Project Name- Signature Global Park II
Temp-ID-1220-2022

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016				
S No.	**Particulars**	**Details**		
1.	**Name of the project**	Signature Global Park II		
2.	**Name of the promotor**	M/s Signature Global Homes Pvt. Ltd.		
3.	**Nature of the project**	Independent Residential Floors		
4.	**Location of the project**	Sector-36, Gurugram		
5.	**Legal capacity to act as a promoter**	Licensee		
6.	**Name of the license holder**	M/s Signature Global Homes Pvt. Ltd.		
7.	**Whether registration applied for whole/Phase**	Whole		
8.	**Status**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1239-2022		
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	31.12.2022		
11.	**QPR Compliance (If applicable)**	Not provided		
12.	**4(2)(L)(D) Compliance (If applicable)**	Not provided		
13.	**Date of completion of project as per REP-II**	31.12.2022		
14.	**License no.**	39 of 2019 dated 01.03.2019		Valid up to 29.02.2024
15.	**Total licensed area**	11.0625 Acres	**Area to be registered**	8.26 Acres
16.	**RERA Registration Number**	45 of 2020 dated 09.11.2020		31.12.2022
17.	**Extension applied upto**	31.12.2023		
18.	**Fee Calculation**	Res=2.578*4046.86*10*2.64*2.64= ₹7,27,124/- Com=0.410*4046.86*20*1.5*1.5=₹74,664/- Registration fee Total= ₹8,01,788/- Processing fee at the time of registration = (27542.605+2488.1) *10=₹3,00,314/-		

		Extension Fee= ₹4,00,894/- Processing fee at the time of extension= (27542.605+2488.1) *10=₹3,00,314/- Late fee= 150% of 4,00,894/-=₹6,01,341/- Total fee = ₹24,04,651/- Fee deficit = Nil		
19.	**Fee paid**	₹26,59,761/-		
20.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License**	01.03.2019	29.02.2024
	iii)	**Building plan Approval**	Not Submitted	
	iv)	**Environmental Clearance**	27.08.2020	26.08.2030
	v)	**Airport height clearance**	N/A	
	vi)	**Fire scheme approval**	21.05.2019	
	vii)	**Service plan and estimate approval**	15.01.2021	
20.	**File Status**		**Date**	
	Project received on		12.12.2022	
	First notice sent on		28.12.2022	
	1st hearing on		02.01.2023	
	2nd hearing on		09.01.2023	
	3rd hearing on		16.01.2023	
	4th hearing on		30.01.2023	
	5th hearing on		13.02.2023	
	Case History: An application regarding extension of registration of Residential independent floors namely "Signature Global Park-II" situated at Sector-36, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt Ltd. was submitted on 12.12.2022 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no 39 of 2019 dated 01.03.2019 was granted by DTCP for development of DDJAY plotted colony measuring an area of 6.29375 acres in Sector 36, Sohna in favor of M/ Signature Global Homes Pvt Ltd.			

	The Authority granted registration certificate bearing no. 45 of 2020 dated 09.11.2020 and valid up to 31.12.2022 to M/s Signature global Homes Pvt. Ltd. for the development of residential floors over an area 8.26 acres. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/39 dated 28.12.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 02.01.2023 and no reply has been submitted yet. **Proceeding dated 02.01.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The AR of the promoter is directed to remove the deficiencies and submit the deficit documents as detailed above. The matter is adjourned to 16.01.2023. **Proceeding dated 16.01.2023** The matter is adjourned to 30.01.2023. **Proceeding dated 30.01.2023** The matter is adjourned to 13.02.2023. **Proceeding dated 13.02.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava (AR) and Sh. Vedant (AR) are present on behalf of the promoter. The AR of the promoter seeks three weeks' time. The request is allowed. The matter to come up on 06.03.2023.	
21.	**Present compliance status as on 06.03.2023 of deficient documents as conveyed in the last hearing dated 13.02.2023**	1. Correction in REP-V form needs to be done. 2. Corrections in online DPI needs to be done. 3. Copy of approved building plans BR-III for residential plots and commercial area need to be submitted. 4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 5. PERT Chart specifying date of completion needs to be submitted. 6. Site photographs for the physical status of construction need to be provided. 7. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. 8. Details of unsold flats need to be provided.

		9. Copy of executed application form, allotment letter and BBA needs to be submitted. 10. Supporting documents for reasons for delay of the project needs to be submitted. 11. Article of Association of the company needs to be submitted. 12. Financial statement for the last three years needs to be submitted. 13. Financial resources of the project needs to be corrected. 14. Loan sanction letter, disbursement schedule, repayment schedule needs to be submitted. 15. CA Certificate for expenditure incurred up to the date registration needs to be submitted. 16. CA certificate for non-default in payment of debts and liabilities as on date in the given format needs to be submitted. 17. CA certificate for financial and inventory details needs to be submitted.
22.	**Remarks**	1. Correction in REP-V form needs to be done. 2. Corrections in online DPI needs to be done. 3. Copy of approved building plans BR-III for residential plots and commercial area need to be submitted. 4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 5. PERT Chart specifying date of completion needs to be submitted. 6. Site photographs for the physical status of construction need to be provided. 7. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. 8. Details of unsold flats need to be provided. 9. Copy of executed application form, allotment letter and BBA needs to be submitted.

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Planning Executive
(Prachi Singh)

Chartered Accountant
(Asha)

Day and Date of hearing	Monday and 06.03.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 06.03.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh. Anurag Srivastava (Manager) is present on behalf of the promoter.

The AR of the promoter has submitted the reply to the deficiencies already conveyed. The office to examine the same and to put up updated status before the next date of hearing.

The matter to come up on 20.03.2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram