

Project hearing brief

| SN | Particulars | Details | |
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| 1. | Name of the project | Residential Floors project – “Signature Global Park IV” Village Hariyahara, sector 36, Sohna, Distt. Gurugram | |
| 2. | Name of the promotor | M/s Signature global Homes Private Limited | |
| 3. | Legal capacity | Change of developer vide in principle order no.LC-4084/Asstt(AK)/2019/30747-55 dated 13.12.2019 | |
| 4. | Online application ID | RERA-GRG-PROJ-737-2020 | |
| 5. | License no. | 117 of 2019 | |
| 6. | Total licensed area | 15.00 Acres | Area to be registered 60705 Sq. mts. |
| 7. | Authorized Signatory/ Legal Representatives | Mr. Anurag Srivastava | |
| 8. | Statutory approvals either applied for or obtained prior to registration. | | |
| | | Date of approval | Validity up to |
| i. | License Approval | 12.09.2019 | 12.09.2024 |
| ii. | Zoning Plan Approval/ Site Plan Approval | 16.06.2020 | |
| iii. | Building Plan | Not provided for residential floors Commercial- 21.09.2020 | 21.09.2025 |
| iv. | Environmental Clearance | N/A | |
| v. | Airport height clearance | N/A | |
| vi. | Fire scheme approval | N/A | |
| vii. | Service plan and estimate approval | 11.08.2020 | |
| 9. | Projected date of completion of the project | 30/06/2024 | |
| 10. | Details of Units (Type/Size) | 272 Plots out of which 260 plots are measuring 238.96 sq.m and 12 plots are measuring 1953.84 sq.m. | |
| 11. | Total Project cost | 45135.32 lakhs | |
| | Whether project is new/ ongoing | New | |
| 12. | Details of encumbrances | Nil | |
| 13. | Fee details | Registration Fee- ₹42,30,895/- Processing fee-₹16,05,612/- Total Fee- ₹58,33,507/- | |



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| | Fee paid- ₹nil |
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| 15. File Status | Date |
| | Project received on 01.09.2020 |
| | Deficiency conveyed 14.09.2020 |
| | 1 st deficiency Hearing 28.09.2020 |
| | 1 st reply submitted 22.09.2020 |
| 16. Comments:- | <p>During the scrutiny of the application, it came into observation that the applicant has applied for registration of residential floors comprising of total 272 plots, out of which 134 plots are unfrozen and 137 are frozen plots.</p> <p>According to the Deen Dayal Jan Awas policy Memo. No. PF/27A/2700 dated 08.02.2016 Clause no.5(i) to (iv) the promoter shall be allowed to sell the balance 50% of the saleable area after completion of IDW.</p> |
| 17. Deficit documents | <ol style="list-style-type: none">1. Copy of Mutation, jamabandi and aks- shajra has not been provided, current date certification of the same is required. Status: - Provided2. Copy of building plan approval letter (BR-III) is not submitted. Status: - Not Provided. However, the BR-III for commercial part (0.60 acres) is provided.3. Copy of land title search report need to be certified by advocate on the latest date. Status: - Provided4. Copy of superimposed demarcation plan on approved the layout plan showing khasra number not submitted. Status: - Provided5. Copies of approved demarcation plan, approved structural plan, approved landscape plan, approved service plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan, approved parking plan need to be submitted. Status: - Provided6. Copy of NOC letter for storm water drainage not attached. Status: - Provided7. Pert chart and project report along with brochure of current project and project photos are not attached. |

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16

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| | <p>Status: - project report along with brochure of current project and project photos is provided.</p> <p>8. The Legal documents related to allottees are not in the proper format. The same needs to be provided. Status: - Allotment letter is provided. Payment receipt and BBA is not as per prescribed format.</p> <p>9. Deficient fee ₹58,33,507/- Status: - Not provided</p> <p>10. Copy of pan card, Aadhar card and passport card of authorized signatory i.e. Manish Garg and Ajay Kumar is not provided. Status: - Provided</p> <p>11. Information to Revenue department about the licensee area need to be submitted. Status: - Not Provided</p> <p>12. Name of accounts mention in board meeting is not valid. Name of all the three account i.e. Master account (100%), separate RERA compliant account (70%), Free Account (30%). Status: - Provided</p> <p>Observations -</p> <p>Part-E-Project Cost/sale Proceeds</p> <p>13. Conversion charges and license fees needs to be clarified. Status: - Provided</p> <p>14. Other cost mention in s.no 1.7 details of administrative cost needs to be provided. Status: - Provided</p> <p>15. Details of carpet area to be sold needs to be clarified. Status: Provided</p> <p>16. Equity fund used by the promoter a CA Certificate needs to be provided in this regard. Status: Not provided</p> <p>17. Supporting document needs to Provide for fund used from other sources as mention in serial no 9.2.2. Status: Provided</p> <p>18. Interest cost as mentioned in point no 1.7 need to be clarified. Status: Provided</p> <p>19. Home loan tie up with the bank needs to be provided. Status: Promoter will provide the home loan tie up after getting the registration from HARERA.</p> |
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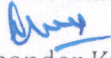
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| | | <p>Part-H-Details of separate bank</p> <p>20. The affidavit of promoter regarding the bank account has not been notarised. Status: Provided</p> <p>21. Affidavit of the promoter keeping in view of section 4(2)(l)(D) of the Real Estate (Regulation & Development) act 2016 is not as per specified format. Status: Provided</p> <p>22. CA Certificate for no-due of statutory dues as on 30.12.2019 however we have needed a certificate as per the latest financial position of promoter. Status: Provided</p> <p>Part-II Details of the Project Proponent</p> <p>23. KYC of Radha Mohan authorised signatory to operate the bank account needs to be provided and needs to mention in part- H of the DPI. Status: Provided, board resolution necessary to provide all the account no. of the project.</p> <p>24. Photograph of director and authorised signatory has not been provided. Status: Provided</p> <p>25. KYC of structural engineer, chartered accountant, MEP Consultant, Proof consultant has not been provided. Status: Provided</p> | | |
| 18. | Day and Date of hearing | Monday and 28.09.2020 | | |
| 19. | Proceeding recorded by | Mr. Ram Niwas | | |
| REPRESENTED THROUGH | | | | |
| Sr. no. | Name | Designation | Mobile No. | E-mail |
| 1. | Anurag Srivastava | General Manager | 9818046397 | anurag.srivastava@signatur eglobal.in |
| PROCEEDINGS OF THE DAY (1st Deficiency Hearing i.e.28.09.2020) | | | | |


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During the online hearing, the deficiencies were explained in detail to Sh. Anurag Srivastava, Counsel for the promoter who appeared online. The promoter is directed to rectified the deficiencies within one month. The matter to come up on 02.11.2020.


Subhash Chander Kush
(Member)


Samar Kumar
(Member)


Dr. K.K. Khandelwal
(Chairman)

