

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)                         | Submitted all QPR                                                                                                                |
| 11.  | 4(2)(I)(d) Compliance (If applicable)                  | Submitted for the financial year 2019-20, 2020-21 and 2021-22                                                                    |
| 12.  | Date of completion of project as per REP-II/4(2)(I)(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 (For additional area) Valid up to 04.03.2026                                        |
| 14.  | Total licensed area                                    | 4.73125 + 0.3247 = 5.05595Acre<br><b>Area to be registered</b><br>0.3247 Acres                                                   |
| 15.  | Registration No                                        | 02 of 2020 dated 06.01.2020 (Area = 4.73125 Acres)<br>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/- |
|      | Processing Fee                                         | 3061.6393 x 10                                                                                                                   |



|     |                                                                          |                                                              |                |
|-----|--------------------------------------------------------------------------|--------------------------------------------------------------|----------------|
|     |                                                                          | =Rs. 30,617/-                                                |                |
|     | Late Fee                                                                 | NA                                                           |                |
|     | 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                                                  | Validity up to |
|     | i)                                                                       | License Approval                                             | 05.03.2021     |
|     | ii)                                                                      | Zoning Plan Approval                                         | 08.03.2021     |
|     | iii)                                                                     | Revised Building plan Approval (For 5.05595 acres)           | 02.02.2022     |
|     | 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                                                   |                |
|     | Reply submitted on                                                       | 20.10.2022                                                   |                |
|     | Reply submitted on                                                       | 26.10.2022                                                   |                |
|     | Fourth Hearing on                                                        | 26.10.2022                                                   |                |

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|     | <b>Fifth Hearing on</b>    | 27.10.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | <b>Reply submitted on</b>  | 21.11.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | <b>Sixth Hearing on</b>    | 21.11.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | <b>Reply submitted on</b>  | 29.11.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | <b>Reply submitted on</b>  | 01.12.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 20. | <b>Status of documents</b> | <ol style="list-style-type: none"> <li>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/><b>Status:</b> Submitted</li> <li>Corrections in online detailed project information needs to be done.<br/><b>Status:</b> Submitted but needs to be revised</li> <li>Zoning Plan needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Airport height clearance approval needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Final approval of building plans needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Copy of approved fire scheme needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.<br/><b>Status:</b> Not Submitted</li> <li>Copy of Electrical load availability connection needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Natural conservation zone NOC needs to be submitted.<br/><b>Status:</b> Affidavit Submitted</li> <li>Forest NOC needs to be submitted.<br/><b>Status:</b> Submitted</li> <li>Forest land diversion NOC needs to be submitted.<br/><b>Status:</b> Affidavit Submitted</li> <li>Tree cutting permission needs to be submitted.<br/><b>Status:</b> Affidavit Submitted</li> <li>Power line shifting NOC needs to be submitted.<br/><b>Status:</b> Affidavit Submitted</li> <li>Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted.<br/><b>Status:</b> ROC form Submitted</li> <li>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.</li> </ol> |

|     |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                   | <p><b>Status:</b> Submitted</p> <p>16. Information to revenue department six months prior to date of application needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>17. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>18. PERT chart needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>19. All the revised plans need to be submitted.<br/><b>Status:</b> Submitted</p> <p>20. Revised builder buyer agreement needs to be submitted in prescribed format alongwith revised payment plan.<br/><b>Status:</b> Submitted</p> <p>21. Draft conveyance deed needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>22. Draft allotment letter needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>23. KYC of all the directors needs to be provided.<br/><b>Status:</b> Submitted</p> <p>24. Certificate of company incorporation needs to be upload in online DPI.<br/><b>Status:</b> Uploaded</p> <p>25. Copy of MOA and AOA needs to be upload in online DPI.<br/><b>Status:</b> Uploaded</p> <p>26. Project report needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>27. Form Rep-II needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>28. Financial resources of the project need to be corrected.<br/><b>Status:</b> Submitted</p> <p>29. Cost of EDC, Conversion Charges needs to be mentioned as per LOI<br/><b>Status:</b> Provided</p> <p>30. Promoter affidavit as per section 4(2)(I)(D) of the act needs to be submitted.<br/><b>Status:</b> Submitted</p> <p>31. Quarterly schedule of estimated expenditure needs to be clarified and corrected.<br/><b>Status:</b> Provided</p> <p>32. Quarterly schedule of sources of funds needs to be clarified and corrected.<br/><b>Status:</b> Provided</p> <p>33. Quarterly schedule of net cash flow needs to be corrected.<br/><b>Status:</b> Provided</p> |
| 21. | Deficit documents | <p>1. Corrections in online detailed project information needs to be done.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.

#### 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, (R-682, C- 18)}.
12. KYC of all the directors provided.
13. ROC form submitted.

**Proceedings dated 26.10.2022**

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)(I)(D) submitted.

**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.

**Documents submitted on 21.11.2022**

1. Revised BBA Submitted.
2. Copy of superimposed demarcation plan on approved layout plan submitted.
3. Copy of Electrical load availability connection submitted.

**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 the behalf of the promoter.

The promoter has submit the consent of 457 allottees out of 690 units allotted making the same more than 2/3rd allottees for having revised the building plana 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.

**Document submitted on 29.11.2022.**

Copy of two newspapers in which public notice was issued namely "The Tribune" dated 25.11.2022 and "Punjab Kesari" Section "Gurugram Kesari" dated 25.11.2022.

**Documents submitted on 01.12.2022.**

1. A-H Submitted,
2. Copy of DPI submitted but needs to be revised.
3. CHG form submitted.



**HARERA**  
**GURUGRAM**

Promoter Name  
Project Name

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

4. Financial resources of the project provided.
5. Revised plans submitted.

**Status of report obtain from registry**

No complaints/response has been received in the authority till 04.09.2022 against the public notice advertised in two newspapers namely "The Tribune" dated 25.11.2022 and "Punjab Kesari" Section "Gurugram Kesari" dated 25.11.2022.

**Recommendations -**

The DPI for the whole project has been got filled up so as to have combined information about the already registered part and inclusion of additional license area because of no change in the completion date of the whole project even after inclusion of additional area. For the original registration there were three conditions which have been expected to be complied within three months of the registration certificate:

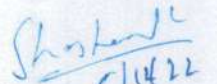
Fire Scheme approval, Approved service plan and estimates and Environmental Clearance. Although the promoter has complied with all the conditions however, there is inordinate delay in compliance.

The requisite documents have been submitted and other pre-requisites have been complied with. For service plan and estimates the BG has been submitted with DTCP on 16.11.2022.

Recommended for consideration of grant of registration.

  
(Asha)

Chartered Accountant

  
(Shashank Sharma)

Associate Engineer Executive

|                         |                       |
|-------------------------|-----------------------|
| Day and Date of hearing | Monday and 05.12.2022 |
| Proceeding recorded by  | Sh. Ram Niwas         |

**PROCEEDINGS OF THE DAY**

Proceedings dated 05.12.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

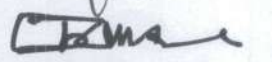
Sh. Anurag Srivastava (AR) is present on behalf of the promoter.

Approved as proposed. Subject to payment of a penalty of Rs 5 Lakhs each for delayed compliance of conditions of registration certificate i.e., failure to submit fire scheme approval, EC and Approved service plan and estimates within the time as directed by the Authority which otherwise have been subsequently obtained. For new allottees of unallotted units the promoter has to clarify the payment plan in the advertisement itself which is mandatory.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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

