

Project hearing brief

SN	Particulars	Details
1.	Name of the project	Signature Global Park II-(Phase-2)
2.	Name of the promotor	M/s Signature Global Homes Private Limited
3.	Nature of the project	Residential Floors
4.	Location of the project	Village Dhunela, sector 36, Sohna, Distt. Gurugram
5.	Legal capacity	License Holder
6.	Details of licensed area where plots are situated on which Independent floors are proposed to be constructed and details of such plots as under:-	
a)	Name of the license holder	M/s Signature Global Homes Private Limited.
b)	License no.	39 of 2019
c)	Total area of the licensed colony	11.0625 acres
d)	Total area of the plots applied for registration	2.70 acres
e)	Total number of Independent floors	420(S+4) units on 105 plots
f)	Status of project	New
g)	Whether registration applied for whole/ phase	Phase
7.	Online application ID	RERA-GRG-PROJ-859-2021
8.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval 01.03.2019
		Validity up to 29.02.2024
ii)	Zoning Plan Approval	07.06.2019
iii)	Layout plan Approval	15.02.2019
iv)	Building approval plan for residential	16.03.2021
		15.03.2023
vi)	Environmental Clearance	27.08.2020
		26.08.2027
vii)	Service plan and estimate approval	15.01.2021
9.	File Status	Date
	Project received on	11.06.2021
	1st deficiency notice sent on	18.06.2021
	Hearing on	29.06.2021

10.	Projected date of completion of the project	31.03.2023
11.	Present stage of completion for ongoing projects (%)	New
12.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units:- 420
13.	Detail of encumbrances	Not provided
14.	<p>Project Summary</p> <p>An application regarding registration of residential floors project namely "Signature Global Park II-(Phase-2)" situated at Village Dhunela, sector 36, Sohna, Distt. Gurugram being developed by M/s Signature Global Homes Private Limited was submitted on 11.06.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 39 of 2019 for area admeasuring 11.0625 acres dated 01.03.2019 valid up to 29.02.2024 being issued in favour of M/ Signature Global Homes Private Limited which got registered by the authority vide RC no. 43 of 2019 dated 01.08.2019 valid upto 30.06.2021. The completion certificate dated 04.05.2021 for the area admeasuring 11.0625 acres is obtained by the promoter. The application submitted by the promoter for the said project contains 105 plots on which total of 420 units are to be constructed.</p> <p>On scrutiny of the application, some of the major and minor deficiencies were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/337 dated 18.06.2021.</p>	
15.	<p>Status of documents: -</p> <p>Major Deficiencies -</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. 2. Corrections in detailed project information needs to be done. 3. Copy of land title search report need to be certified by advocate on the latest date. 4. Copy of Mutation, jamabandi and aks- shajra has not been provided, current date certification of the same is required. 5. Copy of LC-IVA needs to be provided. 6. REP-II is not in prescribed format and notarized. 7. The Legal documents related to allottees i.e. application form, allotment letter, BBA and payment receipt are not in the proper format. The same needs to be provided. 8. PERT Chart is not submitted. 9. Project report, photos and brochure of the project needs to be revised. 10. Copy of approved building plans of plots i.e. H1 to H24 and M1 to M4 need to be submitted. 11. Details of inventory plot wise needs to be submitted. 12. Revised payment receipt need to be submitted. <p>Observations -</p> <p>Part-E-Project Cost/sale Proceeds</p>	

13. Cost of land needs to be clarified as per the area of registration.
14. CA certificate for promoter equity needs to be provided.
15. CA Certificate for expenditure incurred up to the date of application needs to be provided.
16. Cost of EDC, IDC Conversion charge needs to be mention as per LOI.
17. Financial Resources of the project needs to be clarified.

Part H-Bank account details

18. Bank undertaking needs to be provided on the banks letterhead.
19. Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016, promoter needs to provide an affidavit duly signed by the authorized signatory and witness.
20. Escrow agreement executed with the bank needs to be provided.

Part-I-Quarterly schedule of physical and financial progress

21. Quarterly schedule of estimated expenditure needs to be clarified and corrected.
22. Quarterly schedule of sources of funds needs to be clarified and corrected.
23. Quarterly schedule of net cash flow needs to be corrected.
24. Directors report for the last three preceding financial year needs to be provided.
25. Loan sanction letter and repayment schedule needs to provided.

Part-K- Details of Projects Launched By The Promoter In Last Five Years

26. Details of projects launched by the promoter needs to be provided.

Day and Date of hearing	Tuesday and 29.06.2021
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh Planning Executive briefed the facts about the project. Sh. Anurag Srivastava is present on behalf of the promoter. An application regarding registration of residential floors project namely "Signature Global Park II- (Phase-2)" situated at Village Dhunela, Sector 36, Sohna, Distt. Gurugram being developed by M/s Signature Global Homes Private Limited was submitted on 11.06.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 39 of 2019 for area admeasuring 11.0625 acres dated 01.03.2019 valid up to 29.02.2024 being issued in favour of M/s Signature Global Homes Private Limited which got registered by the authority vide RC no. 43 of 2019 dated 01.08.2019 valid upto 30.06.2021. The completion certificate dated 04.05.2021 for the area admeasuring 11.0625 acres is obtained by the promoter. The application submitted by the promoter for the said project contains 105 plots on which total of 420 units are to be constructed. The promoter submitted that earlier on an area around 8 acres the registration for residential floors was got done. For rest of the plots which were frozen by the DTCP now have been released on obtaining CC of the plotted DDJAY colony on 11.0625 acres, the present project for construction of floors is being submitted for registration. On scrutiny of the application, some of the major and minor

deficiencies were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/337 dated 18.06.2021.

The promoter submitted the reply today to the deficiency notice itself which is to be scrutinized by the Authority. Concerned planning assistant to scrutinize the reply and necessary communication be sent to the promoter if there are any further deficiency.

The matter to come up on 13.07.2021.


Sh. Samir Kumar

Member, HARERA, Gurugram


Sh. Vijay Kumar Goyal

Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal

Chairman, HARERA, Gurugram