
Builcon LLP				
to M/s.				
Rose				
Building				
Solutions				
Private				
Limited				





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

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
RERA	Haryana,		Applied	
Certificate	RERA RERA			
	Act, 2016 r\w			
	RERA Rules,			
	2017			
RERA	Haryana,	98 of	27/10/2022	28/02/2
Certificate	RERA	2022		027
Building	DTCP		30/09/2022	29/09/2
Plan				024
Approval				

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

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
RERA	Haryana,		Applied	
Applicatio	RERA Act,			
n	2016 r\w			
	RERA Rules,			
	2017			
Forest	Concerned	XDT-	02/12/2020	
Clarificati	Divisional	VC8-		
on Letter	Forest Officer	UCXC		
Environm	State	EC21B03	23/22/2021	
ental	Environment	8HR1107		
Certificate	Impact	52		
	Assessment			
	Authority			





#### 12. Signatureglobal India Private Limited - 5.0125 acres -SG City 63A

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
FIRE NOC	Fire Station	FS/2022	12/08/2022	2 years
	Officer,	/174		
	Municipal			
	Corporation			
	Gurgaon			
Pollution	Haryana State	HSPCB/	23/06/2022	Valid for
Clearance	Pollution	Consent		60
NOC	Control	<b>/</b> :		months.
	Board	32996232		
		2GUNO		
		CTE2411		
		4160		
RERA	Haryana Real			
Receipt	Estate			
_	Regulatory			
	Authority			
RERA	Haryana Real	94 of	04/10/2022	28/02/2
Certificate	Estate	2022		026
	Regulatory			
	Authority	_		
Building	DTCP		18/10/2022	17/10/2
Plan of M1				024
and M2				

#### 13. Sternal Buildcon Private Limited - Millennia 4 - 5.896 acres

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





License		
no. 63 of		
2021 from		
M/s.		
Lalwani		
Brothers		
Builcon		
LLP to		
M/s.		
Sternal		
Buildcon		
Private		
Limited		

# 14. Rose Building Solutions Private Limited - 6.5104 Acres - Sunrise Premium Floors

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	-
Occupanc	DTCP	Memo	22/07/2022	
y		No.		
Certificate		STP(P)/		
		LC-		
		91/AD/		
		2022/318		
		9 (Area		
		0.22		
		Acres)		

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

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





		S)/202 29695	2/		
Building Plan Approval	DTCP			11/10/2022	10/10/2 024
RERA Certificate	Haryana, RERA	97 2022	of	27/10/2022	26/02/2 026

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

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	-
Approval	Director	Memo	26-10-2022	25/10/2
of Fire	General Fire	No.		027
Scheme	Service,	FS/2022		
	Haryana	/233		
Applicatio	Signatureglob		27/04/2022	
n for	al India			
Renewal	Limited			
of License				
bearing				
no. 4 of				
2017				

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

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





79, 80, 81,		
82, 83, 84,		
84, 85, 86,		
87, 88, 47,		
48, 49, 50,		
51		

#### 18. Signatureglobal Homes Private Limited - 5. Acres - Signatureglobal Park I

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
RERA	Signatureglob		19/12/2022	
Apllicatio	al Homes			
n	Private			
	Limited			

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

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

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

Approval Name	Issuing Authority	. 0	Date Approval	of	Validity
Occupanc	DTCP				
y					





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		

#### 21. JMK Holdings Private Limited - 7.325 Acres

Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
RERA	Haryana,	85 & 86	27/09/2022	31/07/2
Certificate	RERA RERA	of 2022		023
	Act, 2016 r\w			
	RERA Rules,			
	2017			
FOREST	FOREST	Referenc	13/10/2021	
NOC	DIVISIONAL	e No.		
	OFFICER	(SRN):-		
		T2U-		
		E3W-		
		AQR6		

### 22. Signature Builders Private Limited - 18.325 Acres

Approval	Issuing	Bearing	Date	of	Validity
Name	Authority	Number	Approval		
In-	DTCP	Memo	13/02/2023		-
principle		No. LC-			
Approval		4644/JE(S			
for		J)/2023/4			
transfer of		369			





F 007				1
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	HARYANA	25 of 2023	30/01/2023	30/04/20
Certificate	RERA	20 01 2020	30/01/2023	25
	KEKA			23
RERA	HARYANA	26 of 2023	30/01/2023	30/11/20
Certificate	RERA			27
	TUDIU I			
Aravali	UPAYUKHT,	110/ M.B.	11/11/2022	-
NOC	GURUGRAM	-		
ENVIRON	Ministry of	EC	09/04/2023	10 years
MENTAL	Environment,	Identificat	, ,	,
CLEARAN	Forest and	ion No.		
CE	Climate	EC23B038		
		HR157938		
		File No.		
		SEIAA/H		
		R/2023/3		
		03		

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



First Floor, 13. Babar Road, Bengali Market, New Delhi - 110 001. Tel: +91 11 43011624, 43011625, 43011626, www.sngpartners.in



Approval	Issuing	Bearing	Date of	Validity
Name	Authority	Number	Approval	
In-	DTCP	Memo	16/06/2023	-
principle		No. LC- 1608-Vol-		
Approval		V/JE(SJ)/		
for		2023/192		
transfer of		46 and		
2.303		19246		
Acres out				
of 60.511				
Acres				
under				
License				
no. 33 of				
2008 from				
M/s.				
Signatureg				
lobal				
(India)				
Limited to				
M/s.				
Signatureg				
lobal				
Homes				
Private				
Limited				
In-	DTCP	Memo	16/06/2023	-
principle		No. LC-		
Approval		1608-Vol-		
for		V/JE(SJ)/		
transfer of		2023/192		
2.303		46 and		
Acres out		19247		
of 60.511				
Acres				
under				





License no. 33 of 2008 from M/s. Signatureg lobal (India) Limited to M/s. Signatureg lobal Homes				
	DTCP	Memo No. LC- 1608-Vol- V/JE(SJ)/ 2023/192 53	16/06/2023	-
transfer of 2.303 Acres out of 60.511				





Acres		
under		
License		
no. 33 of		
2008		

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

#### 2. Report No. 8 - 3.3125 Acres

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





	Trustee	of	
	Indusind B	ank	
	Limited.		

#### 3. Report No. 9 - 6.131 Acres

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

#### 4. Report No. 13 - 5.475 Acres

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

### 5. Report No. 41 - 90.70 Acres





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

#### 6. Report No. 19 - 8.9125 Acres

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

#### 7. Report No. 21 - 9.394 Acres

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





Indusind Ba	ank Signature
Limited o	ver Infrabuild
the receival	oles Private
of develop	er's Limited.
share.	

#### 8. Report No. 34 - 5.89 Acres

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

#### 9. Report No. 38 - 5.62 Acres

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

### 10. Report No. 24 - 9 Acres





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

# 11. Report No. 25 - 12.4875 Acres

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





Security	
<b>Trustee</b> of	
Indusind	
Bank Limited.	

#### 12. Report No. 26 - 7.325 Acres

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

### 13. Report No. 28 - 16.54 Acres

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

#### 14. Report No. 53 - 20.589 Acres

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





h	as been	
re	eleased and a	
cl	harge Kotak	
N	<b>Jahindra</b>	
Iı	nvestment	
L	imited has	
b	een created	

#### 15. Report No. 56 - 18.325 Acres

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





been created	subject	to
	developme	
	rights of	M/s.
	Signature	
	Builders	
	Private Lin	nited

#### 16. Report No. 27 - 25.90 Acres

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





#### 17. Report No. 10 - 5 Acres

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

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:

#### **Cyril Amarchand Mangaldas**

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

#### Trilegal

One World Centre 10th 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

