

**Project hearing brief for registration u/s 4 of the Act, 2016**

S.No.	Particulars	Details		
1.	Name of the project	Signature Global Park-I (2)		
2.	Name of the promoter	M/s Signature Global Homes Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-36, Sohna, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Licensee		
6.	Name of the license holder	M/s Signature Global Homes Pvt. Ltd.		
7.	Name of the collaborator	N/A		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1232-2022		
11.	License no.	18 of 2021 dated 16.04.2021	Valid till 15.04.2026	
12.	Total licensed area	5.00 Acres	Area to be Registered 1.09 Acres	
13.	Projected completion date	31.03.2025		
14.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	16.04.2021	15.04.2026
	ii)	Zoning Plan Approval	02.07.2021	
	iii)	Building plan Approval	27.12.2022	26.12.2024
	iv)	Environmental Clearance	07.12.2021	06.12.2031
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Recommended from CE-HSVP, Panchkula to Director, DTCP, Haryana on 27.08.2021	
15.	Fee Details			
	Registration Fee	1.09*4046.86*2.64*2.64*10=Rs. 3,07,434/-		
	Processing Fee	1.09*4046.86*2.64*10=Rs. 1,16,452/-		
	Late Fee	-		
	Total Fee	Rs. 4,23,886/-		
16.	DD amount	1. ₹1,16,433/-		
		2. ₹3,07,384/-		



		Total=₹4,23,817/-
	<b>DD no. and date</b>	DD1- 818304 dated 14.12.2022 DD2- 818305 dated 14.12.2022
	<b>Name of the bank issuing</b>	Yes Bank, Gurugram
	<b>Deficient amount</b>	Nil
17.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	19.12.2022
	<b>Deficiency conveyed on</b>	28.12.2022
	<b>First hearing on</b>	02.01.2023
	<b>First reply submitted on</b>	30.12.2022
18.	<b>Case History:</b> An application regarding registration of residential floors project namely "Signature Global Park-I(2)" situated at Sector-36, Sohna, Distt. Gurugram being developed by M/s Signature Global Homes Pvt. Ltd. was submitted on 19.12.2022 under section 4 of Real Estate (Regulation and Development) Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 18 of 2021 for area admeasuring 5.00 acres dated 16.04.2021 valid up to 15.04.2026 being issued in favour of M/s Signature Global Homes Pvt. Ltd. The project comprises of 67 plots out of which 38 plots are frozen and 29 plots are unfrozen.  The application submitted by the promoter for the said project contains 38 frozen plots on which total of 152 units are to be constructed.  On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/549 dated 28.12.2022.	
19.	<b>Present compliance status as on 02.01.2023 of deficient documents as conveyed in the notice dated 28.12.2022</b>	<ol style="list-style-type: none"><li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: -Not done</b></li><li>2. Corrections in online detailed project information needs to be done. <b>Status: - Not done</b></li><li>3. Copy of approved building plans of residential plots need to be submitted. <b>Status: - Submitted</b></li><li>4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. <b>Status: - Submitted</b></li><li>5. Approved service plans and estimates along with approval sanction letter from DTCP need to be submitted. <b>Status: - Not submitted</b></li><li>6. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. <b>Status: - Submitted</b></li></ol>



	<p>7. Copy of NOC for forest land diversion and power line shifting need to be provided. <b>Status: - Submitted</b></p> <p>8. Copy of NOC letter for tree cutting permission from DFO need to be provided. <b>Status: - Submitted</b></p> <p>9. Approvals/NOCs for water supply, roads, sewage disposal and storm water drainage services need to be provided. <b>Status: - Submitted</b></p> <p>10. Order of defreezing of plots from DTCP, Haryana need to be submitted. <b>Status: - Submitted</b></p> <p>11. REP-II needs to be provided. <b>Status: - Submitted</b></p> <p>12. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: - Not Applicable</b></p> <p>13. Draft copy of brochure for the project needs to be submitted. <b>Status: -The promoter has submitted that the same will be launch the project.</b></p> <p>14. Project report need to be submitted. <b>Status: - Submitted</b></p> <p>15. PERT Chart need to be provided. <b>Status: - Submitted</b></p> <p>16. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status: - Submitted</b></p> <p>17. Payment plans need to be provided. <b>Status: - Submitted</b></p> <p>18. Payment receipt need to be submitted. <b>Status: - Submitted</b></p> <p>19. The Legal documents i.e., BBA, conveyance deed, allotment letter and application form related to allottees are not submitted. <b>Status: - Submitted</b></p> <p>20. Details of inventory plot wise needs to be submitted. <b>Status: - Submitted</b></p> <p>21. Copy of annual report and financial statement for the financial year 2020-21 needs to be provided. <b>Status: - Submitted</b></p> <p>22. CA certificate for Expenditure to be incurred and incurred needs to be provided. <b>Status: - Submitted</b></p>
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		<p>23. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.  <b>Status: - Submitted</b></p> <p>24. CA certificate for non-default in payment of debt obligations is needs to be revised.  <b>Status: - Submitted</b></p> <p>25. COI and AOA needs to be provided.  <b>Status: - Submitted</b></p> <p>26. Loan sanction letter, disbursement and repayment schedule needs to be provided.  <b>Status: - Submitted</b></p> <p>27. Board resolution for operation of bank account needs to be revised.  <b>Status: - Submitted</b></p> <p>28. Copy of company GST certificate needs to be provided.  <b>Status: - Submitted</b></p> <p>29. Cash flow statement need to be provided.  <b>Status: - Submitted</b></p> <p>30. Any other cost in Miscellaneous cost needs to be provided along with supporting document.  <b>Status: - Submitted</b></p> <p>31. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted.  <b>Status: - Submitted</b></p> <p>32. KYC of project proponents needs to be provided.  <b>Status: - Submitted</b></p> <p>33. Quarterly schedule of estimated expenditure needs to be provided.  <b>Status: - Submitted</b></p> <p>34. Bank undertaking needs to be revised.  <b>Status: - Submitted</b></p> <p>35. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation &amp; Development) Act, 2016 not sign by the witness and not notarised by the notary public.  <b>Status: - Submitted</b></p>
18.	<b>Remarks</b>	<p>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).  <b>Status: -</b> The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>2. Corrections in online detailed project information needs to be done.</p>




		<p><b>Status:</b> - The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>3. Approved service plans and estimates along with approval sanction letter from DTCP need to be submitted.</p> <p><b>Status:</b> - The promoter may be directed to submit a guarantee amount of Rs. 25 Lacs on account of submission of approved service plans and estimates in the Authority within three months.</p>
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**Recommendation: -**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plans and estimates. The promoter may be directed to submit the approved service plans and estimates within three months from the date of grant of registration. The promoter may further be directed to submit the guarantee amount of Rs. 25 lacs each on account of submission of approved service plans and estimates in the Authority within stipulated time which shall be forfeited by the Authority in case of failure on the part of the promoter.

It is recommended that the Authority may consider for grant of registration.

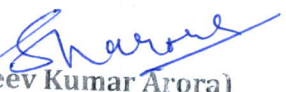
  
Asha  
Chartered Accountant


  
Prachi Singh  
Planning Executive


<b>Day and Date of hearing</b>	Monday and 02.01.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 02.01.2023  
Ms. Prachi Singh, Planning Executive briefed about the facts of the case.  
Sh. Anurag Srivastava is present on behalf of the promoter.  
Approved as proposed subject to condition that the promoter has submitted compliance of conditions of earlier registration for above project including QPR's and Annual Audited account statement u/s 4(2)(1)(d).

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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

