

Project hearing brief

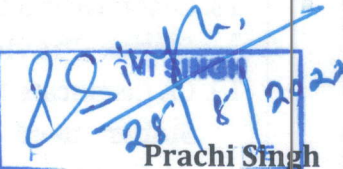
SN	Particulars	Details
1.	Name of the project	Signature Global Park -IV (2)
2.	Name of the promotor	M/s Signature Global Homes Pvt. Ltd.
3.	Nature of the project	Residential Floors
4.	Location of the project	Village-Hariyahara, Sector-36, Sohna, Gurugram, Haryana
5.	Legal capacity	Change of Developer
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 Approval plan	14.02.2020
iv)	Building approval plan for residential	Not Provided
vii)	Environmental Clearance	03.06.2020
		02.06.2027
viii)	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	
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	Not Provided	
14.	<p>Project Summary</p> <p>An application regarding registration of residential floors projects namely "Signature Global City - IV (2) situated at Village-Hariyehara, 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.</p> <p>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.</p> <p>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.</p> <p>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 which was scrutinized still the following documents are still pending which are mentioned below: -</p>		
15.	<p>Status of documents: -</p> <p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> 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 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: - Not 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: -Not provided
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: - Application Form not 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: - Need to be 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: -Not clarified
15. Interest cost as mentioned in Part-D needs to be clarified.
Status: -Not clarified
16. Saleable area of the project needs to be clarified.
Status: -Not clarified
17. Financial resources of the project need to be clarified.
Status: -need to be 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 submitted.
Status: -need to be revised
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: -Not Provided
21. Director report for the financial year 2019-20 needs to be submitted.

	<p>Status: -Not Provided</p> <p>22. Cost of the project in promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.</p> <p>Status: -Not Provided</p> <p>23. Name of applicant promoter needs to be revised.</p> <p>Status: - Provided</p> <p>24. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.</p> <p>Status: -Not Provided</p> <p>25. Bank undertaking needs to be revised.</p> <p>Status: -Not Provided</p> <p>26. CA Certificate for promoter equity needs to be submitted.</p> <p>Status: -Not Provided</p>
16. Deficit Documents	<ol style="list-style-type: none">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.3. Copy of approved building plans of residential plots need to be submitted.4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.5. The legal documents i.e., application form and conveyance deed need to be provided.6. 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.7. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.8. Interest cost as mentioned in Part-D needs to be clarified.9. Saleable area of the project needs to be clarified.10. Financial resources of the project need to be clarified.11. CA Certificate for expenditure incurred up to the date registration needs to be submitted.12. 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.13. Director report for the financial year 2019-20 needs to be submitted.14. Cost of the project in promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.15. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.16. Bank undertaking needs to be revised.17. CA Certificate for promoter equity needs to be submitted. <p style="text-align: right;"> 25/5/2022 Prachi Singh Planning Executive</p>
Day and Date of hearing	Wednesday and 25.05.2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh Planning Executive briefed about the case.

Sh. Ajay Kumar (Asstt Manager) and Anurag are present on behalf of the promoter.

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 is obtained by the promoter for area admeasuring 15 acres vide memo. no. LC-4084-JE(MK)-2022/12176 dated 06.05.2022.

The project comprises of 272 plots out of which 137 plots are frozen and 135 plots are unfrozen. The promoter has already got registered 11.65 acres having residential floor 540 units on 135 unfrozen plots and 1 commercial tower with 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 deficiencies and 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 which was scrutinized and still the following documents are 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).
2. Corrections in Detailed Project Information needs to be done.
3. Copy of approved building plans of residential plots need to be submitted.
4. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.
5. The legal documents i.e., application form and conveyance deed need to be provided.
6. 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.
7. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.
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9. Saleable area of the project needs to be clarified.
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13. Director report for the financial year 2019-20 needs to be submitted.

14. Cost of the project in promoter affidavit keeping in view of section 4(2)(1)(D) needs to be revised.
15. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.
16. Bank undertaking needs to be revised.
17. CA Certificate for promoter equity needs to be submitted.

Some of the deficiencies have been attended which need to be scrutinised by the office. Left out deficiencies as mentioned out of the above if pending be attended by the promoter before 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 matter to come up on 30.05.2022.



Vijay Kumar Goyal
Member, HARERA, Gurugram



Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram