Project Signatureglobal Proxima-2 (Ext.)
Promoter M/s Signature Infrabuild Pvt. Ltd

PROJECT HEARING BRIEF					
SNo.	Particulars		Details		
1.	Name of the project		Signatureglobal Proxima-2 (Ext.)		
2.	Name of the promotor		M/s Signature Infrabuild Pvt. Ltd.		
3.	Nature of the project		Affordable Group Housing Project		
4.	Location of the project		Village – Hayatpur, Sector-89, Gurugram.		
5.	Legal capacity to act as a promoter		License holder		
6.	Name of the license holder		M/s Signature Infrabuild Pvt. Ltd.		
7.	Whether registration applied for whole		Whole		
8.	Date of completion of project as per REP-II				
9.	License no.		06 of 2021 dated 05.03.2021		Valid up to 04.03.2026
10.	Total licensed area		0.3247 Acres	Area to be registered	0.3247 Acres
11.	Deficient amount		Rs 8294/-		
12.	Statutory approvals either applied for or obtained prior to registration				
	S.No.	Particulars	Date of approval		Validity up to
	i)	License Approval	05.03.2021		04.03.2026
	ii)	Zoning Plan Approval	Not Submitted		
	iii)	Building plan Approval	Not Submitted		
	iv)	Environmental Clearance	22.11.2021		
	v)	Airport height clearance	Not Submitted		
	vi)	Fire scheme approval	Not Submitted		
	vii)	Service plan and estimate approval	Not Submitted		
	viii)	Electricity load availability connection	Not Submitted		
13.	File Status		Date		
	Project received on		23.08.2022		
	First notice sent on				

14.	**Case history-** In terms of section 4 of the Real Estate (Regulation and Development) Act 2016, an application is made by the promoter "M/s Signature Infrabuild Pvt. Ltd." for the registration of its affordable group housing project "Signatureglobal Proxima-2(Ext.)" located at village Hayatpur, Sector 89, Gurugram with the prescribed fee. This has been licensed vide license no. 06 of 2021 dated 05.03.2021 for 0.3247 acres in addition to their already granted license no. 121 of 2019 dated 14.09.2019 already registered vide RERA no. 02 of 2020 dated 06.01.2020. On scrutiny of application, it was found that there were deficiencies in the application which were conveyed to the applicant through first deficiency notice vide notice no. HARERA/GGM/RPIN/496 dated 30.08.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 05.09.2022.	
15.	**Deficit documents**	1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online A-H application. 2. Corrections in online detailed project information needs to be done. 3. Zoning Plan needs to be submitted. 4. Airport height clearance approval needs to be submitted. 5. **Final approval of building plans needs to be submitted.** 6. **Copy of approved fire scheme needs to be submitted.** 7. **Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.** 8. Copy of Electrical load availability connection needs to be submitted. 9. Natural conservation zone NOC needs to be submitted. 10. Forest NOC needs to be submitted. 11. Forest land diversion NOC needs to be submitted. 12. Tree cutting permission needs to be submitted. 13. Power line shifting NOC needs to be submitted. 14. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. 15. Land title of the project – whether title deeds, mutation, jamabandi and aks-shijra duly certified by revenue officer six months prior to date of application needs to be submitted. 16. Information to revenue department six months prior to date of application needs to be submitted. 17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 18. PERT chart needs to be submitted. 19. All the revised plans need to be submitted. 20. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan. 21. Draft conveyance deed needs to be submitted. 22. Draft allotment letter needs to be submitted.

		23. KYC of all the directors needs to be provided. 24. Certificate of company incorporation needs to be upload in online DPI. 25. Copy of MOA and AOA needs to be upload in online DPI. 26. Non-Encumbrance certificate needs to be submitted. 27. Project report needs to be submitted. 28. Form Rep-II needs to be submitted. 29. Approved service estimate and plan needs to be provided. 30. Financial resources of the project need to be corrected. 31. Cost of EDC, Conversion Charges needs to be mentioned 0as per LOI 32. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be submitted. 33. Quarterly schedule of estimated expenditure needs to be clarified and corrected. 34. Quarterly schedule of sources of funds needs to be clarified and corrected. 35. Quarterly schedule of net cash flow needs to be corrected.

Asha 5/9/22
(Asha)
Chartered Accountant

5/9/22
(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 05.09.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Anurag Srivastava	GM	9582999330	

PROCEEDINGS OF THE DAY

Proceedings dated 05.09.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (GM) is present on behalf of the promoter. The applicant promoter is required to rectify the deficiencies noticed by the Authority and a copy of deficiencies be supplied to the AR today itself. Since there are changes in the approved building plan and hence a consent of existing 2/3 allottees is also required to be submitted by the promoter along with issuance of a public notice for objection if any.

The matter to come up on 27.09.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

V.I—
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram