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

| PROJECT HEARING BRIEF FOR REGISTRATION U/S 4 | | | | |
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| **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)** | Submitted - June 20 to June 22<br>Pending – September 22. | | |
| 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)** | 31.12.2023 (Same as declared for registration no 02 of 2020 dated 06.01.2020 valid up to 31.12.2023.) | | |
| 13. | **License no.** | 121 of 2019 for 4.73125 acres dated 14.09.2019 (For already registered area) | | Valid up to 13.09.2024 |
| | | 06 of 2021 for 0.3247 acres dated 05.03.2021<br>(For additional area) | | Valid up to 04.03.2026 |
| 14. | **Total licensed area** | 4.73125 + 0.3247 = 5.05595Acre | **Area to be registered** | 0.3247 Acres |
| 15. | **Registration No** | 02 of 2020 dated 06.01.2020<br>(Area = 4.73125 Acres) | | 31.12.2023 |
| 16. | **Fee details** | | | |
| | **Registration Fee** | Residential<br>2865.0693 x 2.37 x 10<br>=Rs. 67,903/-<br>Commercial<br>196.57 x 1.87 x 20<br>=Rs. 7353/-<br>Total = Rs. 75,256/- | | |

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| | Processing Fee | | 3061.6393 x 10<br>=Rs. 30,617/- | |
| | Late Fee | | NA | |
| | Total Fee | | Rs. 1,05,873/- | |
| 17. | DD amount | | Rs 75,256/- and Rs 30,717/-<br>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 | 08.03.2021 | |
| | iii) | Revised Building plan Approval (For 5.05595 acres) | 02.02.2022 | 01.02.2027 |
| | iv) | Environmental Clearance (For 5.05595 acres) | 22.11.2021 | |
| | v) | Airport height clearance. | 27.09.2019 | |
| | vi) | Fire scheme approval (For 5.05595 acres) | 06.05.2022 | |
| | vii) | Revised Service plan and estimate approval | Not Submitted | |
| | viii) | Electricity load availability connection (For 5.05595 acres) | 17.10.2022 | |
| 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 | |
| | Fourth Hearing on | | 26.10.2022 | |
| | Fifth Hearing on | | 27.10.2022 | |

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| 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.<br>**Status:** Not Submitted<br>2. Corrections in online detailed project information needs to be done.<br>3. Zoning Plan needs to be submitted.<br>**Status:** Submitted<br>4. Airport height clearance approval needs to be submitted.<br>**Status:** Submitted<br>5. Final approval of building plans needs to be submitted.<br>**Status:** Submitted<br>6. Copy of approved fire scheme needs to be submitted.<br>**Status:** Submitted<br>7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.<br>**Status:** Not Submitted<br>8. Copy of Electrical load availability connection needs to be submitted.<br>**Status:** Submitted<br>9. Natural conservation zone NOC needs to be submitted.<br>**Status:** Affidavit Submitted<br>10. Forest NOC needs to be submitted.<br>**Status:** Submitted<br>11. Forest land diversion NOC needs to be submitted.<br>**Status:** Affidavit Submitted<br>12. Tree cutting permission needs to be submitted.<br>**Status:** Affidavit Submitted<br>13. Power line shifting NOC needs to be submitted.<br>**Status:** Affidavit Submitted<br>14. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted.<br>**Status:** ROC form Submitted<br>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.<br>**Status:** Submitted<br>16. Information to revenue department six months prior to date of application needs to be submitted.<br>**Status:** Submitted<br>17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>**Status:** Not Submitted<br>18. PERT chart needs to be submitted.<br>**Status:** Submitted<br>19. All the revised plans need to be submitted.<br>**Status:** Not Submitted |

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| | | 20. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan.<br>**Status:** Submitted but needs to be revised.<br>21. Draft conveyance deed needs to be submitted.<br>**Status:** Submitted<br>22. Draft allotment letter needs to be submitted.<br>**Status:** Submitted<br>23. KYC of all the directors needs to be provided.<br>**Status:** Submitted<br>24. Certificate of company incorporation needs to be upload in online DPI.<br>**Status:** Uploaded<br>25. Copy of MOA and AOA needs to be upload in online DPI.<br>**Status:** Uploaded<br>26. Project report needs to be submitted.<br>**Status:** Submitted<br>27. Form Rep-II needs to be submitted.<br>**Status:** Submitted<br>28. Financial resources of the project need to be corrected.<br>**Status:** Not Submitted<br>29. Cost of EDC, Conversion Charges needs to be mentioned as per LOI<br>**Status:** Not Submitted<br>30. Promoter affidavit as per section 4(2)(l)(D) of the act needs to be submitted.<br>**Status:** Submitted<br>31. Quarterly schedule of estimated expenditure needs to be clarified and corrected.<br>**Status:** Not Submitted<br>32. Quarterly schedule of sources of funds needs to be clarified and corrected.<br>**Status:** Not Submitted<br>33. Quarterly schedule of net cash flow needs to be corrected.<br>**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.<br>2. Corrections in online detailed project information needs to be done.<br>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.<br>4. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br>5. All the revised plans need to be submitted.<br>6. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan.<br>7. Financial resources of the project need to be corrected. |

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| | | 8. Cost of EDC, Conversion Charges needs to be mentioned as per LOI.<br>9. Quarterly schedule of estimated expenditure needs to be clarified and corrected.<br>10. Quarterly schedule of sources of funds needs to be clarified and corrected.<br>11. 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 31.12.2023. having 690 residential units and 60 commercial units. Now after considering the total area, total number of residential units are 735 and total number of commercial units are 75.

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. (483 submitted only out of 700).
12. KYC of all the directors provided.
13. ROC form submitted.

**Proceedings dated 27.09.2022**

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

**Documents submitted on 26.10.2022**

1. Zoning plan submitted.
2. Affidavit for forest land diversion, tree cutting permission, powerline shifting, natural conservation zone submitted.
3. REP-II submitted.
4. Revised Building plan submitted for 5.05595 acres.
5. Copy of Aks-shijra submitted.
6. Promoter affidavit as per section 4(2)(l)(D) submitted.

HARERA
GURUGRAM

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

**Proceedings dated 27.10.2022**

The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

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| **Day and Date of hearing** | Monday and 21.11.2022 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated 21.11.2022

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 promoter has submitted consent of 457 allottees out of 690 units allotted making the same more than 2/3rd allottees for having revised the building plans and hence a newspaper publication be made for information of all concerned and objections if any within 10 days. The balance deficiencies have also been conveyed to the promoter who assures that the same shall be removed before the next date of hearing.

The matter to come up on 05.12.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

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