

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Signature Global Park I Ext.		
2.	Name of the promoter	M/s SignatureGlobal Homes Pvt. Ltd.		
3.	Nature of the project	Affordable Residential plotted colony under DDJAY		
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 SignatureGlobal Homes Pvt. Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Whole		
	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1878-2025		
10.	License no.	154 of 2024 dated 17.11.2024		valid up to 16.11.2029
11.	Total licensed area	2.96875 acres	Area to be registered	2.96875 acres
12.	Projected completion date	CC – 31.03.2027		
13.	QPR Compliances (if applicable)	RC no. 61 of 2021 – RC not issued.		
14.	4(2)(I)(D) Compliances (if applicable)	RC no. 61 of 2021– RC not issued.		
15.	4(2)(I)(C) Compliances (if applicable)	RC not issued.		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Total Project cost	Rs 26.44/- Crores		
20.	Project Expenditure So far	Rs 14.10/- Crores		
21.	Estimates expenditure for completion so far	Rs 12.34/- Crores		
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto



	i)	License Approval	154 of 2024 dated 17.11.2024	16.11.2029
	ii)	Zoning Plan Approval	10704 dated 17.12.2024	-
	iii)	Building plan Approval	N/A	N/A
	iv)	Environmental Clearance	N/A	N/A
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied on 13.02.2025.	
23.	Fee Details			
	Registration Fee		12,014.11 * 10 = Rs 1,20,141/-	
	Processing Fee		12,014.11 * 10 = Rs 1,20,141/-	
	Late Fee		N/A	
	Total Fee		Rs 2,40,282/-	
24.	DD amount		Rs 1,20,138.84/- Rs 1,20,138.84/- Rs 5/-	
	DD no. and date		YESBN12025021505765894 dated 15.02.2025 YESBN12025021505765893 dated 15.02.2025 Ref no. 507070527497 dated 11.03.2025	
	Name of the bank issuing		YES Bank	
	Deficient amount		Nil	
25.	File Status		Date	
	File received on		17.02.2025	
	First notice Sent on		07.03.2025	
	First hearing on		10.03.2025	
	Second hearing on		24.03.2025	
	Third hearing on		21.04.2025.	
26.	Case History: The Promoter M/s SignatureGlobal Homes Pvt. Ltd. who is a License Holder applied for the registration of real estate project namely "Signature Global Park I Ext." located at Sector- 36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87140 dated 17.02.2025 and RPIN- 874. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1878-2025. The project area for registration is 2.96875 acres as that of licensed area. The DTCP has granted license no. 18 of 2021 dated 16.04.2021 valid upto 15.04.2026 for the development of affordable residential plotted colony under DDJAY for an area admeasuring 5 acres. The plotted colony is registered vide registration number 2021/61 dated 11.10.2021. Now, the promoter has obtained an additional license vide no. 154 of 2024 dated 17.11.2024 having an area admeasuring 2.96875 acres.			

	<p>Total area of the colony admeasuring 7.96875 acres.</p> <p>Now, the promoter has applied for the registration of additional area admeasuring 2.96875 acres having 47 plots.</p> <p>The application for registration of affordable residential plotted under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/874 dated 17.03.2025 was issued to the promoter with an opportunity of being heard on 10.03.2025.</p> <p>On 10.03.2025, the matter is adjourned and fixed for 24.03.2025.</p> <p>The promoter has submitted a reply on 12.03.2025 which was scrutinized and remaining deficiencies were conveyed to the promoter.</p> <p>On 24.03.2025, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Vedant Batra (CS) are present on behalf of the promoter. A public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the earlier approved layout plan which got revised due to grant of the additional license. Further, the promoter is directed to remove the above mentioned deficiencies. The matter to come up on 21.04.2025.</p> <p>The promoter has submitted a reply on 07.04.2025 which was scrutinized and the status of documents is mentioned below.</p> <p>As per the direction of the Authority in its proceedings dated 24.03.2025, the promoter has published the Public Notice in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Punjab Kesari (Hindi) dated 06.04.2025 for objection till 18.04.2025.</p> <p>No objections has been received till 18.04.2025.</p>
27.	<p>Present compliance status as on 21.04.2025 of deficient documents conveyed in hearing dated 24.03.2025.</p> <ol style="list-style-type: none"> Deficit Fee – Rs 5/- needs to be submitted. Status: Submitted amount of Rs 5/- vide Ref no. Ref no. 507070527497 dated 11.03.2025. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. Online DPI needs to be corrected. Status: Submitted but needs to be revised. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: The promoter stated that 2/3rd consent from existing allottees regarding revision in layout is not applicable as there is no change exceeding 5% and no disturbance in the green area. Comparison sheet regarding the revision in the layout plan needs to be submitted. Status: Submitted. It is noticed that 2 plots has been omitted from earlier licensed area. Service plan and estimates needs to be submitted, if applied than copy of the same needs to be submitted.

		<p>Status: Applied on 13.02.2025, receipt attached. BG amounting to Rs 4,71,00,000/- has been submitted to DTCP, Haryana on 27.02.2025.</p> <p>7. Draft Application form needs to be submitted. Status: The promoter stated that the promoter is not selling plots and affidavit for the same has been submitted.</p> <p>8. Draft Allotment letter needs to be submitted. Status: The promoter stated that the promoter is not selling plots and affidavit for the same has been submitted.</p> <p>9. Draft Builder Buyer Agreement needs to be submitted. Status: The promoter stated that the promoter is not selling plots and affidavit for the same has been submitted.</p> <p>10. Draft Conveyance Deed needs to be submitted. Status: The promoter stated that the promoter is not selling plots and affidavit for the same has been submitted.</p> <p>11. Draft Brochure needs to be submitted. Status: The promoter stated that the promoter is not selling plots and affidavit for the same has been submitted.</p> <p>12. Cost of land amounts to Rs 1285.17 lakhs needs to be clarified according to area i.e. 2.96875 acres applied for registration. Status: Submitted.</p> <p>13. Clarification needs to be submitted as taxes, cess, administrative cost not mentioned. Details of any other cost needs to be submitted. Status: Promoter states that taxes, cess and administrative cost is mentioned in other cost.</p> <p>14. CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024. Status: Not Submitted.</p> <p>15. Project Report, Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. Status: Submitted.</p> <p>16. REP-II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. 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>17. Bank Undertaking needs to be submitted. Status: Submitted but the bank undertaking dated 04.03.2025 needs to be revised, as the bank is not accepting any liability for it. Additionally, the</p>
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		<p>promoter has used the same bank account for both projects: Signature Global Park-I Ext. for plot registration and Signature Global Park-I Ext. for residential independent floor registration. The promoter has submitted an affidavit clarifying that they are not selling the plots within the project but are instead selling the floors being developed on those plots. Hence, the same bank account is being used for both projects.</p> <p>18. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Not Submitted.</p> <p>19. Challan and schedule of EDC, IDC License Fees and Conversion fees paid for the project needs to be submitted. Status: Submitted.</p> <p>20. As per Title Search Report dated 29.11.2024, land is encumbered to Yes Bank Ltd. Loan Sanction Agreement, repayment schedule and NOC from lender needs to be submitted. Charge form uploaded on ROC (Form CHG) needs to be submitted. Status: Submitted.</p>
28.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Two third consent from the existing allottees regarding the revision of layout plan needs to be submitted. Status: The promoter stated that 2/3rd consent from existing allottees regarding revision in layout is not applicable as there is no change exceeding 5% and no disturbance in the green area.</p> <p>4. Service plan and estimates needs to be submitted, if applied than copy of the same needs to be submitted. Status: Applied on 13.02.2025, receipt attached. BG amounting to Rs 4,71,00,000/- has been submitted to DTCP, Haryana on 27.02.2025.</p> <p>5. CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024.</p> <p>6. Bank Undertaking needs to be submitted. Status: Submitted but the bank undertaking dated 04.03.2025 needs to be revised, as the bank is not accepting any liability for it. Additionally, the promoter has used the same bank account for both projects: Signature Global Park-I Ext. for plot registration and Signature Global Park-I Ext. for residential independent floor registration. The promoter has submitted an affidavit clarifying that they are not selling the plots within the project but are</p>



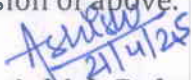
		instead selling the floors being developed on those plots. Hence, the same bank account is being used for both projects.
		7. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.

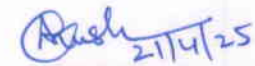
Recommendations:

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 A to H, corrections in online DPI, Approved Service Plan and Estimates, CA Certificate for net worth, Bank Undertaking, Non-encumbrance Certificate and the documents mentioned above.

No objection has been received in the Authority from any allottee in respect of public notice dated 06.04.2025 regarding revision in the earlier approved layout plan which got revised due to grant of the additional license.

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


Ashish Dubey
Chartered Accountant


Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 21.04.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.04.2025.

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


Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Ravindra (AR) are present on behalf of the promoter.

The promoter shall submit a BG/DD of Rs 25 lakhs as a security amount for submission of Approved service plan and estimates within 4 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above and submission of BG/DD of Rs 25 lakhs for submission of Approved service plan and estimates within 4 months from the date of grant of registration.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of BG/DD of Rs 25 lakhs.


(Ashok Sangwan)
Member, HARERA


(Arun Kumar)
Chairman, HARERA


(Vijay Kumar Goyal)
Member, HARERA