



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

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AGENDA OF THE MEETING

DATED: 01.02.2021

| TEMP NO. | RERA-GRG-PROJ-780-2020 | RPIN No. | 273 |
|----------------------------|---|---|-----|
| SUBJECT | Application for registration of project "Signature Global Park III Extension PHASE-I" in Sector-36, Sohna, Gurugram being developed by M/s Signature Global Homes Private Limited | | |
| APPLICATION DETAILS | | | |
| 1. | Application for registration (for whole project/ phase) | Phase | |
| 2. | Name of the project/phase (if phase is to be registered) | Signature Global Park III Extension PHASE-I | |
| 3. | (a) Total licensed area of the project | 4.2625 Acres | |
| | (b) Area applied for registration | 3.35 Acres (13557.45 Sq. mts.) | |
| 4. | Location of the project (location of the project is to give as phase is part of the project even if phase is to be registered) | Sector-36,Sohna, Gurugram | |
| 5. | Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing) Definition of ongoing project as provided in rule 2(o) ¹ | New project | |
| 6. | Planning area | Gurgaon - Manesar Urban Complex - 2031 A.D. | |
| CASE HISTORY | | | |
| Sr. No. | File status | Date | |

¹ "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date



| | | |
|----|--|------------------------|
| 1. | Application for registration received on | 03.12.2020 |
| 2. | Deficiency Conveyed on | 22.12.2020 |
| 3. | 1 st Reply submitted | 29.12.2020 |
| 4. | 1 st deficiency hearing | 04.01.2021 (Adjourned) |
| 5. | 2 nd deficiency hearing | 01.02.2021 |
| 6. | Deficiencies removed on | 01.02.2021 |
| 7. | Online corrections made on | 01.02.2021 |

DETAILS

DETAILS OF THE PROJECT PROMOTER

The application under section 4 of the Real Estate (Regulation & Development) Act, 2016, has been received in the authority for registration of real estate project/phase (whichever is applicable) having following details:

| | | |
|----|---|--|
| 1. | Name of the applicant-promoter | Signature Global Homes Private Limited |
| 2. | Legal capacity to act as applicant promoter | Collaborator |
| 3. | Status of the promoter | Company |
| 4. | Registered address | 1309, 13th Floor , Dr.Gopal Das Bhawan, 28 Barakhambha Road, New Delhi-110001 |

PROJECT AND FEE DETAILS

| | | | |
|----|-------------------------------------|---|--|
| 1. | Details of the project (as a whole) | | |
| | Sr. No. | Particulars | Details |
| | 1. | Name of the project | Signature Global Park -III EXT(Phase-1) |
| | 2. | Location of the project | Sector-36, Sohna, Gurugram |
| | 3. | (a) Whether project is to be implemented in one go or in phases | Phase |
| | | (b) No. of Phases | 2 |
| | 4. | Licence no. and date of validity | 130 of 2019 Dated 07.12.2019 |
| | 5. | Total licensed area of the project | 4.265 Acres |



| | | |
|----------------|---|--|
| 6. | Area for registration | 3.35 Acres (13557.45 Sq. mts.) |
| 7. | Nature of the project | Residential Floors |
| 8. | Name of the license holder | M/s Signature Global Homes Private Limited |
| 9. | Name of the change of developer (if any) | N/A |
| 2. | Details of the phase to be registered - NA | |
| Sr. No. | Particulars | Details |
| 1. | Name of the phase to be registered | 2 |
| 2. | Phase no. for which registration applied | 1 |
| 3. | Area of phase for registration | 13557.45 Sq. mts. |
| 4. | Nature of the phase | Residential Floors |
| 3. | Fee details | |
| 1. | Fee details | |
| (a) | Registration fee | ₹2,82,916/- |
| (b) | Late fee | NA |
| (c) | Processing fee | ₹1,20,519/- |
| (d) | Total | ₹4,03,436/- |
| (e) | Deficient amount | Nil |
| 2. | DD Details | |
| (a) | DD amount | (1) ₹2,82,917/- (2) ₹1,20,520/- |
| (b) | Total Amount | ₹4,03,436/- |
| (c) | DD no. and date | (1) 194648 dated 28.12.2020 (2) 194649 dated 28.12.2020 |
| (d) | Name of the bank issuing | Yes Bank |

| ONLINE APPLICATION SCRUTINY | | | |
|------------------------------------|--|------------|-----------|
| 1. | Whether the applicant has applied for the registration on official website of the Haryana Real Estate Regulatory Authority, Gurugram. | YES | NO |
| | | √ | |



| | | | |
|---------|--|-------------------------|-------------------------|
| 2. | Unique no. generated online | RERA-GRG-PROJ-780-2020. | |
| 3. | Whether the hard copy of the online application REP-I finally corrected and authenticated by promoter? | YES | NO |
| | | √ | |
| 4. | The status of mandatory plans to be uploaded online before registration is as under: | | |
| Sr. No. | List of plans | Tick if provided | Date of upload document |
| 1. | Layout plan | √ | 01.02.2021 |
| 2. | Demarcation plan | √ | 01.02.2021 |
| 3. | Zoning plan | √ | 01.02.2021 |
| 4. | Building plans includes following | √ | 01.02.2021 |
| 4.1 | Site plan | √ | 01.02.2021 |
| 4.2 | Floor plan | √ | 01.02.2021 |
| 4.3 | Apartment plans | √ | 01.02.2021 |
| 4.4 | Elevation section | √ | 01.02.2021 |
| 4.5 | X-section plan | √ | 01.02.2021 |
| 4.6 | Structural plan | √ | 01.02.2021 |
| 4.7 | Parking plan | √ | 01.02.2021 |
| 5. | Service plans and estimates | √ | 01.02.2021 |
| 5.1 | Roads and pavement plan | √ | 01.02.2021 |
| 5.2 | Electricity supply plan | √ | 01.02.2021 |
| 5.3 | Water supply plan | √ | 01.02.2021 |
| 5.4 | Sewerage plan | √ | 01.02.2021 |
| 5.5 | Solid waste management plan | √ | 01.02.2021 |
| 5.6 | Storm water drainage plan | √ | 01.02.2021 |
| 5.7 | Street light plan | √ | 01.02.2021 |
| 5.9 | Landscape plan | √ | 01.02.2021 |
| 5.9 | 10% land transferred to the govt. for community facility | NA | |



| | | | | |
|---|---|--|-------------------------|--------------------------------|
| | 5.10 | Copy of super imposed demarcation plan on the approved layout plan | √ | 01.02.2021 |
| Note: Sr. no. 5.1 to 5.10 are part of the service plans and estimates submitted by the promoter to the competent authority for approval. Till approval is received the promoter should upload above plans as prepared by him and submitted to competent authority for approval. As and when approval is received the copy of the approved plan be uploaded online. | | | | |
| 5. | The status of mandatory documents to be uploaded online before registration is as under: | | | |
| | Sr. No. | List of documents | Tick if provided | Date of upload document |
| | 1. | Copy of license along with schedule of land | √ | 01.02.2021 |
| | 2. | Documents relating to the entry of license and collaboration agreement in the revenue record | √ | 01.02.2021 |
| | 3. | Non-default certificate from a chartered accountant | √ | 01.02.2021 |
| | 4. | Cash flow statement of the proposed project | √ | 01.02.2021 |
| | 5. | Certificate from a chartered accountant certifying that the information provided by the applicant in form REP-1 is correct as per the books of accounts/balance sheet of the applicant | √ | 01.02.2021 |
| 6. | The documents uploaded online have been checked and same are found in order. | | √ | |
| 7. | The hard copy of online application i.e. REP-I (Part A-H) is in the proper format and all required details have been provided. | | √ | |
| s8. | Following are the deficiencies in the online application form: | | | |
| | Sr. No. | Status of deficiencies in online application | | |
| | 1. | Online deficiencies have been corrected on 01.02.2021. | | |
| DETAILED PROJECT INFORMATION: SCRUTINY | | | | |
| 9. | One set of DPI in the proper format has been received and checked. All the necessary details have been provided and found to be in order. DPI along with annexures is placed before the authority for consideration. | | | |



10. Details of statutory approvals.

10.1 Statutory approvals required prior to registration

| Sr. No. | Particulars | Approval no. | Date | Valid up to | Remarks |
|---------|------------------------------------|------------------------|------------|-------------|---------|
| 1. | License approval | 130 of 2019 | 07.12.2019 | 06.12.2024 | - |
| 2. | Zoning plan approval | DRG. No. DTCP 7491 | 11.08.2020 | - | - |
| 3. | Building plan / site plan approval | 3630 | 19.09.2020 | 18.09.2022 | - |
| 4. | Environment Clearance approval | SEIAA(124)/HR/2020/431 | 06.10.2020 | 05.10.2027 | - |

Note: In case of affordable housing environmental clearance is to be obtained within the years of license and before start of construction.

10.2 Approvals either applied for or obtained prior to registration. (These approvals if applied be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)

| | | | | | |
|----|---|--|------------|---|---|
| 1. | Airport clearance height | NA | - | - | |
| 2. | Fire scheme approval | Not provided for commercial and provided for residential | - | - | |
| 3. | Service plan estimates approval | 14511 | 19.08.2020 | - | - |
| 4. | Electrical load availability connection | ch-56/DRG-26B | 15.01.2020 | - | |

10.3 Mandatory approvals if applicable and required before construction can be started. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)

| | | | | | |
|----|-------------------------------|--------------|------------|---|---|
| 1. | Forest NOC | NYN-KUK-E2AY | 04.05.2020 | - | - |
| 2. | Natural conservation zone NOC | - | - | - | - |



| | | | | | | | |
|------------|------------|---|---|-----------------|---|---|---|
| | | 3. | Tree cutting permission from DFO NOC | - | - | - | - |
| | | 4. | Forest land diversion | - | - | - | - |
| | | 5. | Power Line shifting NOC | - | - | - | - |
| 11. | (a) | Additional scrutiny and verification by Planning Executive | | | | | |
| | | Sr. No. | Description | Scrutiny | | | |
| | | 1. | Land title of the project – whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application are attached. | Yes | | | |
| | | 2. | License validity – if expired, whether renewal application submitted to DTCP along with payment of requisite fee | Valid | | | |
| | | 3. | In case promoter is other than licensee – confirm collaboration/ development agreement as below: - | Yes | | | |
| | | 3.1 | Collaboration agreement – registered or not | Yes | | | |
| | | 3.2 | Whether it is irrevocable | Yes | | | |
| | | 3.3 | Whether it provides marketing right to developer | Yes | | | |
| | | 3.4 | Verify and report – any other restricting clause in such agreement | No | | | |
| | | 4. | Whether beneficiary interest permission in favor of promoter – approved by DTCP is attached. | NA | | | |
| | | 5. | Whether non-encumbrance certificate issued by tehsildar/ revenue officer is submitted. | Yes | | | |
| | | 6. | In case of encumbrance whether prescribed form filed with registrar of companies for creation of charge | No | | | |
| | | 7. | Whether the land title search report is in order | Yes | | | |
| | | 8. | Whether permission for phase has been obtained from DTCP Haryana | NA | | | |



| (b) Comments of Planning Executive | | |
|---|---|--|
| Sr. No. | Deficiencies/Observations | |
| 1. | Copy of BR-III of commercial area i.e.0.244 acres need to be provided. Status: - Application applied in HSVP, Gurugram on 21.01.2021. Receipt enclosed. | |
| 2. | Copy of Fire scheme approval for commercial is required. | |
| <i>88/12/2021</i> Planning Executive | | |
| 12. Scrutiny by Chartered Accountant | | |
| Description | | |
| Scrutiny | | |
| Part - A - Project proponents | | |
| 1. | Check company incorporation and object clause in memorandum & articles of association | Provided |
| 2. | In case of change in name of entity, whether previous incorporation certificate/ identity document is attached | Provided |
| 3. | Whether director's information as required along with supporting documents like address proof, PAN card, passport, etc. are attached? | Provided |
| Part - C - Project details | | |
| 4. | In case land is encumbered, whether requisite charge is created in favor of lender? (Copy of form filed with ROC to be attached along with sanction letter of lender) | Non encumbrance certificate has been provided. |
| 5. | Whether supporting documents for land cost are attached? | Sale deed provided |
| 6. | Whether infrastructure cost as mentioned is in line with supporting documents? | Provided. |
| 7. | Whether financial resources to meet the project cost are properly mentioned? | Provided. |
| 8. | Whether all particulars in section are properly filled in and provided? | Yes |
| Part - F - Project cost/ sale proceeds details | | |



| | | |
|---|---|---|
| 9. | Whether all supporting documents for project cost are submitted? | Yes |
| 10. | Whether project report and supporting costing documents for internal development work are provided? | Yes |
| 11. | Whether construction cost & other details as mentioned are in line with details in other sections? | Yes |
| PART - I - Separate bank account of project | | |
| 12. | Whether the board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules. | Provided. |
| 13. | Whether details of all authorized signatories to operate the bank account are properly mentioned in prescribed format and required documents are submitted for same | Provided |
| Part - J - Quarterly schedule of physical and financial progress | | |
| 14. | Whether the financials details in summary sheet are properly filled in and duly authenticated? | Provided |
| 15. | Verify quarterly expenditure statement till end of project and ensure that all cost elements are captured therein | Provided |
| 16. | Verify quarterly source of funds till end of project and ensure that there is no inconsistency in same with summary details provided in section | Provided |
| 17. | Verify that sale numbers are matching with summary details in prescribed form | N.A. |
| 18. | Verify net cash flow statement to ensure that it remains positive till end of project | Provided |
| 19. | Whether CA certificate for non-default in payment of debt obligations is provided | Provided |
| 20. | Verify financial statements for last three years of promoter and check for repayment of financial obligations, statutory dues. Any other adverse financial position as observed from financial statements is to be highlighted. | Non due certificate has been provided by the promoter |



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| 21. | Net worth of promoter (as per latest balance sheet) | Net worth of the promoter as per latest balance sheet is 2.78 Crore only. | |
| Part - K - Additional details in case of ongoing project | | | |
| 22. | Whether financial and inventory details are verified by CA and CA certificate is issued in prescribed format? | NA | |
| 23. | Comments of Chartered Accountant | | |
| | Sr. No. | Deficiencies/Observations | |
| | 1. | All deficiencies are cleared. | |
| Chartered Accountant | | | |
| 13. | Scrutiny by Legal Executive | | |
| | Sr. No. | Description | Scrutiny |
| | 1. | Whether the collaboration agreement is registered? | NA |
| | 2. | Whether the collaboration agreement is irrevocable? | NA |
| | 3. | Whether the land mentioned in the collaboration agreement is same as mentioned in the license? | NA |
| | 4. | Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership? | NA |
| | 5. | Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality? | NA |
| | 6. | Whether the sale agreement with the buyer by the beneficial interest permission holder i.e. promoter is entered into with the concurrence and signatures of licensee and collaborator (if any)? | NA |
| | 7. | Comments of Legal Executive | |
| | Sr. No. | Deficiencies/Observations | |



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|-----|---|--|-------------------------------|
| | | 1. | All deficiencies are cleared. |
| | | | Legal Executive |
| 14. | Conditions to be incorporated in the registration certificate: | | |
| | 1. | The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017. | |
| | 2. | The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas, if applicable, to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act. | |
| | 3. | The promoter shall convey/allow usage of common areas, if applicable, as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017. | |
| | 4. | The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4. | |
| | 5. | The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State. | |
| | 6. | The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project. | |
| | 7. | The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any observation same may be rectified within three months. | |



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| 8. | Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees. |
| 9. | The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report. |
| 10. | <p>No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.</p> <p>Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)</p> <p>Explanation:</p> <p>(i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);</p> <p>(ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:</p> <p>Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.</p> |
| 11. | The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities if provided in real estate project are part of the common areas. Accordingly, if applicable, these are to be transferred to the association of allottees or the |



competent authority as the case may be along with all other mentioned common facilities (if applicable). Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:

“common areas” mean—

- (i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
- (ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
- (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
- (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
- (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
- (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vii) all community and commercial facilities as provided in the real estate project;
- (viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

12. The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.

13. In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.

14. There shall not be any subvention scheme for the registered project without prior approval of the authority.



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| | 15. | The promoter shall make available all the approved plans of the project on the project site. |
| | 16. | The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority. |
| | 17. | The promoter shall be directed to get the fire scheme approval for commercial and BR-III for commercial area i.e. 0.244 acres within 90 days of issue of registration certificate otherwise penal proceedings may initiated. |

DECISION OF THE AUTHORITY


Sh. Samir Kumar
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram