

**Project hearing brief**

SN	Particulars	Details	
1.	Name of the project	Signature Global Park - III (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 Dhunela, sector-36, Gurugram	
5.	Legal capacity	Licensee	
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 Pvt. Ltd.	
b)	License no.	40 of 2019	
c)	Total area of the licensed colony	6.29375 acres	
d)	Total area of the plots applied for registration	1.55375 acres	
e)	Total number of independent floors	224(S+4) units on 56 plots	
g)	Status of project	New	
h)	Whether registration applied for whole/ phase	Whole	
7.	Online application ID	RERA-GRG-PROJ-862-2021	
8.	Statutory approvals either applied for or obtained prior to registration		
i)	License Approval	Date of approval	Validity up to
		01.03.2019	29.02.2024
ii)	Zoning Plan Approval	11.08.2020	
iii)	Layout plan Approval	01.03.2019	
iv)	Building approval plan for residential	Not provided	
vii)	Environmental Clearance	06.10.2020	05.10.2027
viii)	Service plan and estimate approval	15.01.2021	
9.	File Status	Date	
	Project received on	15.09.2021	
	1st deficiency notice sent on	01.10.2021	
	Hearing on	12.10.2021	
	1st reply	01.10.2021	
10.	Projected date of completion of the project	31.08.2024	

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: - 224
13.	Detail of encumbrances	Loan of Rs. 90 crores have been taken from Kotak Mahindra Bank against the security of land and receivables arising from the project.
14.	Project Summary	
	<p>An application regarding registration of residential floors project namely "Signature Global City Park-III(2)" situated at Village-Dhunela, Sector-36, Gurugram being developed by M/s Signatureglobal Homes Private Limited was submitted on 15.09.2021 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. 40 of 2019 for area admeasuring 6.29375 acres dated 01.03.2019 valid up to 29.02.2024 being issued in favour of M/s Signatureglobal Homes Private Limited. which got registered by the authority vide RC no. 44 of 2019 dated 01.08.2019 valid upto 31.12.2020. The completion certificate dated 10.09.2021 for the area admeasuring 10.55(6.29375 acres +4.2625 acres) acres is obtained by the promoter.</p> <p>The project comprises of 112 plots out of which 56 plots are frozen and 56 plots are unfrozen. The promoter has got registered 4.74 acres having residential floor 224 units on 56 unfrozen plots and 1 commercial tower having 19 shops vide RC no. 40 of 2020 dated 09.11.2020. Further, the promoter has submitted the application regarding 56 frozen plots on which total of 224 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/376 dated 01.10.2021. The promoter has submitted the reply dated 01.10.2021 which was scrutinized still the following documents are still pending which are mentioned below: -</p>	
15.	Status of documents: - Major Deficiencies - <ol style="list-style-type: none"> Online corrections in REP-I (Part A-H) needs to be done. Status: -Not done Corrections in detailed project information needs to be done. Status: -Not done Copy of land title search report need to be certified by advocate on the latest date. Status: - Provided Copy of building plan (BR-III) of residential plots needs to be provided. Status: -Building plan of plot no. M1 and M2 need to be provided. PERT Chart needs to be submitted. Status: - Provided Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status: - Provided Copy of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: -Provided Details of frozen and unfrozen plots needs to be submitted. 	

Status: - Provided

9. The Legal documents related to allottees i.e., allotment letter, BBA and payment receipt are not in the proper format. The same needs to be provided.

10. Details of inventory plot wise needs to be submitted.

Status: - Provided

11. Copy of application form need to be provided.

Status: -Provided

12. Copy of conveyance deed need to be provided.

Status: -Provided

Observations -

Part-E-Project Cost/sale Proceeds

13. Hypothecation deed along with other documents which are attached with the CHG-1 needs to be submitted.

Status: -Provided

14. Cost of land needs to be submitted as per the area applied for registration i.e., 6.29375 acres, an annexure in support of the same needs to be provided.

Status: - CA Certificate provided in support of land cost.

15. Loan sanction letter, repayment schedule and disbursement schedule need to be provided.

Status: -Provided

16. As per the Haryana Real Estate Regulatory Authority, Gurugram Real Estate Bank Accounts for the Registered Projects Directions, 2019, Master Account and Separate RERA Account should be free from all encumbrances, In this case receivables arising from sold and unsold inventory of the project has been hypothecated. Hence, it is not allowed as per the above said directions.

Status: - loan of Rs. 90 crores have been taken from Kotak Mahindra Bank against the security of land and receivables arising from the project.

Part H-Bank account details

17. Board resolution of authorised signatory to operate the bank account is not submitted.

Status: -Provided

18. An undertaking from the company that 10% of the total receipt in Separate RERA compliant account has been credited to the Haryana Government treasury against the EDC dues until it is fully paid.

Status: -Provided

19. Promoter affidavit keeping in view of section 4(2)(1)(D) of the act needs to be sign by the witness.

Status: -Provided

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

20. Details of the project launch in last five years as mentioned in Part-K of the DPI needs to be mentioned.

Status: - Provided

16. Deficit documents

1. Online corrections in REP-I (Part A-H) needs to be done.

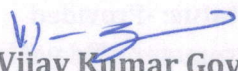
2. Corrections in detailed project information needs to be done.


3. Copy of approved building plan of plot no. M1 and M2 need to be provided.

Signature
12/10/2021

Day and Date of hearing	Tuesday and 12.10.2021
Proceeding Recorded	Ram Niwas
<p>An application regarding registration of residential floors project namely "Signature Global City Park-III(2)" situated at Village-Dhunela, Sector-36, Gurugram being developed by M/s Signatureglobal Homes Private Limited was submitted on 15.09.2021 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. 40 of 2019 for area admeasuring 6.29375 acres dated 01.03.2019 valid up to 29.02.2024 being issued in favour of M/s Signatureglobal Homes Private Limited. which got registered by the authority vide RC no. 44 of 2019 dated 01.08.2019 valid upto 31.12.2020. The completion certificate dated 10.09.2021 for the area admeasuring 10.55(6.29375 acres +4.2625 acres) acres is obtained by the promoter.</p> <p>The project comprises of 112 plots out of which 56 plots are frozen and 56 plots are unfrozen. The promoter has got registered 4.74 acres having residential floor 224 units on 56 unfrozen plots and 1 commercial tower having 19 shops vide RC no. 40 of 2020 dated 09.11.2020. Further, the promoter has submitted the application regarding 56 frozen plots on which total of 224 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/376 dated 01.10.2021. The promoter has submitted the reply dated 01.10.2021 which was scrutinized still the following document is still pending which are mentioned below: -</p> <ol style="list-style-type: none"> 1. Copy of approved building plan of plot no. M1 and M2 need to be provided. <p>The Authority has decided to grant registration certificate for the project with the condition of submission of approved building plan of plot no. M1 and M2 within three months from issuance of the registration certificate.</p> <p>The promoter is advised to submit detailed project information duly binded and also fill up online DPI information at hrera.in/app1/sign_up within 7 days.</p>	


Sh. Samir Kumar
Member, HARERA, Gurugram


Sh. Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram