Project Name- Signature Global Park-III (Phase-2)
Temp-ID- RERA-GRG-1664-2024

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 (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-36, Sohna, Gurugram		
5.	**Legal capacity to act as a promoter**	License Holder		
6.	**Name of the license holder**	M/s Signature Global Homes Pvt. Ltd.		
7.	**Whether registration applied for whole/Phase**	Phase		
8.	**Status**	Ongoing		
9.	**Online Application ID**	RERA-GRG-1664-2024		
10.	**Temp ID-**	RERA-GRG-862-2021		
11.	**Project Completion Date as declared u/s 4(2)(L)(C)**	31.08.2024		
12.	**QPR Compliance (If applicable)**	Submitted		
13.	**4(2)(L)(D) Compliance (If applicable)**	Submitted		
14.	**Status of change of bank account**	N/A		
15.	**RC Compliances**	N/A		
16.	**4(2)(l)(C) compliance**	N/A		
17.	**Details of proceedings pending against the project**	RERA-GRG-3674-2022- SCN for QPR compliance		
18.	**Date of completion of project as per REP-II**	31.08.2024		
19.	**License no.**	40 of 2019 dated 01.03.2019		Valid up to 29.02.2024
20.	**Total licensed area**	6.29375 Acres	**Area to be registered**	1.55375Acres

21.	**RERA Registration Number**	64 of 2021 dated 13.10.2021	31.08.2024
22.	**Extension applied upto**	30.08.2025	
23.	**Fee Calculation**	Residential-16666.58*2.64*2.64*10=₹4,39,998/- Processing fee at the time of registration: - 16666.58*10= ₹1,66,666/- Extension Fee: - ₹2,19,999/- Processing fee at the time of extension: - 16666.58*10= ₹1,66,666/- Total fee:- ₹9,93,329/-	
24.	**DD amount submitted at the time of registration**	1. ₹4,38,963/- 2. ₹1,66,274/- Total=₹6,05,237/-	
25.	**DD no. and date for registration**	259529 dated 08.09.2021 259527 dated 08.09.2021	
26.	**Name of the bank issuing**	Yes Bank	
27.	**RTGS Amount submitted for extension**	1. 1. ₹1,90,151/- 2. ₹1,44,054/- Total= ₹3,34,205/-	
28.	**RTGS no. and date for extension**	1. YESIG41490124434 dated 28.05.2024 2. YESIG41490124435 dated 28.05.2024	
29.	**Name of the bank issuing**	Yes Bank	
30.	**Total fee paid**	₹9,39,442 /-	
31.	**Deficient amount**	₹ 53,887/-	
32.	**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**(Expired)**
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	29.05.2024
	1st hearing on	24.06.2024(Adjourned)

	1st deficiency notice sent on	03.07.2024
	2nd hearing on	08.07.2024(Adjourned)
	3rd hearing on	22.07.2024(Adjourned)
	Case History: An application regarding extension of registration of Residential independent floors namely "Signature Global Park-III (Phase-2)" situated at Sector-36,Sohna, Gurugram, Haryana being developed by M/s Signature Global Homes Pvt. Ltd. was submitted on 29.05.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no.40 of 2019 dated 01.03.2019 was granted by DTCP for development of DDJAY plotted colony measuring an area of 6.29375 acres in Sector 36,Sohna, Gurguram in favor of M/s Signature Global Homes Pvt. Ltd. The Authority granted registration certificate bearing no.64 of 2021 dated 13.10.2021 and valid up to 31.08.2024 to M/s Signature Global Homes Pvt. Ltd. for the development of residential floors over an area 1.55375 acres. **Proceedings dated: 24.06.2024** The matter is adjourned to 08.07.2024 **Proceedings dated: 08.07.2024** The matter is adjourned to 22.07.2024 **Proceedings dated: 22.07.2024** The matter is adjourned to 12.08.2024	
21.	**Present compliance status as on 12.08.2024 deficiency conveyed vide notice dated 03.07.2024**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹53,887/- need to be submitted. 4. Copy of renewed license need to be submitted. 5. Copy of renewed building plans (BR-III) for residential area need to be provided. 6. 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. 7. Details of unsold flats/shops need to be provided. 8. Project report need to be submitted. 9. Site photographs for the physical status of construction need to be provided. 10. PERT Chart specifying date of completion needs to be provided.

		11. Reasons for delay of the project needs to be mentioned along with supporting documents. 12. Copy of DD submitted at the time of registration needs to be provided. 13. REP II needs to be provided. 14. EDC & IDC not mentioned in DPI whereas same is reflected in CA certificate amounting Rs 249.83 lakhs & Rs 38.84 lakhs attached with QPR of March 2024. Clarification/Reasons needs to be submitted for above variances. 15. Details of interest to financial institution mentioned in DPI amounting Rs 966.01 lakhs needs to be submitted and reasons/clarification needs to be submit for amount mentioned under financial resources of the project mentioned in DPI is zero. 16. As per REP-1 (A-H) IDW cost mentioned but same is not reflected in DPI part D. DPI needs to be revised. 17. Project Cost as per DPI & Project Report is Rs 9292.46 lakhs, Online REP-1 (A-H)/QPR of Mar 2024/CA certificate is Rs 8,208.76 lakhs. Justification is required for such differences. 18. As per land title search report, land is not free from encumbrances as there is a charge of Kotak Mahindra Investment Ltd. Loan sanction agreement along NOC from the lender needs to be submitted. 19. Bank Undertaking needs to be revise as employee id not mentioned and Bank is not accepting any the liability based on bank undertaking. 20. Quarterly net cash flow statement needs to be revised. 21. Statement of quarterly source of funds needs to be submitted. 22. CA Certificate for expenditure incurred & to be incurred needs to be submitted. 23. CA Certificate for financial and inventory details of the project needs to be submitted. 24. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project needs to be submitted. 25. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2) (l) (D) needs to be submitted.

		26. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2) (l) (D) needs to be submitted.
22.	**Remarks**	No reply is submitted by the promoter.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

Day and Date of hearing	Monday and 12.08.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 12.08.2024.
Ms. Prachi Singh, Planning Executive briefed about the facts of the project.
Sh. Vedant Batra (AR) is present on behalf of the promoter.
The AR of the promoter requests for 4 weeks' time for submission of revalidated building plan.
The matter to come up on 16.09.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA