Project Name- Signature Global Park-III Ext. (Phase-2)
Temp-ID- RERA-GRG-1597-2024

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-III Ext. (Phase-2)	
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-37D, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Signature Global Homes Pvt. Ltd. and Sternal Builder Pvt. Ltd.	
7.	Whether registration applied for whole/Phase	Phase	
8.	Status	Ongoing	
9.	Online Application ID	RERA-GRG-1597-2024	
10.	Temp ID-	RERA-GRG-922-2021	
11.	Project Completion Date as declared u/s 4(2)(L)(C)	30.06.2024	
12.	QPR Compliance (If applicable)	Not Submitted	
13.	4(2)(L)(D) Compliance (If applicable)	Not Submitted	
14.	Status of change of bank account	Not submitted	
15.	RC Compliances -	1. BR-III of Plot no. M1 and M2-Submitted delay by 5 months	
16.	4(2)(l)(C) compliance	N/A	
17.	Details of proceedings pending against the project	RERA-GRG-3673-2022- SCN for QPR compliance RERA-GRG-4351-2022 - SCN for RC compliance	
18.	Date of completion of project as per REP-II	30.06.2024	
19.	License no.	130 of 2019 dated 07.12.2019	Valid up to 06.12.2024

20.	Total licensed area	4.2625 Acres	Area to be registered	1.14 Acres
21.	RERA Registration Number	63 of 2021 dated 13.10.2021		31.06.2024
22.	Extension applied upto	30.06.2025		
23.	Fee Calculation	Residential-4613.4204*2.64*2.64*10=₹3,21,537/- Processing fee at the time of registration: - 12179.429*10= ₹1,21,794/- Extension Fee: - ₹1,60,768/- Processing fee at the time of extension: - 12179.429*10= ₹1,21,794/- Total fee:- ₹7,25,893/-		
24.	DD amount submitted at the time of registration	. ₹1,21,704/- 2. ₹3,21,297/- 3. ₹329/- Total=₹4,43,330/-		
25.	DD no. and date for registration	259528 dated 08.09.2021 2.259530 dated 08.09.2021 3.284217554036 dated 11.10.2021		
26.	Name of the bank issuing	Yes Bank		
27.	RTGS Amount submitted for extension	1. ₹1,60,666/- 2. ₹1,21,717/- Total=₹2,82,383/-		
28.	RTGS no. and date for extension	1. STCB210324918820 dated 21.03.2024 2.STCB210324919072 dated 21.03.2024		
29.	Name of the bank issuing	SBM Bank		
30.	Total fee paid	₹7,25,713 /-		
31.	Deficient amount	₹ 180/-		
32.	Statutory approvals either applied for or obtained prior to registration			

S.No.	Particulars	Date of approval	Validity up to
i)	License	07.12.2019	06.12.2024
iii)	Building plan Approval	11.10.2021	10.10.2023 (Expired)
iv)	Environmental Clearance	06.10.2020	07.10.2030
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	26.03.2024
	1st hearing on	22.04.2024.
	1st deficiency notice sent on	22.04.2024
	Case History: An application regarding extension of registration of Residential independent floors namely "Signature Global Park-III Ext. (Phase-2)" situated at Sector-37D, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt. Ltd. was submitted on 26.03.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no130 of 2019 dated 07.12.2019 was granted by DTCP for development of DDJAY plotted colony measuring an area of 4.2625 acres in Sector 37D, in favor of M/s Signature Global Homes Pvt. Ltd. and Sternal Builder Pvt. Ltd. in collaboration with M/s Signature Global Homes Pvt. Ltd. The Authority granted registration certificate bearing no.63 of 2021 dated 13.10.2021 and valid up to 31.06.2024 to M/s Signature Global Homes Pvt. Ltd. for the development of residential floors over an area 1.14 acres. **Proceedings dated: 22.04.2024** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Vedant (AR) is present on behalf of the promoter. Deficiency notice to be dispatched. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter to come up on 20.05.2024.	
21.	**Present compliance status as on 20.05.2024 deficiency conveyed vide notice dated 22.04.2024**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹180/- need to be submitted. 4. Copy of renewed building plans (BR-III) for residential area need to be provided. 5. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., tower no., carpet area, date of booking, average rate, and total consideration needs to be provided. 6. Details of unsold flats/shops need to be provided. 7. Project report need to be submitted. 8. Site photographs for the physical status of construction need to be provided.

		9. PERT Chart specifying date of completion needs to be provided. 10. Reasons for delay of the project needs to be mentioned along with supporting documents. 11. Copy of DD submitted at the time of registration needs to be provided. 12. REP II needs to be provided. 13. Updated GST Certificate needs to be submitted, directors details are mismatched. 14. Address details of director Devender Agarwal & Ravi Aggarwal in project proponent needs to be revised. 15. KYC of directors (Bharti Aggarwal, Kundan Mal Aggarwal, Garvit Aggarwal) needs to be submitted. 16. DPI needs to be revise as details of EDC & IDC are not described in DPI. 17. Cost of the land needs to be clarified according to the area applied for the registration. 18. Details of pending litigation as mentioned in Independent Auditors Report for the FY 2022-23 needs to be submitted. 19. Details of fund advanced or loaned as mentioned in Independent Auditors Report for the FY 2022-23 needs to be submitted. 20. CA certificate for Expenditure incurred and to be incurred needs to be submitted. 21. Bank Undertaking needs to be revised as Employee Code is not mentioned. 22. Cash Flow Statement needs to be revised as total amount of fund needs to be revise. 23. CA certificate for Net worth of promoter needs to be provided. 24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be provided. 25. Original copy of Financial and inventory details certified by CA needs to be provided. 26. Challan copy of paid IDC, EDC needs to be provided. 27. Non-Encumbrance certificate needs to be submitted. 28. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 29. CA certificate for details in REP-1 needs to be submitted.

		30. CHG form needs to be submitted.
22.	Remarks	No reply is submitted by the promoter.

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 20.05.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 20.05.2024
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.
Sh. Sanjay Varshney (Director), Sh. Vedant (AR) are present on behalf of the promoter.
The promoter has submitted a reply dated 16.05.2024 in the Authority which needs to be scrutinized by the office.
The matter to come up on 10.06.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA