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

PROJECT HEARING BRIEF FOR REGISTRATION U/S 4				
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.	**Status of Project**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1133-2022		
10.	**QPR Compliance (If applicable)**	June 20 to June 22 Submitted,		
11.	**4(2)(l)(d) Compliance (If applicable)**	Submitted for the financial year 2019-20 and 2020-21		
12.	**Date of completion of project as per REP-II/4(2)(l)(c)**	Not Provided		
13.	**License no.**	06 of 2021 dated 05.03.2021		Valid up to 04.03.2026
14.	**Total licensed area**	0.3247 Acres	**Area to be registered**	0.3247 Acres
15.	**Registration No**	02 of 2020 dated 06.01.2020		31.12.2023
16.	**Fee details**			
	Registration Fee	Residential 2865.0693 x 2.37 x 10 =Rs. 67,903/- Commercial 196.57 x 1.87 x 20 =Rs. 7353/- Total = Rs. 75,256/-		
	Processing Fee	N/A		
	Late Fee	3061.6393 x 10 = Rs. 30,617/-		
	Total Fee	Rs. 1,05,873/-		
17.	**DD amount**	Rs 75,256/- and Rs 30,717/- Total = 1,05,973/-		
	DD no. and date	210248 and 210247 dated 18.08.2022		
	Deficit fees	Nil		

	Name of the bank issuing		IndusInd Bank	
18.	**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**	12.11.2021	
	iv)	**Environmental Clearance**	22.11.2021	
	v)	**Airport height clearance**	27.09.2019	
	vi)	**Fire scheme approval**	06.05.2022(FS/2022/74)	
	vii)	**Service plan and estimate approval**	Not Submitted	
	viii)	**Electricity load availability connection**	Not Submitted	
19.	**File Status**		**Date**	
	Project received on		23.08.2022	
	First notice sent on		05.09.2022	
	First Hearing on		05.09.2022	
	Second Hearing on		27.09.2022	
	Third Hearing on		11.10.2022	
20.	**Status of 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. **Status:** Not Submitted 2. Corrections in online detailed project information needs to be done. 3. Zoning Plan needs to be submitted. **Status:** Not Submitted 4. Airport height clearance approval needs to be submitted. **Status:** Submitted 5. **Final approval of building plans needs to be submitted.** **Status:** In principal approval Submitted 6. **Copy of approved fire scheme needs to be submitted.** **Status:** Submitted 7. **Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.** **Status:** Not Submitted	

		8. Copy of Electrical load availability connection needs to be submitted. **Status:** Not Submitted 9. Natural conservation zone NOC needs to be submitted. **Status:** Not Submitted 10. Forest NOC needs to be submitted. **Status:** Submitted 11. Forest land diversion NOC needs to be submitted. **Status:** Not Submitted 12. Tree cutting permission needs to be submitted. **Status:** Not Submitted 13. Power line shifting NOC needs to be submitted. **Status:** Not Submitted 14. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. **Status:** ROC form 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. **Status:** Submitted except aks-shijra 16. Information to revenue department six months prior to date of application needs to be submitted. **Status:** Submitted 17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. **Status:** Not Submitted 18. PERT chart needs to be submitted. **Status:** Submitted 19. All the revised plans need to be submitted. **Status:** Not Submitted 20. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan. **Status:** Submitted but needs to be revised. 21. Draft conveyance deed needs to be submitted. **Status:** Submitted 22. Draft allotment letter needs to be submitted. **Status:** Submitted 23. KYC of all the directors needs to be provided. **Status:** Submitted 24. Certificate of company incorporation needs to be upload in online DPI. **Status:** Uploaded 25. Copy of MOA and AOA needs to be upload in online DPI. **Status:** Uploaded 26. Project report needs to be submitted. **Status:** Submitted 27. Form Rep-II needs to be submitted. **Status:** Not Submitted

		28. Financial resources of the project need to be corrected. **Status:** Not Submitted 29. Cost of EDC, Conversion Charges needs to be mentioned as per LOI **Status:** Not Submitted 30. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be submitted. **Status:** Not Submitted 31. Quarterly schedule of estimated expenditure needs to be clarified and corrected. **Status:** Not Submitted 32. Quarterly schedule of sources of funds needs to be clarified and corrected. **Status:** Not Submitted 33. Quarterly schedule of net cash flow needs to be corrected. **Status:** Not Submitted
21.	**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. Final approval of building plans needs to be submitted. 5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 6. Copy of Electrical load availability connection needs to be submitted. 7. Natural conservation zone NOC needs to be submitted. 8. Forest land diversion NOC needs to be submitted. 9. Tree cutting permission needs to be submitted. 10. Power line shifting NOC needs to be submitted. 11. Aks-shijra needs to be submitted. 12. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. 13. All the revised plans need to be submitted. 14. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan. 15. Form Rep-II needs to be submitted. 16. Financial resources of the project need to be corrected. 17. Cost of EDC, Conversion Charges needs to be mentioned as per LOI. 18. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be submitted. 19. Quarterly schedule of estimated expenditure needs to be clarified and corrected.

		20. Quarterly schedule of sources of funds needs to be clarified and corrected. 21. Quarterly schedule of net cash flow needs to be corrected.

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 valid up to 31.12.2020.

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 05.09.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 05.09.2022.

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.

Proceedings dated 27.09.2022

Shashank AEE (Associate Architectural Executive) briefed about the facts of the project and following major deficiencies have pointed out i.e. (1) Zoning Plan. (2) Approved Building Plan. (3) Approved service plan and estimates. (4)Fire Scheme approval. (5) Non- encumbrance certificate. (6) Mutation, Jamabandi and Aks-Shajra. Deficiencies have already been conveyed; the promoter is advised to rectify the same. The matter is adjourned for 11.10.2022

No reply submitted in the Authority till 10.10.2022.

Proceedings dated 27.09.2022

The major deficiencies are Zoning Plan, Approved Building Plan, Approved service plan and estimates, Fire Scheme approval, Non- encumbrance certificate, Mutation, Jamabandi and Aks- Shajra. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.

Documents submitted on 20.10.2022

1. Fire scheme for the revised area of 5.05595 acres submitted.
2. Forest NOC Submitted.
3. Airport Height Clearance submitted.
4. PERT chart Submitted.
5. BBA Submitted but needs to be revised as the promoter has mentioned that this is a draft format, hence actual copy may differ from it.

6. Draft conveyance deed submitted.
7. Draft allotment letter submitted.
8. Environmental clearance for the 5.056 acres submitted.
9. Jamabandi, Information to revenue department submitted.
10. Revised In principal building plans submitted. (ZP-1359/SD(DK)/2021/28587)
11. 2/3rd consents of the allottees submitted. (457 submitted only out of 690 residential and 60 commercial). Needs clarification about this.
12. KYC of all the directors provided.
13. ROC form submitted.

Asha
(Asha)
Chartered Accountant

Shashank 26.10.22
(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Wednesday and 26.10.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 26.10.2022

The Coram is not complete, so the matter is adjourned for 27.10.2022

Shashank 26.10.22
(Shashank Sharma)
Associate Engineer Executive
By orders of Authority