Project Signature Global Park IV
Promoter M/s Signature Global Homes Pvt. Ltd.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Signature Global Park-IV			
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**	Revenue estates of Village Hariyahara, Sector-36, Sohna			
5.	**Legal capacity to act as a promoter**	Transfer of license and Change of Developer			
6.	**Name of the license holder**	M/s Signature Global Homes Pvt. Ltd.			
7.	**Nature of application**	Applied for extension of the project			
8.	**RERA Registration No.**	29 of 2020 dated 8.10.2020 valid upto 30.07.2022			
9.	**License no.**	117 of 2019		Valid up to 11.09.2024	
10.	**Total licensed area**	15 Acres	**Area to be registered**	11.65 Acres	
11.	**Project completion date as declared u/s 4(2)(l)(c)**	30.07.2022			
12.	**Extension applied for**	1 year (29.07.2023)			
13.	**QPR compliance**	No QPR is pending			
14.	**4(2)(l)(D) compliance**	Submitted			
15.	**Compliance of conditions of RC**	Submission of approved service plans and estimates before 20.08.2020 as per condition (i) of RC no. 17 of 2020 dated 20.07.2020 **Status: Approved on 11.08.2020**			
16.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No.	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	12.09.2019	11.09.2024	
	ii)	**Zoning Plan Approval**	16.06.2020		

	iii)	Layout plan Approval	09.03.2020	
	iv)	Environmental Clearance	03.06.2020	02.06.2027
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	11.08.2022	
	viii)	Electricity load availability connection	03.01.2020	
17.	Fee details			
	Extension fee		(121681.2 x 2.64 x 10) x 0.5 = Rs. 16,06,191/-	
	Processing Fee		121681.2 x 10= Rs. 12,16,812/-	
	Total fee u/s 6		28,23,004/-	
	Late fee		32,12,384/-	
	Total registration fee = Rs. 32,12,384/- Total fee including registration, extension, and late fee = Rs. 92,47,772/- Paid at the time of registration = Rs. 30,52,511/-			
18.	DD amount		530712/- 390188/-	
	DD no. and date		565060 dated 30.08.2022 565059 dated 30.08.2022	
	Name of the bank issuing		Yes bank	
	Deficient amount		Rs. 52,74,360/-	
19.	Reasons for delay		Ban on construction by NGT, Pollution control board and Courts. Lock down period due to pandemic COVID 19. Non- availability of labor even after lockdown situation.	
20.	Percentage of physical work as submitted by the promoter		Details not submitted by the promoter	

21.	**File Status**	**Date**
	Project received on	30.08.2022
	First hearing on	28.09.2022
22.	**Case history: -** The promoter i.e., M/s Signatureglobal Homes Pvt. Ltd. has applied for extension of registration of independent residential floors "Signature Global Park IV" located at revenue estates of village Hariyahara, Sector-36, Sohna, Gurugram. License no. 117 of 2019 was granted for the development of DDJAY plotted colony over an area of 15 acres in sector 36, Sohna by DTCP in favour of M/s International Land Developers Pvt. Ltd. Later, the applicant promoter, M/s Signatureglobal Homes Pvt. Ltd. had obtained the transfer of licensed and Change of Developer from DTCP in its favor. The Authority granted registration certificate bearing no. 17. Of 2020 dated 20.07.2020 to the promoter for plotted colony under DDJAY measuring an area of 15 acres. Further, the authority granted registration certificate bearing no. 29 of 2020 dated 08.10.2022 valid up to 30.07.2022 for an area of 11.65 acres out of 15 acres to the promoter for the development of 540 floors on 135 plots and 164 shops. The promoter has now applied for the grant of extension of the registration for one year on 29.07.2023. On scrutiny of the application, the deficiencies were observed and conveyed to the promoter and no reply has been submitted yet. <u>Proceedings dated 28.09.2022</u> Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (CA) briefed the facts of the case. Sh. Anurag Srivastava (GM) and Sh. Prabhjot Singh (Executive) is present on the behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Matter to come up on 18.10.2022. <u>Proceedings dated 18.10.2022</u> Ms. Prachi Singh (Planning Executive) briefed the facts of the case. Sh. Prabhjot Singh (Executive) is present on the behalf of the promoter. Deficiencies have already been communicated. Promoter is advised to rectify the deficiencies and submit deficient documents, as detailed above. Deficit fee, if any be also paid before the next date of hearing along with proof of having deposited the deficit fee. The matter to come up on 15.11.2022. Copy of DD submitted at the time of registration needs to be provided. **Status: submitted through mail dated 13.10.2022** **<u>Proceedings dated 15.11.2022</u>**	

Ms. Prachi Singh (Planning Executive) briefed the facts of the case. None is present on behalf of promoter. The matter to come up on 05.12.2022.

Proceedings dated 05.12.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week along with the deficit documents apart from the filing of information in REP-I A to H format and online detailed project information. Further, if any promoter has an issue regarding the calculation of the fee, then the same shall be re-conciled with the concerned official and be submitted in the Authority, otherwise their matter will not be heard on next date of hearing i.e., 19.12.2022. The matter to come up on 19.12.2022.

Proceeding dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 03.01.2023.

Proceeding dated 03.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 17.01.2023.

Proceeding dated 17.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information. The matter is adjourned to 31.01.2023.

Proceeding dated 31.01.2023

The matter is adjourned to 01.02.2023.

Proceeding dated 01.02.2023

The matter is adjourned to 14.02.2023.

Proceeding dated 14.02.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava (AR) is present on behalf of the promoter. The promoter is directed to rectify the deficiencies and submi the required documents before the next date of hearing. The matter to come up on 06.03.2023.

Proceedings dated 06.03.2023

	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 AR states that there is error in calculation of late fee calculated by the authority and requests for its reconciliation. The CA and the concerned planning executive to jointly recheck and reconcile with AR of the promoter company. The matter to come up on 13.03.2023.	
22.	**Present compliance status as on 13.03.2023 of deficient documents as observed on last hearing i.e., 06.03.2023**	1. Corrections marked on the hard copy of online DPI need to be done. **Status: - Not done** 2. Corrections in REP-V need to be done. **Status: - Not done** 3. Deficit fee of 52,74,360/- needs to be paid. **Status: - The fee is recalculated which comes out to be ₹39,39,742/- and fee is paid in excess ₹33,669/-** 4. Supporting documents for the reasons of delay of the project need to be submitted. **Status: - Submitted** 5. 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. **Status: - Submitted** 6. Details of unsold flats need to be provided. **Status: - Submitted** 7. PERT Chart specifying the proposed date of completion needs to be submitted. **Status: - Submitted** 8. Site photographs for the physical status of construction needs to be submitted. **Status: - Submitted** 9. Certificate of Engineer, Architect, Chartered Accountant submitted at the time of the last withdrawal need to be provided. **Status: - Submitted** 10. Annual report in compliance of section 4(2)(l)(D) for the years 2018-2019, 2019-2020 and 2021-2022 need to be submitted. **Status: - Submitted** 11. CA Certificate for expenditure incurred till the date of application for extension needs to be provided.

		Status: - Submitted
23.	**Remarks**	1. Corrections marked on the hard copy of online DPI need to be done. 2. Corrections in REP-V need to be done.
Recommendation: - All the requisite deficiencies except those listed at Sr. 23 have been removed. Extension may be granted subject to clearing the two deficiencies as pointed out above.		

Chartered Accountant
(Asha)

Planning Executive
(Prachi Singh)

Day and Date of hearing	Monday and 13.03.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.03.2023

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

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

Approved as recommended.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Arun Kumar Gupta)
Chairman, HARERA, Gurugram