



M 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	22 of 2022 dated 11.03.2022 10.03.2027
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	Drg. No DTCP 8181 dated 15.03.2022
	iv)	Environmental Clearance	N/A 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	
	Third hearing on	30.05.2022	
14.	Status of Documents	<ol style="list-style-type: none"> Deficit Fee- Rs 6,33,560/- Status: Submitted vide RTGS no. YESBR52022052492451877-SGIPL dated 24.05.2022. 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. Online DPI needs to be corrected. Status: Submitted but needs to be revised. Approved Service Plan and Estimates needs to be submitted. Status: Not submitted. 	



		<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. Status: Undertaking submitted for non-applicability of storm water and submission of access permission within 2 months. 6. Land Title search report needs to be revised. Status: Not submitted. 7. Project report needs to be submitted. Status: Not submitted. 8. Pert Chart needs to be submitted. Status: Submitted. 9. Draft Allotment letter needs to be submitted. Status: Submitted but needs to be revised. 10. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted but needs to be revised. 11. Draft brochure of the project needs to be submitted. Status: Submitted. 12. Details of any other cost as mentioned in miscellaneous cost needs to be clarified. Status: Clarified. 13. Bank undertaking needs to be provided. Status: Submitted but needs to be revised as per prescribed format. 14. Form REP-II needs to be revised. Status: Submitted. 15. Repayment schedule of loan needs to be submitted. Status: Submitted.
	Deficit Documents	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 2. Online DPI needs to be revised. 3. Approved Service Plan and Estimates needs to be submitted. 4. Approvals / NOC's from various agencies for connecting external services like road and storm water drainage needs to be submitted. 5. Land Title search report needs to be revised. 6. Project report needs to be submitted. 7. Draft Allotment letter needs to be revised. 8. Draft Builder Buyer Agreement needs to be revised. 9. Bank undertaking needs to be revised.
Day and Date of hearing	Wednesday and 30.05.2022	
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 conveyed to the promoter.

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

On 25.05.2022, the authority directed concerned planning executive to scrutinize the reply and also directed the promoter to submit the pending deficiencies before the 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 hearing was fixed for 30.05.2022.

The promoter submitted a reply on 25.05.2022 which was scrutinized and the remaining deficiencies are mentioned below:

1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
2. Online DPI needs to be revised.
3. Approved Service Plan and Estimates needs to be submitted.
4. Approvals / NOC's from various agencies for connecting external services like road and storm water drainage needs to be submitted.
5. Land Title search report needs to be revised.
6. Project report needs to be submitted.
7. Draft Allotment letter needs to be revised.
8. Draft Builder Buyer Agreement needs to be revised.
9. Bank undertaking needs to be revised.

N. Kamboj
30.05.2022
Naresh Kamboj

Chartered Accountant

Ashish Kush
30/5/22
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: 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.

V.K. Goyal
Vijay Kumar Goyal
Member, HARERA, Gurugram

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

