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/- 3. ₹53,887/- Total= ₹3,88,092/-		
28.	**RTGS no. and date for extension**	1. YESIG41490124434 dated 28.05.2024 2. YESIG41490124435 dated 28.05.2024 3. YESIG42890046395 dated 15.10.2024		
29.	**Name of the bank issuing**	Yes Bank		
30.	**Total fee paid**	₹9,93,329/-		
31.	**Deficient amount**	Nil		
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
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)
	1st reply submitted on		07.08.2024
	4th hearing on		12.08.2024
	5th hearing on		16.09.2024(Adjourned)
	6th hearing on		21.10.2024
	2nd reply submitted on		14.10.2024
	3rd reply submitted on		16.10.2024

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. The completion certificate was granted by DTCP vide memo no. LC-3856-B-JE (MK)-2021/22801 dated 10.09.2021.

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 **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 and requests for 4 weeks time for submission of revalidated building plan. The matter to come up on 16.09.2024. **Proceeding dated 16.09.2024** The matter to come up on 21.10.2024 **Proceeding dated 21.10.2024** The matter to come up on 18.11.2024	
21.	**Present compliance status as on 18.11.2024 deficiency conveyed vide hearing dated 21.10.2024**	1. Correction in REP-V form needs to be provided. **Status:- Not done** 2. Corrections in online DPI needs to be done. **Status:- Not done** 3. Deficit fee ₹53,887/- need to be submitted. **Status:- Submitted vide RTGS No.:- YESIG42890046395 dated 15.10.2024** 4. Copy of renewed license need to be submitted. **Status: - The promoter stated that the completion certificate dated 10.09.2021 is issued by the DTCP, Haryana.** 5. Copy of renewed building plans (BR-III) for residential area need to be provided. **Status:- Not submitted** 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. **Status:- Submitted** 7. Details of unsold flats/shops need to be provided. **Status:- Submitted** 8. Project report need to be submitted. **Status:- Submitted** 9. Site photographs for the physical status of construction need to be provided.

		Status:- Submitted 10. PERT Chart specifying date of completion needs to be provided. **Status:- Submitted** 11. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status:- Submitted** 12. Copy of DD submitted at the time of registration needs to be provided. **Status:- Submitted** 13. REP II needs to be provided. **Status:- Submitted** 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. **Status:- Promoter states that EDC & IDC is included in other cost mentioned in DPI.** 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. **Status:- Promoter states that loan is repaid. Loan repayment confirmation needs to be submitted and further promoter states that new charge is created on project land in favour of Standard Chartered. NOC from lender along with repayment schedule needs to be submitted.** 16. As per REP-1 (A-H) IDW cost mentioned but same is not reflected in DPI part D. DPI needs to be revised. **Status:- Promoter states that cost of IDW was already taken in Phase 1 for the mentioned project.** 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. **Status:- Promoter states that increase in project is due to various factors like increase in material cost, wages, administration cost and interest to financial institution.** 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. **Status:- Promoter states that loan is repaid. Loan repayment confirmation needs to be submitted and further promoter states that new charge is created on project land in favour of Standard Chartered. NOC from lender along with repayment schedule 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. **Status:- Submitted** 20. Quarterly net cash flow statement needs to be revised. **Status:- Submitted** 21. Statement of quarterly source of funds needs to be submitted. **Status:- Submitted** 22. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status:- Submitted** 23. CA Certificate for financial and inventory details of the project needs to be submitted. **Status:- Submitted** 24. Challan and Schedule of payment of IDC, EDC, License Fee, and Conversion fees paid for the project needs to be submitted. **Status:- 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. **Status: - Completion certificate is obtained by the promoter.** 26. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2) (l) (D) needs to be submitted. **Status:- Submitted**
22.	**Remarks**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Copy of renewed building plans (BR-III) for residential area need to be provided. 4. 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. 5. 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. 6. As per REP-1 (A-H) IDW cost mentioned but same is not reflected in DPI part D. DPI needs to be revised. 7. 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. 8. 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.

Recommendations:-

The application submitted by the promoter under section 6 of the Act of 2016 along with the requisite documents is found to be in order except for the above listed deficiencies.

The Authority may consider for the grant of extension of registration subject to the submission of above-mentioned deficiencies.

(Ashish Dubey)
Chartered Accountant

(Prachi Singh)
Planning Executive

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

PROCEEDINGS OF THE DAY

Proceedings dated: 18.11.2024

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 states that revalidation of the building plans is not required as OC after completing the construction has already been obtained in respect to all the 180 units registered under the above project and copy of the OC has been already submitted in the registry on 12.11.2024.

Approved as proposed. The office to check and confirm the same along with rectification of other deficiencies before issuance of extension of the registration.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA