Temp ID- RERA-GRG-PROJ-1064-2022
Project Name- Signature Global Park -IV (2)

Project hearing brief

SN	Particulars	Details
1.	**Name of the project**	Signature Global Park -IV (2)
2.	**Name of the promotor**	M/s Signature Global Homes Pvt. Ltd.
3.	**Nature of the project**	Residential Floors
4.	**Location of the project**	Village-Hariyahara, Sector-36, Sohna, Gurugram, Haryana
5.	**Legal capacity**	Change of Developer
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**	Sh. Narendra Kumar and others
	Name of collaborator	M/s International Land Developers Pvt. Ltd.
b)	**License no.**	117 of 2019
c)	**Total area of the licensed colony**	15 acres
d)	**Total area of the plots applied for registration**	3.950 acres
e)	**Total number of independent floors**	548(S+4) units on 137 plots
g)	**Status of project**	New
h)	**Whether registration applied for whole/ phase**	Whole
7.	**Online application ID**	RERA-GRG-PROJ-1064-2022
8.	**Statutory approvals either applied for or obtained prior to registration**	

i)	**License Approval**	**Date of approval**	
		12.09.2019	11.09.2024
ii)	**Zoning Plan Approval**	16.06.2020	
iii)	**Layout plan Approval**	14.02.2020	
iv)	**Building plan approval for residential**	05.05.2022	04.05.2024
v)	**Environmental Clearance**	03.06.2020	02.06.2027
vi)	**Service plan and estimate approval**	11.08.2020	

9.	**File Status**	**Date**
	Project received on	10.05.2022
	1st deficiency notice sent on	19.05.2022
	1st hearing on	23.05.2022
	1st reply submitted on	20.05.2022
	2nd reply submitted on	25.05.2022
	2nd hearing on	30.05.2022
10.	**Projected date of completion of the project**	30.09.2024
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: -548
13.	**Detail of encumbrances**	The promoter has taken loan against the land admeasuring 25.90625 acres which has been apportioned based on plot area of the project. Hence total of Rs. 22.5 crore loan is apportioned on this project.
14.	**Status of documents: -** **Major Deficiencies/Observations** 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). **Status: - Not Done** 2. Corrections in Detailed Project Information needs to be done. **Status: -Not Done** 3. Copy of approved building plans of residential plots need to be submitted. **Status: - provided** 4. PERT Chart is not submitted. **Status: -Provided** 5. Project report needs to be revised. **Status: - Provided** 6. Brochure of the project needs to be provided. **Status: - The promoter will submit within three days after registration.** 7. Details of inventory plot wise needs to be submitted. **Status: - Provided** 8. Form REP-II needs to be provided. **Status: - Provided** 9. Copy of land title search report need to be certified by advocate on the latest date need to be provided.	

Status: - Provided

10. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.
    Status: -Yes, Loan of Rs. 150 crores have been taken against the land admeasuring 25.90625 acres which has been apportioned based on plot area of the project. Hence total of Rs. 22.5 crore loan is apportioned on this project.
11. Payment receipt need to be provided.
    Status: - Provided
12. The legal documents i.e., application form and conveyance deed need to be provided.
    Status: - Provided
13. The Legal documents i.e., Builder buyer agreement and allotment letter related to allottees is not in the proper format. The same needs to be revised.
    Status: - revised

Observations-

14. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.
    Status: -Provided
15. Interest cost as mentioned in Part-D needs to be clarified.
    Status: -Clarified
16. Saleable area of the project needs to be clarified.
    Status: - Clarified
17. Financial resources of the project need to be clarified.
    Status: - revised
18. Cost incurred up to the date of registration needs to be mentioned in DPI.
    Status: -Provided
19. CA Certificate for expenditure incurred up to the date registration needs to be submitt
    Status: -Provided
20. CA Certificate for non-default in debt due to financial institution and statutory due to Govt. Authorities needs to be revised, it should not be 6 months prior to the date of application of registration.
    Status: - Provided
21. Director report for the financial year 2019-20 needs to be submitted.
    Status: - Provided
22. Cost of the project in promoter affidavit keeping in view of section 4(2)(l)(D) needs to be revised.
    Status: - revised
23. Name of applicant promoter needs to be revised.
    Status: - Provided
24. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.
    Status: - Eliminated
25. Bank undertaking needs to be revised.
    Status: - Provided
26. CA Certificate for promoter equity needs to be submitted.

	Status: -Provided
15.	**Deficit Documents** 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in Detailed Project Information needs to be done.

Case History: -

An application regarding registration of residential floors projects namely "Signature Global City -IV (2) situated at Village-Hariyahara, Sector-36, Sohna, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt. Ltd. was submitted on 10.05.2022 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. 117 of 2019 for area admeasuring 15 acres dated 12.09.2019 valid up to 11.09.2024 being issued in favour of Sh. Narendra Kumar and others in collaboration with M/s International Land Developers Pvt. Ltd. Further, the promoter obtained change of developer vide order no.LC-4084/Asstt(AK)/2019/30747 dated 13.12.2019 which got registered by the authority vide RC no. 17 of 2020 dated 20.07.2020 valid upto 31.12.2021. The completion certificate dated 06.05.2022 for the area admeasuring 15 acres is obtained by the promoter.

The project comprises of 272 plots out of which 137 plots are frozen and 135 plots are unfrozen. The promoter has got registered 11.65 acres having residential floor 540 units on 135 unfrozen plots and 1 commercial tower having 164 shops vide RC no. 29 of 2020 dated 08.10.2020. Now, the promoter has submitted the application regarding 137 frozen plots on which total of 548 units are to be constructed.

On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/463 dated 19.05.2022. The promoter has submitted the reply dated 20.05.2022 and 25.05.2022 which was scrutinized still the following documents are still pending which are mentioned below: -

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). – The promoter mentions that the corrections are marked on hard copy and submitted in the registry today. Corrections needs to be incorporated by the IT Cell.
2. Corrections in Detailed Project Information needs to be done. - The promoter submits that the corrected copy is submitted in the registry today.

Substantial compliance 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 has been done.
All the deficiencies are removed by the promoter.

As per the above facts, it is recommended for registration and the authority may decide to grant the registration certificate accordingly.

NKamboj 06.06.2022 **Naresh kumar** **(Chartered Accountant)**	PLANNING EXECUTIVE PRACHI SINGH **Prachi Singh** **(Planning Executive)**

PLANNING EXECUTIVE

PRACHI SINGH

Day and Date of hearing	Monday and 06.06.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Sh. Ajay Kumar (Asstt Manager) and Sh. Anurag Srivastava are present on behalf of the promoter. Ms. Prachi Singh Planning Executive briefed about the case. Approved as Recommended.	

Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram