Project Name- Signature Global Park II Phase II
Temp-ID-1350-2023

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-Phase-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, Sohna, 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-1350-2023		
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	31.03.2023		
11.	**QPR Compliance (If applicable)**	Dec 21 to Dec 22		
12.	**4(2)(L)(D) Compliance (If applicable)**	Submitted		
13.	**RC Compliances**	Submitted		
14.	**Date of completion of project as per REP-II**	31.03.2023		
15.	**License no.**	1. 39 of 2019 dated 01.03.2019		Valid up to 29.02.2024
16.	**Total licensed area**	11.0625 Acres	**Area to be registered**	2.70 Acres
17.	**RERA Registration Number**	42 of 2021 dated 27.07.2021		31.03.2023
18.	**Extension applied upto**	31.03.2024		
19.	**Fee Calculation**	Res-2.64*4046.86*2.64*2.64*10= ₹7,44,611/-		

		Processing fee submitted at registration time - (2.64*4046.86*2.64) *10 = ₹2,82,049/- Extension Fee: - ₹3,72,305/- Processing Fee: (2.64*4046.86*2.64) *10 = ₹2,82,049/- Late Fee :- 200% of ₹3,72,305/- =₹7,44,610/- **Total = ₹24,25,624/-** Paid by the promoter = ₹22,37,821/- Fee deficit = 1,87,803/-

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	16.03.2021	15.03.2023
iv)	Environmental Clearance	27.08.2020	26.08.2030
v)	Airport height clearance	N/A	
vi)	Fire Scheme approval	N/A	
vii)	Service plan and estimate approval	15.01.2021	

20.	File Status	Date
	Project received on	03.04.2023
	First notice sent on	20.04.2023
	1st hearing on	24.04.2023

Case History:

An application regarding extension of registration of Residential independent floors namely "Signature Global Park-II Phase -II" situated at Sector-36, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt Ltd. was submitted on 03.04.2023 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 11.0625 acres in Sector 36, Sohna in favor of M/ Signature Global Homes Pvt. Ltd.

	The Authority granted registration certificate bearing no. 42 of 2021 dated 27.07.2021 and valid up to 31.03.2023 to M/s Signature global Homes Pvt. Ltd. for the development of residential floors over an area 2.70 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/50 dated 17.04.2023. 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.	
21.	**Present compliance status as on 24.04.2023 of deficient documents against the deficiency notice issued dated 17.04.2023.**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee Rs. 1,87,803/- 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, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats need to be provided. 6. Site photographs fort the physical status of construction need to be provided. 7. PERT Chart specifying date of completion 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. Renewal of building plans (BR-III) need to be submitted. 11. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted. 12. Copy of executed BBA needs to be submitted. 13. Cost of the land needs to be clarified according to the area applied for the registration. 14. Loan sanction letter, disbursement and repayment schedule needs to be provided. 15. Quarterly schedule of estimated expenditure needs to be provided

		16. Cash flow statement need to be provided. 17. Others in financial resources needs to be clarified. 18. REP II needs to be provided. 19. CHG form needs to be provided. 20. CA certificate for expenditure incurred and to be incurred needs to be provided. 21. CA certificate for financial and inventory details needs to be provided. 22. Copy of board resolution for authorizing bank account operation needs to be provided.
22.	**Remarks**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee Rs. 1,87,803/- 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, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats need to be provided. 6. Site photographs fort the physical status of construction need to be provided. 7. PERT Chart specifying date of completion 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. Renewal of building plans (BR-III) need to be submitted. 11. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted. 12. Copy of executed BBA needs to be submitted. 13. Cost of the land needs to be clarified according to the area applied for the registration. 14. Loan sanction letter, disbursement and repayment schedule needs to be provided. 15. Quarterly schedule of estimated expenditure needs to be provided

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(Asha) **Chartered Accountant**	**(Shashank Sharma)** **Associate Engineer Executive**

Day and Date of hearing	Monday and 24.04.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 24.04.2023

Ms. Shashank Sharma, Associate Engineer Executive briefed about the facts of the case.

Sh. Vedant Batra (CS) and Sh. Ravinder (Executive) are present on behalf of the promoter.
The AR requests for two weeks time for rectification of the deficiencies conveyed on 20.04.2023.
Matter to come up on 08.05.2023.

Sanjeev Kumar Arora) **Member, HARERA**	**(Ashok Sangwan)** **Member, HARERA**	**(Vijay Kumar Goyal)** **Member, HARERA**