HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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-Submitted		
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**(Expired)**
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
2nd hearing on	08.05.2023
1st reply submitted on	08.05.2023
2nd reply submitted on	02.06.2023
3rd hearing on	05.06.2023
3rd reply submitted on	06.06.2023
4th hearing on	07.06.2023
5th hearing on	15.06.2023
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. **Proceeding 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 on20.04.2023. Matter to come up on 08.05.2023. **Proceeding dated 08.05.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava is present on behalf of the promoter and requests for three weeks' time to comply with the deficiencies. The mater to come up on 05.06.2023. **Proceedings date 05.06.2023** Matter is adjourned to 07.06.2023. **Proceedings date 07.06.2023** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on behalf of the promoter. The reply has been submitted yesterday i.e., on 06.06.2023. The same may be examined. The matter to come up on 19.06.2023.	
21.	**Present compliance status as on 19.06.2023 of deficient documents as observed on last hearing i.e., 07.06.2023.**	1. Correction in REP-V form needs to be provided. **Status: - Not provided** 2. Corrections in online DPI needs to be done. **Status: - Not Done** 3. Deficit fee Rs. 1,87,803/- **Status: - Not provided**

		4. Renewal of building plans (BR-III) need to be submitted. **Status: - Not provided** 5. Copy of board resolution for authorizing bank account operation needs to be provided. **Status: - 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. Renewal of building plans (BR-III) need to be submitted.

The AR of the promoter states that the deficit fee of Rs. 1,87,803/- has been deposited vide UTR YESB31672497107, dated 16.06.2023. Renewal of building plan of 72 plots (which had expired on 15.03.2023) is submitted today in the registry of the authority. OC for plot No. B-11 to B-15 has been obtained on 22.11.2022. The Authority may consider for approval of extension of registration.

(Asha)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 19.06.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Anurag Srivastava (Manager) and Sh. Vedant Batra (AR) are present on behalf of the promoter.

Approved as proposed.

Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA