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

Signature Global Park IV (2)
M/s Signature Global Homes Pvt. Ltd.

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Signature Global Park IV (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		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Signature Global Homes Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	RERA Registration No.	47 of 2022 dated 06.06.2022		
9.	Validity of Registration Certificate	Valid From 06.06.2022	Valid Up to 30.09.2024	
10.	Date of receipt of application for extension	27.06.2024		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.09.2025		
13.	Online extension ID	RERA-GRG-PROJ-1683-2024		
14.	Registration Temp ID	RERA-GRG-PROJ-1064-2022		
15.	QPR status	All QPR's Submitted except July – September 2024		
16.	4(2)(l)(D) reports status	for FY 2022- 2023 and FY 2023- 2024 Submitted		
17.	Other conditions of RC	No conditions		
18.	4(2)(l)(C) compliance	Applied u/s 6		
19.	Status of change of bank account	Not applicable		
20.	Details of proceedings pending against the project	Not applicable		
21.	License no.	117 of 2019 dated 12.09.2019	valid upto 11.09.2024	
22.	Total licensed area	15 acres	**Area for extension of registration**	3.938 acres
23.	Total no. of units	548 (S+4) units on 137 plots		
24.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	117 of 2019 dated 12.09.2019	11.09.2024
ii)	Layout Plan Approval	14.02.2020	
iii)	Zoning Plan Approval	Not applicable	
iv)	Building plan Approval	Not Submitted	Expired (Applied for renewal on 02.05.2024)
v)	Environmental Clearance	SEIAA/HR/2020/236	02.06.2030

	vii)	Fire scheme approval	Not applicable
	viii)	Service plans and estimates approval	LC-4084/ Asstt(AK)/ 2020/ 13938 dated 11.08.2020
25.	Reasons for delay		Construction activities ban due air pollution given be NGT
26.	Fee details		
	Registration fee		₹ 11,10,712/-
	Late Fee		N/A
	Processing fee		₹ 4,20,724/-
	Total fee		₹ 15,31,436/-
	Extension Fee (Half of Registration fee)		11,10,712/2= ₹ 5,55,356/-
	Processing fee		3.9380 x 4046.8 x 2.64 x 10= ₹ 4,20,725/-
	Late fee		N/A
	Total fee		₹ 9,76,081/-
	Total fee (Registration + Extension)		₹ 25,07,517/-
27.	DD amount submitted at the time of registration		₹11,10,727/- ₹4,20,730/-
	DD no. and date for registration		52022050991913955 dated 09.05.2022 52022050991913549 dated 09.05.2022
	Name of the bank issuing		Yes Bank
	DD Amount submitted for extension		₹ 5,55,364/- ₹ 4,20,730/-
	DD/RTGS no. and date for extension		PIGIN03097A02319 dated 25.06.2024 PIGIN03097A02320 dated 25.06.2024
	Name of the bank issuing		Yes Bank
	Total fee paid		₹ 25,07,551/-
	Deficient amount		N/A
28.	File Status		Date
	File received on		27.06.2024
	First notice Sent on		01.08.2024
	1st hearing on		22.07.2024
	2nd hearing on		12.08.2024
	3rd hearing on		16.09.2024
	4th hearing on		21.10.2024

25. **Case History: -**

The Promoter M/s Signature Global Homes Pvt. Ltd. applied for the extension of registration of real estate project namely "Signature Global Park IV 2" located at Sector-36, Sohna, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 74280 dated 27.06.2024 and EPIN-108. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1683-2024. The total project area for the extension of registration is 3.938 acres part of vide license no – 117 of 2019 dated 12.09.2019 valid upto 11.09.2024.

Accordingly, in this case the file has been scrutinized for extension of registration under section 6 of already registered area and the fees has been calculated for the extension of the registration of the project area which was registered vide RC no. 47 of 2022 dated 06.06.2022 valid upto 30.09.2024.

	The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/108 dated 01.08.2024 was issued to the promoter with an opportunity of being heard on 12.08.2024. **On 22.07.2024,** The matter is adjourned and to come up on 12.08.2024. **On 12.08.2024,** The matter is adjourned and to come up on 16.09.2024. **On 16.09.2024,** The matter is adjourned and to come up on 21.10.2024.	
26.	**Present compliance status as on 16.09.2024 of deficit documents as conveyed on last date of hearing i.e. 21.10.2024.**	1. Correction in REP-V form needs to be submitted along with the requisite documents. **Status: Status: Submitted, but the supporting documents needs to be provided.** 2. Corrections in online DPI needs to be done. **Status: Submitted, but corrections need to be done.** 3. Original registration certificate needs to be submitted. **Status: Duplicate copy of RC submitted.** 4. Copy of revalidated building plan (BR-III) needs to be submitted. **Status: Not submitted** 5. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted, but needs to be revised as per corrections marked.** 6. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Submitted** 7. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. **Status: Not submitted** 8. Land title search report, six months prior to the date of application needs to be submitted. **Status: Submitted, but not prior to the six months to the date of application. Also, the bar enrollment of the advocate is not mentioned.** 9. HUDA construction water approval/NOC from concerned agency needs to be submitted. **Status: Not Submitted** 10. Undertaking related to Natural conservation zone NOC, Tree cutting permission NOC, Powerline shifting NOC needs to be submitted. **Status: Submitted.** 11. Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted**

		12. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted** 13. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted** 14. Status of development/ construction works, along with the timeline for their completion, needs to be submitted. **Status: The PERT chart for the same has been submitted** 15. Copy of draft application form, allotment Letter, BBA need to be submitted. **Status: Not Submitted.** 16. Copy of executed allottees related documents needs to be submitted. **Status: Submitted** 17. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Construction activities ban due air pollution given be NGT.** 18. Copy of DD submitted at the time of registration needs to be submitted. **Status: Submitted** 19. Cost of land amounting Rs 3916.36 lakhs needs to be clarified according to area applied 3.9380 acres for registration. **Status: Not Submitted** 20. Financial Resources mentioned in DPI need to be revised. **Status: Revised DPI Submitted** 21. Project Cost as per DPI & Project Report is Rs 26868.85 lakhs, QPR of Mar 2024/CA certificate is Rs 24,472.77 lakhs. Justification is required for such differences. **Status: Not Submitted** 22. As per audited financial statement of the financial year 2022-23, there is term loan from Standard Chartered Capital Limited amounting Rs 7000 lakhs, loan sanction agreement is required as project land of Signature Global Park 4 & 5 is mortgage to them. **Status: Facility Agreement submitted, Repayment schedule and NOC needs to be submitted** 23. Final Approval for change in bank needs to be submitted. As per board resolution bank account was open in Standard Chartered Bank whereas per Registration Certificate bank account is in Yes Bank. **Status: Not Submitted** 24. Bank Undertaking needs to be submitted. **Status: Needs to be revised as project name is missing.** 25. CA Certificate for financial and inventory details of the project needs to be submitted.

		Status: Submitted 26. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted** 27. Statement of quarterly source of funds and statement of quarterly net cash flow needs to be revised. **Status: Submitted** 28. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Not Submitted** 29. Clarification/Reasons needs to be submitted as EDC & IDC not mentioned in DPI along with challan & schedule of payment of EDC & IDC. **Status: Promoter states that EDC & IDC is mentioned in other cost in DPI.** 30. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Promoter states that EDC is fully paid before migration of license.**
	Remarks	1. Correction in REP-V form needs to be submitted along with the requisite documents. 2. Corrections in online DPI needs to be done. 3. Original registration certificate needs to be submitted 4. Copy of revalidated building plan (BR-III) needs to be submitted. 5. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be submitted. 6. Information to revenue department needs to be submitted six months prior to the date of application needs to be submitted. 7. Land title search report, six months prior to the date of application needs to be submitted. 8. HUDA construction water approval/NOC from concerned agency needs to be submitted. 9. Copy of draft application form, allotment Letter, BBA need to be submitted. 10. Cost of land amounting Rs 3916.36 lakhs needs to be clarified according to area applied 3.9380 acres for registration. 11. Project Cost as per DPI & Project Report is Rs 26868.85 lakhs, QPR of Mar 2024/CA certificate is Rs 24,472.77 lakhs. Justification is required for such differences. 12. As per audited financial statement of the financial year 2022-23, there is term loan from Standard Chartered Capital Limited amounting Rs 7000 lakhs, loan sanction agreement is required as project land of Signature Global Park 4 & 5 is mortgage to them.

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(Ashish Dubey)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 21.10.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.10.2024.
Ms. Deepika, Planning Executive and Sh. Ashish, Chartered Accountant briefed about the facts of the project.
Sh. is present on behalf of the promoter.
The promoter stated that OC in respect of 137 plots will be submitted today. Further, the promoter seeks two weeks' time to submit other deficit documents.
The matter to come up on 04.11.2024.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA