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)	-		
12.	4(2)(L)(D) Compliance (If applicable)	-		
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
	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.	
21.	**Present compliance status as on 13.02.2023 of deficient documents as conveyed in the last hearing dated 30.01.2023**	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. 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.

Planning Executive (Prachi Singh) | **Chartered Accountant (Asha)**

Day and Date of hearing	Monday and 13.02.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings 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.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram