

Project hearing brief

SN	Particulars	Details
1.	Name of the project	Signature Global Park -V (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. Ashok Kumar and others
	Name of collaborator	M/s International Land Developers Pvt. Ltd.
b)	License no.	118 of 2019
c)	Total area of the licensed colony	10.53125 acres
d)	Total area of the plots applied for registration	2.159 acres
e)	Total number of independent floors	316(S+4) units on 79 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-1065-2022
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 Approval Plan	16.06.2020
iii)	Layout Approval plan	19.02.2020
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: -316
13.	Detail of encumbrances	Not Provided
14.	<p>Project Summary</p> <p>An application regarding registration of residential floors projects namely "Signature Global City -V (2) situated at Village-Hariyaha, 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. 118 of 2019 for area admeasuring 10.53125 acres dated 12.09.2019 valid up to 11.09.2024 being issued in favour of M/s Ashok Kumar and others in collaboration with M/s International Land Developers Pvt. Ltd. Further, the promoter obtained change of developer vide order no.LC-4087/Asstt(AK)/2019/30737 dated 13.12.2019 which got registered by the authority vide RC no. 18 of 2020 dated 20.07.2020 valid upto 31.12.2021. The completion certificate dated 06.05.2022 for the area admeasuring 10.53125 acres is obtained by the promoter.</p> <p>The project comprises of 152 plots out of which 79 plots are frozen and 73 plots are unfrozen. The promoter has got registered 9.13905 acres having residential floor 292 units on 73 unfrozen plots and 1 commercial tower having 90 shops vide RC no. 30 of 2020 dated 08.10.2020. Now, the promoter has submitted the application regarding 79 frozen plots on which total of 316 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/464 dated 19.05.2022. The promoter has submitted the reply dated 20.05.2022 which was scrutinized and 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"> 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: - Not Provided 4. PERT Chart is not submitted. Status: - Submitted 	

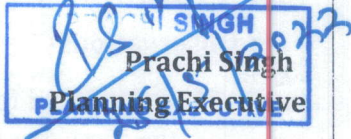
5. Project report needs to be revised.
Status: - Revised
6. Brochure of the project needs to be provided.
Status: - The promoter will submit within three days after registration.
7. Details of inventory plot wise needs to be submitted.
Status: - Provided
8. Form REP-II needs to be provided.
Status: - 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 is 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: - Submitted but 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. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.
Status: - Not Clarified
17. Financial resources of the project need to be corrected.
Status: - Not Corrected
18. Saleable area of the project needs to be clarified.
Status: - Needs to be corrected
19. Non default certificate needs to be revised and should not be 6 months prior to the date of application of registration.
Status: - Not Provided
20. Bank undertaking needs to be revised.
Status: - need to be revised
21. CA Certificate for promoter equity needs to be submitted.
Status: - Provided
22. CA Certificate for expenditure incurred up to the date registration needs to be submitted.
Status: - need to be revised

16. 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.
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. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.
10. Financial resources of the project need to be corrected.
11. Saleable area of the project needs to be clarified.
12. Non default certificate needs to be revised and should not be 6 months prior to the date of application of registration.
13. Bank undertaking needs to be revised.
14. CA Certificate for expenditure incurred up to the date registration needs to be submitted


Prachi Singh
Planning Executive

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 -V (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.

This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 118 of 2019 for area admeasuring 10.53125 acres dated 12.09.2019 valid up to 11.09.2024 being issued in favour of M/s Ashok Kumar and others in collaboration with M/s International Land Developers Pvt. Ltd. Further, the promoter obtained change of developer vide order no.LC-4087/Asstt(AK)/2019/30737 dated 13.12.2019 which got registered by the authority vide RC no. 18 of 2020 dated 20.07.2020 valid upto 31.12.2021. The completion certificate is obtained by the promoter for area admeasuring 10.53125 acres vide memo. no. LC-4087-JE(MK)-2022/12184 dated 06.05.2022.

The project comprises of 152 plots out of which 79 plots are frozen and 73 plots are unfrozen. The promoter has got registered 9.13905 acres having residential floor 292 units on 73 unfrozen plots and 1 commercial

tower with 90 shops vide RC no. 30 of 2020 dated 08.10.2020. Now, the promoter has submitted the application regarding 79 frozen plots on which total of 316 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/464 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.
8. Interest cost as mentioned in Part-D needs to be clarified.
9. Cost of IDW needs to be eliminated from the cost of project and adjusted in the cost of plots.
10. Financial resources of the project need to be corrected.
11. Saleable area of the project needs to be clarified.
12. Non default certificate needs to be revised and should not be 6 months prior to the date of application of registration.
13. Bank undertaking needs to be revised.
14. CA Certificate for expenditure incurred up to the date registration 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

2011-11-10

VI-IV