

**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	Signature Global SCO - 37D	
2.	Name of the promoter	M/s Signature Global Developers Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 37D, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1051-2022	
9.	License no.	19 of 2022 dated 11.03.2022	Valid up to 10.03.2027
10.	Total licensed area	2.3875 acres	Area to be registered 2.3875 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	19 of 2022 dated 11.03.2022 10.03.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No DTCP 8177 dated 15.03.2022
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	ZP-1564/AD(RA)/2022/14704 dated 27.05.2022.
	vi)	Service plan and estimate approval	Not Provided
12.	File Status	Date	
	File received on	24.03.2022	
	First notice Sent on	18.04.2022	
	First hearing on	23.05.2022	
	Second hearing on	30.05.2022	
14.	Status of Documents	1. Deficit Fee- Rs 2,26,652.8/- Status: Not submitted. 2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not submitted. 3. Online DPI needs to be corrected. Status: Submitted but needs to be corrected.	



	<ol style="list-style-type: none"><li>4. Approved Architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted. Status: Applied application submitted.</li><li>5. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted. Status: Applied application submitted.</li><li>6. Approvals / NOC's from various agencies for connecting external services like road and storm water drainage needs to be submitted. Status: undertaking regarding storm water submitted but access permission for roads not submitted.</li><li>7. Jamabandi duly certified by revenue officer six months prior to date of application clear copy needs to be submitted as it is not legible. Status: Not Submitted.</li><li>8. Pert Chart needs to be revised. Status: Submitted but needs to be revised.</li><li>9. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised.</li><li>10. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted but needs to be revised.</li><li>11. Draft brochure of the project needs to be submitted. Status: Not submitted.</li><li>12. Repayment schedule of loan needs to be submitted. Status: Not Submitted.</li><li>13. Cost of land needs to be clarified. Status: Not Clarified.</li><li>14. Total estimated sale proceeds of the project needs to be filled in part-D of the DPI. Status: Saleable area of the project needs to be clarified.</li><li>15. Supporting document of Interest cost needs to be submitted. Status: Not Submitted.</li><li>16. Form REP-II i.e., declaration supported by an affidavit needs to be submitted. Status: Complete details of encumbrance needs to be submitted.</li><li>17. Bank undertaking needs to be submitted. Status: Needs to be re-submitted, it should be as per specified format as specify in the regulations.</li><li>18. CA certificate for expenditure incurred up to the date of registration needs to be submitted. Status: Provided, however cost of land is needs to be clarified.</li></ol>
<b>Deficit Documents</b>	<ol style="list-style-type: none"><li>1. Deficit Fee- Rs 2,26,652.8/-</li><li>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li><li>3. Online DPI needs to be corrected.</li><li>4. Approved Architectural control sheet needs to be submitted.</li><li>5. Approved Service Plan and Estimates needs to be submitted.</li><li>6. Approvals / NOC's from various agencies for connecting road needs to be submitted.</li></ol>

		<ol style="list-style-type: none"> <li>7. Jamabandi duly certified by revenue officer six months prior to date of application clear copy needs to be submitted as it is not legible.</li> <li>8. Pert Chart needs to be revised.</li> <li>9. Draft Allotment letter needs to be revised.</li> <li>10. Draft Builder Buyer Agreement needs to be revised.</li> <li>11. Draft brochure of the project needs to be submitted.</li> <li>12. Repayment schedule of loan needs to be submitted.</li> <li>13. Cost of land needs to be clarified.</li> <li>14. Total estimated sale proceeds of the project needs to be filled in part-D of the DPI and Saleable area of the project needs to be clarified.</li> <li>15. Supporting document of Interest cost needs to be submitted.</li> <li>16. Form REP-II i.e., declaration supported by an affidavit needs to be submitted incorporating the details of encumbrance.</li> <li>17. Bank undertaking needs to be submitted as per specified format as specify in the regulations.</li> <li>18. CA certificate for expenditure incurred up to the date of registration needs to be submitted. However, cost of land is needs to be clarified.</li> </ol>
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<b>Day and Date of hearing</b>	Monday and 30.05.2022
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<b>Proceeding recorded by</b>	Ram Niwas
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**Case History:-**

The promoter M/s Signature Global Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate project namely "Signature Global SCO- 37D" located at Sector-37D, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 31547 dated 22.04.2022 and RPIN-456. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1051-2022. The project area for registration is same as that of the licensed area i.e., 2.3875 acres. License no - 19 of 2022 dated 11.03.2022. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/456 dated 10.05.2022 was issued to the promoter with an opportunity of being heard on 23.05.2022.

The promoter submitted a reply dated 13.05.2022 and 18.05.2022 after scrutiny of the reply the remaining deficiencies were conveyed to the promoter.

On 23.05.2022, The authority directed the promoter to submit the deficit fee alongwith the deficit documents. The matter to come up on 30.05.2022.

The promoter submitted a reply on 27.05.2022 in which the promoter submitted the copy of approval letter of architectural control sheet.

The remaining deficiencies are mentioned below:

1. Deficit Fee- Rs 2,26,652.8/-
2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
3. Online DPI needs to be corrected.
4. Approved Architectural control sheet drawings needs to be submitted.
5. Approved Service Plan and Estimates needs to be submitted.
6. Approvals / NOC's from various agencies for connecting road needs to be submitted.
7. Jamabandi duly certified by revenue officer six months prior to date of application clear copy needs to be submitted as it is not legible.
8. Pert Chart needs to be revised.



9. Draft Allotment letter needs to be submitted.  
Status: Submitted but needs to be revised.
10. Draft Builder Buyer Agreement needs to be revised.
11. Draft brochure of the project needs to be submitted.
12. Repayment schedule of loan needs to be submitted.
13. Cost of land needs to be clarified.
14. Total estimated sale proceeds of the project needs to be filled in part-D of the DPI and Saleable area of the project needs to be clarified.
15. Supporting document of Interest cost needs to be submitted.
16. Form REP-II i.e., declaration supported by an affidavit needs to be submitted incorporating the details of encumbrance.
17. Bank undertaking needs to be submitted as per specified format as specify in the regulations.
18. CA certificate for expenditure incurred up to the date of registration needs to be submitted. However, cost of land is needs to be clarified.

*Nkamboj*  
*30/05/2022*  
**Naresh Kumar**  
Chartered Accountant

**ASHISH KUSH**  
*Ashish*  
PLANNING EX 30/5/22  
**Ashish Kush**  
Planning Executive

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Ajay Kumar	Asstt Manager	9811986723	Ajay.kumar@signatureglobal.in

**PROCEEDINGS OF THE DAY**

Proceedings dated: 30.05.2022

Sh. Ashish Kush, Planning Executive briefed about the facts of the case.

Sh. Ajay Kumar (Asstt Manager) and Sh. Anurag Srivastava are present on behalf of the promoter.

Apart from rectification of the above deficiencies the promoter is advised to submit a certificate from the concerned branch regarding submission of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter till last quarter is to be submitted.

The matter to come up on 06.06.2022.

*Vijay*  
**Vijay Kumar Goyal**  
Member, Harera, Gurugram

*[Signature]*  
**Dr. K.K. Khandelwal**  
Chairman, Harera, Gurugram