Project Name- Signature Global Park III
Temp-ID-1238-2022

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 III		
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-766-2020		
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	Not Provided		
11.	**QPR Compliance (If applicable)**	Submitted		
12.	**4(2)(L)(D) Compliance (If applicable)**	Submitted		
13.	**Date of completion of project as per REP-II**	31.12.2022		
14.	**License no.**	1. 40 of 2019 dated 01.03.2019		Valid up to 29.02.2024
15.	**Total licensed area**	6.29375 Acres	**Area to be registered**	4.74 Acres
16.	**RERA Registration Number**	40 of 2020 dated 09.11.2020		31.12.2022
17.	**Extension applied upto**	31.12.2023		
18.	**Fee Calculation**	Registration Fee: - Res-6109.39*2.64*2.64*10= ₹4,25,800/- Com-712.246*1.5*1.5*20= ₹32,051/- Total= ₹4,57,851/- Extension Fee: - ₹2,28,925/- Processing Fee: - (6109.39*2.64) +(712.246*1.5) *10 =		

		₹1,71,971/- Late Fee :- 150% of ₹2,28,925/- =₹3,43,387/- **Total = ₹12,02,134/-** Paid by the promoter = ₹15,21,859/- Fee deficit = Nil

19. 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	Not Submitted	
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	Not submitted	
vii)	Service plan and estimate approval	Not submitted	

20.

File Status	Date
Project received on	09.12.2022
First notice sent on	22.12.2022
1st hearing on	26.12.2022
2nd hearing on	09.01.2023
3rd hearing on	16.01.2023
4th hearing on	30.01.2023
5th hearing on	16.01.2023

Case History:

An application regarding extension of registration of Residential independent floors namely "Signature Global Park-III" situated at Sector-36, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt Ltd. was submitted on 09.12.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.

The license no 40 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. 40 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 4.74 acres.

	On scrutiny of the application, the deficiencies were observed and conveyed to the promoter and no reply has been submitted yet. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/38 dated 22.12.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 26.12.2022. The promoter has not submitted the reply till date. **Proceedings dated 26.12.2022** The AR of the promoter is directed to remove the deficiencies and the matter is adjourned to 09.01.2023. **Proceedings dated 09.01.2023** The matter is adjourned to 16.01.2023. **Proceedings dated 16.01.2023** The matter is adjourned to 30.01.2023. **Proceedings 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. Correction in REP-I (Part A-H) needs to be done. 3. Corrections in online DPI needs to be done. 4. 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/super area, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats need to be provided. 6. PERT Chart specifying date of completion needs to be submitted. 7. Copy of executed BBA needs to be submitted. 8. Reasons for delay of the project needs to be mentioned along with supporting documents. 9. Copy of DD submitted at the time of registration needs to be provided. 10. Copy of approved fire scheme approval for commercial area need to be provided. 11. Copy of approved building plans BR-III for residential plots need to be submitted. 12. Copy of approved service plans and estimates along with DTCP sanction letter need to be submitted. 13. Copy of approved environment clearance need to be provided. 14. Copy of annual report and financial statement for the financial year 2021-22 needs to be provided. 15. Certificate by CA regarding Expenditure incurred till date needs to be provided.

		16. Quarterly schedule of estimated expenditure needs to be corrected. 17. Financial resources of the project need to be revised. 18. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 19. Loan sanction letter, disbursement and repayment schedule needs to be provided. 20. Non encumbrance certificate not below the rank of tehsildar/ requisite charge form needs to be submitted. 21. KYC of director needs to be provided. 22. Cash flow statement need to be provided. 23. Any other cost in Miscellaneous cost needs to be clarified. 24. KYC of project proponents needs to be provided. 25. COI and AOA needs to be provided. 26. Details of all authorized signatories to operate the bank account needs to provided. 27. The board resolution duly acknowledged by bank for operation of bank account is submitted properly specifying same to be 70% collection account as per RERA rules needs to be provided.
22.	**Remarks**	1. Correction in REP-V form needs to be done. 2. Correction in REP-I (Part A-H) needs to be done. 3. Corrections in online DPI needs to be done. 4. 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/super area, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats need to be provided. 6. PERT Chart specifying date of completion needs to be submitted. 7. Copy of executed BBA needs to be submitted. 8. Reasons for delay of the project needs to be mentioned along with supporting documents. 9. Copy of DD submitted at the time of registration needs to be provided. 10. Copy of approved fire scheme approval for commercial area need to be provided. 11. Copy of approved building plans BR-III for residential plots need to be submitted. 12. Copy of approved service plans and estimates along with DTCP sanction letter need to be submitted. 13. Copy of approved environment clearance need to be provided. 14. Copy of annual report and financial statement for the financial year 2021-22 needs to be provided.

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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