



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM**

हरियाणा भूगुरुग्राम प्राधिकरण विनियामक संपदा-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह सिविल लाईस गुरुग्राम हरियाणा

Promoter Name: M/s Signature Global(India) Ltd.
Project Name: Signature Global Proxima 1 Extn.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 4

S.No	Particulars	Details
1.	Name of the project	Signature Global Proxima 1 Extn.
2.	Name of the promotor	M/s Signature Global (India) Ltd.
3.	Nature of the project	Affordable Group Housing colony.
4.	Location of the project	Sector-89, Gurugram.
5.	Legal capacity to act as a promoter	License holder.
6.	Name of the license holder	Signature Global (India) Ltd. (Transfer of license from Ramaprastha Estate Pvt. Ltd , Ramaprastha sare land holding company one pvt. Ltd and Ramaprastha Buildwell Pvt. Ltd. to Signature Global (India) Ltd. dated 11.03.2020)
7.	Name of the Collaborator	N/A
8.	Whether registration applied for whole	Whole.
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1628-2024
11.	Date of completion of project as per REP-II/4(2)(I)(c)	29.06.2025
12.	QPR Compliance (If applicable)	Submitted - June 20 to Dec 23. Pending - March 24.
13.	4(2)(I)(d) Compliance (If applicable)	Submitted - For financial year - 2019-20, 2021-22, 2022-23. Pending - 2020-21.
14.	4(2)(I)(c) compliance	N/A
15.	Status of change of bank accounts	Changed with the permission of Authority dated 31.08.2021.
16.	Compliance of RC Conditions of RC no 77 of 2019	1. Environmental Clearance - Submitted on time (24.12.2019). 2. Fire Scheme approval - Submitted not on time (Delay of 107 days) 3. Approved Service plans and estimates - Submitted not on time (Delay of 361 days) 4. Final approval of license - On time (11.03.2020).
17.	Details of proceedings pending against the project	1. RERA-GRG 4016-2022. Compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. Status- Submitted for financial year - 2019-20, , 2021-22, 2022-23. Pending - 2020-21. 2. RERA-GRG 3362-2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईस, गुरुग्राम, हरियाणा

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament
भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



HARERA
GURUGRAM

Promoter Name
Project Name

M/s Signature Global (India) Ltd.
Signature Global Proxima 1
Extn.

		Show cause notice for non-submission of quarterly progress report. Status - Submitted the QPR up to Dec 23, Pending - March 24. 3. RERA-GRG 4448-2022 Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016. Status - Pending.	
18.	License no.	89 of 2019 dated 02.08.2019 02 of 2022 dated 06.01.2022	Valid up to 01.08.2024 Valid up to 05.01.2027
19.	Total licensed area	5.4437 Acres	Area to be registered 0.4437 Acres
20.	RC No	77 of 2019 dated 31.12.2019 valid up to 31.12.2023 + 6 months Covid = (30.06.2024)	
21.	Fee Details		
	Registration fee	Residential 49,954.711 x 2.37 x 10 =Rs. 11,83,927/- Commercial 1782.323 x 1.87 x 20 =Rs. 66,659/- Total = Rs.12,50,586 /-	
	Late fee	N/A	
	Processing fee	51,737.034 x 10 =Rs. 5,17,370/-	
	Total fee	Rs. 17,67,956/-	
	DD amount submitted at the time of previous registration	1. 11,50,000/- 2. 4,80,000/- Total = 16,30,000/-	
	DD no. and date	1. 121507 dated 14.11.2019. 121506 dated 14.11.2019.	
	Name of the bank issuing	Yes Bank	
	Processing fees considered at that time which is to be forfeited now	Rs. 4,75,506/- (47,550.488 x 10)	
	Amount to be considered now after forfeiting processing fees	16,30,000 - 4,75,506 = Rs. 11,54,494/-	
	Online transactions amount submitted at the time of amendment.	1. Rs. 1,02,904/- 2. Rs. 5,22,136/- Total - Rs. 6,25,040/-	
	Online transactions details	3. YESIG41210095927 dated 30.04.2024. YESBR12024043000008863 dated 30.04.2024.	
	Amount to be considered now	17,67,956 - 11,54,494 - 6,25,040 = - 11,578 /-	
	Deficient amount	RS. 11,578 /-(Submitted vide YESIG41410052620 DATED 20.05.2024)	
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Date of approval Validity up to



i)	License Approval	89 of 2019 dated 02.08.2019	01.08.2024
		02 of 2022 dated 06.01.2022	05.01.2027
ii)	Zoning Plan Approval	DTCP 8113 dated 10.01.2022	
iii)	Building plan Approval	ZP-1351/PA(DK)/2024/11842 dated 10.04.2024.	09.04.2029
iv)	Environmental Clearance	SEIAA/HR/2021/456 dated 24.11.2021	23.12.2026
v)	Airport height clearance	06.09.2019	
vi)	Revised Fire scheme approval	31.05.2024	30.05.2029
vii)	Revised Service plan and estimate approval	Applied on 08.05.2024	
viii)	Revised Electricity load availability connection	08.05.2024	
23.	File Status	Date	
	Project received on	01.05.2024	
	First notice sent on	22.05.2024	
	First hearing on	27.05.2024	
	First reply submitted on	28.05.2024	
	Second reply submitted on	20.06.2024	
	Second hearing on	24.06.2024	
	Third reply submitted on	27.06.2024	
24.	<p>Case History: An application for amendment of registration of affordable group housing colony namely "Signature Global Proxima 1 EXTN." situated at Sector-89, Gurugram, Haryana being developed by M/s Signature Global (India)Ltd. was submitted on 01.05.2024 under section 4 of Real Estate (Regulation and Development), Act 2016. The project namely "Signature Global Proxima-1" located at sector 89 having license no 89 of 2019 dated 02.08.2019 valid up to 01.08.2024 for an area admeasuring 5 acres was registered with the Authority vide RC no 77 of 2019 dated 31.12.2019 valid up to 30.06.2024(including 6 months Covid Extension). The DTCP has grant an additional license i.e., 02 of 2022 dated 06.01.2022 valid up to 05.01.2027 in favour of M/s Signature Global (India) Pvt. Ltd. on the land admeasuring 0.4437 acres in addition to license no 89 of 2019 dated 02.08.2019. The area under the license no 02 of 2022 dated 06.01.2022 falls under the 220 KV HT line and the FAR comes under this license has been utilized falling under the licensed area of 89 of 2019 dated 02.08.2019. Further, the promoter has submitted the written consent of 488 allottees out of 726 which is more than 2/3rd of total number of allottees. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 22.05.2024. Proceedings dated 27.05.2024.</p>		



	<p>Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about the facts of the project. The matter is adjourned and to come up on 24.06.2024.</p> <p>Proceedings dated 24.06.2024 Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Vedant Batra (CS), Sh. Sanjay Varshney (AR) and Sh. Sudhir Chaudhary (AR) are present on behalf of the promoter. The public notice for 10 days inviting objections regarding the consent of 2/3rd allottees submitted by the promoter with respect to the revision in layout plan to be issued in at least two prominent newspapers of local circulation (one English and one Hindi). The matter to come up on 08.07.2024.</p> <p>The promoter has submitted a copies of public notice published in three newspapers i.e., The Morning Standard, The pioneer and Hari Bhoomi dated 26.06.2024 in the authority.</p>	
<p>25.</p>	<p>Present compliance status as on 08.07.2024 of deficient documents as observed during hearing dated 24.06.2024</p>	<ol style="list-style-type: none"> 1. Deficit fees of Rs. 11,578/- needs to be submitted. Status:- Submitted 2. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each. Status:- Not Submitted 3. Corrections in online detailed project information need to be done. Status:- Not Submitted 4. Copy of approved fire scheme needs to be submitted. Status: - Submitted 5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status: - Applied on 08.05.2024. Receipt enclosed 6. Mutation, Jamabandi and Akshjra for whole area certified on latest dates needs to be submitted. Status:- Submitted 7. Electrical load needs to be submitted. Status:- Submitted 8. Information to revenue departments needs to be submitted. Status:- Submitted 9. Airport Height Clearance needs to be submitted. Status:- Submitted 10. Approval NOCs from the various agencies for connecting external services like road access permission needs to be submitted. Status:- Submitted 11. Draft allotment letter needs to be submitted. Status:- Submitted 12. Draft conveyance deed needs to be submitted. Status:- Submitted 13. Draft BBA needs to be submitted. Status:- Submitted



		<p>14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted. Status:- Submitted</p> <p>15. PERT chart needs to be submitted. Status: Submitted</p> <p>16. Draft brochure needs to be submitted.</p> <p>17. REP-II needs to be submitted. Status: Submitted</p> <p>18. Project report needs to be submitted. Status: Submitted</p> <p>19. CHG-1 forms need to be submitted. Status: Submitted</p> <p>20. Interest to financial institutions 1593.98 lakhs mentioned in DPI Part D whereas loan from financial institutions mentioned in DPI is zero. Details need to be submitted. Status: Submitted.</p> <p>21. Details of Equity mentioned in DPI Part D amounting 1809 lakhs need to be submitted. Status: Submitted</p> <p>22. Loan from IndusInd Bank amounting 4420 lakh and 6000 lakhs secured on project land. Land sanction agreement and NOC needs to be submitted. Status: Loan sanction letter submitted which states that loan is on another project namely Proxima-2.</p> <p>23. Statement needs to be revised for Net cash flow statement. Status: Submitted.</p> <p>24. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>25. Challan copy and Schedule of EDC needs to be submitted. Status: Submitted.</p> <p>26. Board resolution for specifying same to be 70% collection account as per RERA rules needs to be revised as account title should be in name of Project name. Status: Submitted</p> <p>27. As per DPI cost of land is 3710.62 lakh whereas per supporting documents cost of land is 3187.90 lakh Clarification required. Status: Submitted.</p>
26.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded mentioned above need to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information need to be done.</p>

3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.

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 correction in DPI, REP-1(A to H) and revised service plan and estimates.
It is recommended that the Authority may consider the grant of registration subject to the submission of approval of revised service plans and estimates within 3 months from the issuance of registration certificate.

Ashish Dubey

(Ashish Dubey)
Chartered Accountant

Prachi Singh

(Prachi Singh)
Planning Executive

Day and Date of hearing Monday and 08.07.2024

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.07.2024

Ms. Prachi Singh, Planning Executive briefed about to the facts of the project. Sh. Sanjay Kumar Varshney (ED), Sh. Harshit Batra (Advocate) and Sh. Ravinder (AR) are present on behalf of the promoter.

The DTCP has issued the revised building plans after obtaining the consent of 2/3rd allottees as per policy dated 24.04.2023. The copy of consents is also submitted by the promoter in the authority.

In pursuance to the same, a public notice was issued by the authority on 26.06.2024 with respect to the revision in building plans against which no objections has been received in the authority till 04.07.2024.

The AR of the promoter states that the required BG for approval of Service Plans and Estimates has been submitted to DTCP, Haryana and copy of same is being submitted in the authority. Further, the promoter states that they will submit the approval of revised service plans and estimates within 3 months from the issuance of registration certificate.

Approved as proposed.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sargwan
(Ashok Sargwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA