Signature Global Park 1(1)
RERA-GRG-1705-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	Signature Global Park 1(1)		
2.	**Name of the promoter**	M/s Signature Global Homes Pvt. Ltd.		
3.	**Nature of the project**	Residential Floors		
4.	**Location of the project**	Sector- 36, 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.**	62 of 2021		
9.	**Validity of Registration Certificate**	Valid From 11.10.2021	Valid up to 31.10.2024	
10.	**Date of receipt of application for extension**	23.07.2024		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	30.10.2025		
13.	**Online extension ID**	RERA-GRG-1705-2024		
14.	**Registration Temp ID**	RERA-GRG-921-2021		
15.	**QPR status**	Submitted		
16.	**4(2)(l)(D) reports status**	Submitted		
17.	**Compliance of RC conditions**	1. Approved BR-III of Commercial area i.e., 0.197 acres within 3 months - Submitted. 2. Environment Clearance within 3 months - Submitted. 3. Fire Scheme approval of Commercial area within 3 months – Submitted. 4. Service plan and estimates within 3 months - Submitted.		
18.	**4(2)(l)(C) compliance**	Applied for extension on 23.06.2024.		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-3672-2022 - SCN for QPR compliance		
21.	**License no.**	18 of 2021 dated 16.04.2021	Valid up to 15.04.2026	
22.	**Total licensed area**	5 Acres	**Area for extension of registration**	3.91 Acres

23.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	18 of 2021 dated 16.04.2021	15.04.2026
	ii)	**Zoning Plan Approval**	7809 dated 02.07.2021 (Residential) 7810 dated 02.07.2021 (Commercial)	-

	iv)	Building Plan Approval	Memo no. 4178 dated 09.09.2021	08.09.2023 (Revalidated upto 01.12.2024 for 12 plots vide email dated 02.12.2022 and Revalidated upto 13.12.2024 for 19 plots vide email dated 14.12.2024)
	v)	Environmental Clearance	EC21B038HR160253 dated 07.12.2021	06.12.2031
	vi)	Airport height clearance	N/A	N/A
	vii)	Fire scheme approval	FS/2021/107 dated 19.10.2021 (For commercial)	
	viii)	Service plans and estimates approval	LC-3855/JE(DS)/2023/4420 dated 13.02.2023.	
24.	Reasons for delay		Provided	
25.	Fee details			
	Registration fee		Residential- 11,483.54064 * 2.64 * 10 = Rs 3,03,165/- Commercial – 1195.604*1.5*20 = Rs 35,868/- Total = Rs 3,39,033/-	
	Processing fee		12,679.144 * 10 = Rs 1,26,791/-	
	Late Fee		N/A	
	Extension Fee (Half of Registration fee)		Rs 1,69,516/-	
	Processing fee		12,679.144 * 10 = Rs 1,26,791/-	
	Late fee		N/A	
	Total fee		Rs 7,62,131/-	
26.	DD amount submitted at the time of registration		Rs 3,39,046/- Rs 1,14,840/- Rs 11,957/-	
	DD no. and date for registration		259518 dated 27.08.2020 259519 dated 27.08.2021 256213640280 dated 13.09.2021	
	Name of the bank issuing		YES Bank	
	DD/RTGS Amount submitted for extension		Rs 1,69,523/- Rs 1,26,797/-	
	DD/RTGS no. and date for extension		PIGIN03097A02512 dated 19.07.2024 PIGIN03097A02513 dated 19.07.2024	
	Name of the bank issuing			

	Deficient amount	**NIL**
27.	**File Status**	**Date**
	File received on	23.07.2024
	First hearing on	12.08.2024
	Notice Sent on	27.08.2024
	First hearing on	16.09.2024
	Second hearing on	21.10.2024
	Third hearing on	18.11.2024
30.	**Case History: -** The Promoter M/s Signature Global Homes Pvt. Ltd. who is a license Holder applied for the extension of registration of real estate project namely "Signature Global Park 1(1)" located at Sector-36, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 75815 dated 23.07.2024 and EPIN-115. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-921-2021 and online generated for project extension temp id RERA-GRG-1705-2024. The total licensed area is 5 acres and project area for the extension of registration is 3.91 acres vide license no – 18 of 2021 dated 16.04.2021. The date of hearing is fixed for 12.08.2024. **On 12.08.2024**, the matter was adjourned and fixed for 16.09.2024. The application for extension of registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/115 dated 27.08.2024 was issued to the promoter with an opportunity of being heard on 16.09.2024. **On 16.09.2024**, the matter was adjourned and fixed for 21.10.2024. **On 21.10.2024**, the matter was adjourned and fixed for 18.11.2024. The promoter has submitted a reply on 16.10.2024 and 08.11.2024 which were scrutinized and the status of the documents is mentioned below.	
31.	**Present compliance status as on 18.11.2024 of deficient documents as conveyed through notice dated 27.08.2024.**	1. Original RC needs to be submitted. Status: Not Submitted. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Copy of revalidated building plans (BR-III) need to be submitted. **Status: Submitted.** 4. Latest title search report needs to be submitted. Status: Submitted but not on the latest date. 5. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted.** 6. List of unsold units needs to be submitted. Status: Not Submitted.

		7. Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. **Status: Submitted.** 8. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 9. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 10. Copy of draft Application form need to be submitted. Status: Submitted but needs to be revised. 11. Copy of draft Allotment Letter need to be submitted. Status: Submitted but needs to be revised. 12. Copy of draft BBA need to be submitted. Status: Submitted but needs to be revised. 13. Copy of draft Conveyance deed needs to be submitted. Status: Submitted but needs to be revised. 14. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 15. Cost of land amounting Rs 1740.88 lakhs needs to be clarified according to area applied 3.91 acres for registration. **Status: Submitted.** 16. DPI needs to be revised as: IDW Cost not mentioned in DPI whereas same is shown in REP 1(A-H) & CA certificate uploaded with QPR. Financial resources mentioned in DPI need to be revised. **Status: IDW cost needs to be clarified as it is mentioned in REP 1 (A-H) amounts to Rs 436.58 lakhs whereas per QPR it is Rs 472.90 lakhs but as per DPI it is zero. In reply, the promoter states that cost of IDW was already taken in plots registration for the mentioned project, therefore no requirement to mention cost of IDW in DPI for this project.** 17. Details of interest to financial institution mentioned in DPI amounting Rs 562.87 lakhs needs to be submitted along with loan sanction agreement & NOC from lender. And latest land title search report needs to be submitted. **Status: Promoter states that interest amount of Rs 562.87 was paid to financial institution and said loan has been repaid. Further, the promoter states that new charge is created on project land.** 18. Board Resolution and Approval for change in bank account needs to be submitted as Bank Account mentioned in Registration Certificate No. 62 of 2021 are Master A/c is 20052021001867, RERA A/c 20052021001874 and Free A/c is

		20052021001881 whereas per Bank Undertaking Master A/c is 53105107527, RERA A/c is 53105107535 and Free A/c is 53105107543. **Status: Board resolution and in principal approval dated 27.08.2024 for change in bank accounts of the project submitted.** 19. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Submitted.** 20. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted.** 21. REP-II and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 22. As per CA Certificate uploaded with QPR, EDC & IDC amounting Rs 307.73 lakhs & 48.06 lakhs. EDC & IDC challans & schedule needs to be submitted along with 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 has paid 100% EDC under Samadhan Se Vikas Scheme.** 23. CA certificate for non-default in payment of debts and liabilities as on latest date in original needs to be submitted. **Status: Submitted.** 24. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status: Promoter states that Non-Encumbrance Certificate does not require for the project as there is charge created on project land.**
	Remarks	1. Original RC needs to be submitted. 2. Online DPI needs to be revised. 3. Latest title search report needs to be submitted. 4. List of unsold units needs to be submitted. 5. Copy of draft Application form need to be revised. 6. Copy of draft Allotment Letter need to be revised. 7. Copy of draft BBA need to be revised. 8. Copy of draft Conveyance deed needs to be revised. 9. Board Resolution and Approval for change in bank account needs to be submitted as Bank Account mentioned in Registration Certificate No. 62 of 2021 are Master A/c is 20052021001867, RERA A/c 20052021001874 and Free A/c is 20052021001881 whereas per Bank Undertaking Master A/c is

		53105107527, RERA A/c is 53105107535 and Free A/c is 53105107543. **Status: Board resolution and in principal approval dated 27.08.2024 for change in bank accounts of the project submitted.**

Recommendations:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the documents mentioned above.

It is recommended that the Authority may consider the grant of extension of registration subject to the submission of above.

(Ashish Dubey)
Chartered Accountant

18/11/2024
(Ashish Kush)
Planning Executive

Day and Date of hearing	Monday and 18.11.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 18.11.2024

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari (AR) and Sh. Vedant Batra (AR) are present on behalf of the promoter.

Approved as proposed subject to rectification of the deficiencies conveyed including approval of the change of the bank account.

The Extension of registration Certificate shall be issued after submission of rectification of remaining deficiencies including corrections in Online DPI.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA