

Project hearing brief

S.No.	Particulars	Details	
1.	Name of the project	Signature Global SCO - 36 Sohna	
2.	Name of the promoter	M/s Signature Global (India) Pvt. Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 36, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Status of project	New	
7.	Whether registration applied for whole	Whole Project	
8.	Online application ID	RERA-GRG-PROJ-1042-2022	
9.	License no.	22 of 2022 dated 11.03.2022	Valid up to 10.03.2027
10.	Total licensed area	5.21875 acres	Area to be registered 5.21875 acres
11.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	10.03.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	
		Drg. No DTCP 8181 dated 15.03.2022	
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	ZP-1565/JD(RD)/2022/12796 dated 12.05.2022
	vi)	Service plan and estimate approval	Applied on 24.03.2022
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	25.05.2022	
14.	Status of Documents	1. Deficit Fee- Rs 6,33,560/- 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. 4. Demarcation plan and architectural control sheet needs to be submitted. If applied than copy of applied needs to be submitted.	



	<p>Status: Submitted. Approved vide memo no. ZP-1565/JD(RD)/2022/12796 dated 12.05.2022.</p> <p>5. Approved Service Plan and Estimates needs to be submitted. If applied than copy of applied needs to be submitted. Status: Applied copy submitted but pending for final approval.</p> <p>6. Approvals / NOC's from various agencies for connecting external services like road, water supply, sewage disposal and storm water drainage needs to be submitted. Status: water supply, sewage disposal submitted but roads and storm water drainage are pending.</p> <p>7. Electrical load availability NOC needs to be submitted. Status: Submitted.</p> <p>8. Natural Conservation Zone needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>9. Tree cutting permission needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>10. Forest Land diversion needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>11. Powerline Shifting needs to be submitted. Status: Affidavit for non-applicability submitted.</p> <p>12. Mutation, Jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted.</p> <p>13. Land Title search report needs to be revised. Status: Submitted but needs to be incorporate details of jamabandi year 2019-2020 and signed by advocate alongwith bar enrolment number.</p> <p>14. Information to the revenue department regarding the entry of license in the record of ownership needs to be submitted. Status: Submitted.</p> <p>15. Project report needs to be submitted. Status: Submitted but needs to be revised as the details are incorrect.</p> <p>16. Pert Chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>17. List of inventory needs to be submitted. Status: Submitted.</p> <p>18. Draft Application form needs to be submitted. Status: Submitted.</p> <p>19. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised.</p> <p>20. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted but needs to be revised.</p> <p>21. Draft Conveyance Deed needs to be submitted. Status: Submitted.</p> <p>22. Draft brochure of the project needs to be submitted. Status: Not submitted.</p> <p>23. Cost of License fees needs to be mentioned as per LOI. Status: Submitted.</p> <p>24. Details of any other cost as mentioned in miscellaneous cost needs to be clarified. Status: Not Clarified.</p>
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	<p>25. Details of all the three bank accounts relating to real estate project i.e., 1. MASTER Account, 2. RERA Account, and 3. FREE Account which shall be maintained in the same bank branch needs to be submitted. Status: Submitted.</p> <p>26. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid. Status: Submitted.</p> <p>27. Bank undertaking needs to be provided. Status: Not Submitted.</p> <p>28. Escrow agreement executed with the bank needs to be submitted. Status: Submitted.</p> <p>29. Affidavit by the promoter keeping in view of section 4(2)(I)(D) of the Act, needs to be revised. Status: Submitted.</p> <p>30. Financial resources of the project need to be corrected. Status: Submitted.</p> <p>31. CA certificate for expenditure incurred up to the date of registration and source of fund needs to be submitted. Status: Submitted.</p> <p>32. Directors report for the financial year 2018-19, 2019-20 needs to be submitted. Status: Submitted.</p> <p>33. Form REP-II needs to be revised. Status: Details of charge created needs to be mentioned in the REP-II.</p> <p>34. ROC Statement showing the charge on the project needs to be submitted. Status: Submitted.</p> <p>35. Loan sanction letter from financial institution needs to be submitted. Status: Provided, Project land and receivables arising from the project has been mortgage.</p> <p>36. Repayment schedule of loan needs to be submitted. Status: Not Submitted.</p> <p>37. Details of encumbrance needs to be submitted. Status: Submitted.</p> <p>38. Form CHG-1 or CHG-9 filled with ROC needs to be submitted. Status: Submitted.</p> <p>39. Passport of authorised signatory and architect needs to be provided. Status: Submitted.</p> <p>40. Updated copy of Certificate of Incorporation, MOA, AOA, GST Certificate, PAN Card and TAN needs to be submitted. Status: Submitted.</p>
Deficit Documents	<p>1. Deficit Fee- Rs 6,33,560/-</p> <p>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.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. Approved Service Plan and Estimates needs to be submitted.</p>



	<ol style="list-style-type: none">5. Approvals / NOC's from various agencies for connecting external services like road, and storm water drainage needs to be submitted.6. Land Title search report needs to be revised.7. Project report needs to be revised as the details are incorrect.8. Pert Chart needs to be revised.9. Draft Allotment letter needs to be revised.10. Draft Builder Buyer Agreement needs to be revised.11. Draft brochure of the project needs to be submitted.12. Details of any other cost as mentioned in miscellaneous cost needs to be clarified.13. Bank undertaking needs to be provided.14. Form REP-II needs to be revised as details of charge needs to be incorporate.15. Repayment schedule of loan needs to be submitted.
Day and Date of hearing	Wednesday and 25.05.2022
Proceeding recorded by	Ram Niwas

Case History:-

The promoter M/s Signature Global (India) Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Signature Global SCO- 36 Sohna" located at Sector-36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 30115 dated 24.03.2022 and RPIN-448. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1042-2022. The project area for registration is same as that of the licensed area i.e., 5.21875 acres. License no - 22 of 2022 dated 11.03.2022. The application for registration was scrutinized and 1st deficiency notice (show cause notice) vide notice no. HARERA/GGM/RPIN/448/ Show Cause dated 18.04.2022 was issued to the promoter with an opportunity of being heard on 23.05.2022.

The promoter submitted a reply dated 11.05.2022, 16.05.2022 after scrutiny of the reply the remaining deficiencies were mentioned below:

1. Deficit Fee- Rs 6,33,560/-
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 Service Plan and Estimates needs to be submitted.
5. Approvals / NOC's from various agencies for connecting external services like road, and storm water drainage needs to be submitted.
6. Land Title search report needs to be revised.
7. Project report needs to be revised as the details are incorrect.
8. Pert Chart needs to be revised.
9. Draft Allotment letter needs to be revised.
10. Draft Builder Buyer Agreement needs to be revised.
11. Draft brochure of the project needs to be submitted.
12. Details of any other cost as mentioned in miscellaneous cost needs to be clarified.
13. Bank undertaking needs to be provided.
14. Form REP-II needs to be revised as details of charge needs to be incorporate.
15. Repayment schedule of loan needs to be submitted.

On 23.05.2022, the authority adjourned the matter and fixed for 25.05.2022.

ASHISH KUSH
Ashish
25/05/2022
PLANNING EXECUTIVE

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: 25.05.2022

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

Sh. Ajay Kumar (Asstt Manager) is present on behalf of the promoter.

The authority directed the promoter to submit the deficit fee alongwith the deficit documents mentioned below:

1. Deficit Fee- Rs 6,33,560/-
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 Service Plan and Estimates needs to be submitted.
5. Approvals / NOC's from various agencies for connecting external services like road, and storm water drainage needs to be submitted.
6. Land Title search report needs to be revised.
7. Project report needs to be revised as the details are incorrect.
8. Pert Chart needs to be revised.
9. Draft Allotment letter needs to be revised.
10. Draft Builder Buyer Agreement needs to be revised.
11. Draft brochure of the project needs to be submitted.
12. Details of any other cost as mentioned in miscellaneous cost needs to be clarified.
13. Bank undertaking needs to be provided.
14. Form REP-II needs to be revised as details of charge needs to be incorporate.
15. Repayment schedule of loan needs to be submitted.

Some of the deficiencies have been attended which need to be scrutinised by the office. Left out deficiencies as mentioned out of the above if pending be attended by the promoter before next date of hearing.

The Authority has viewed it seriously that QPRs and annual audit reports of various projects by the promoter or its associated companies have not been regularly submitted. The promoter may reconcile the reports if submitted in the Authority and balance reports be completed within a week both in online and offline mode. The Authority reserves its right to initiate penal proceedings against the promoter for violation of section 4 and section 11(1) of the Act.

The matter to come up on 30.05.2022.



Vijay Kumar Goyal
Member, HARERA, Gurugram



Dr. K.K. Khandelwal
Chairman, HARERA, Gurugram

