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 गुरुग्रामए हरियाणा

Project Signature Global City 63A
Promoter M/s Signatureglobal (India) Pvt. Ltd.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Signature Global City 63A			
2.	**Name of the promotor**	M/s Signatureglobal (India) Pvt. Ltd.			
3.	**Nature of the project**	Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector 63A, Gurugram			
5.	**Legal capacity to act as a promoter**	Licensee			
6.	**Name of the license holder**	M/s Signatureglobal (India) Pvt. Ltd.			
7.	**Whether registration applied for whole**	Whole			
8.	**Phase no.**	N/A			
9.	**Online application ID**	RERA-GRG-1327-2023			
10.	**License no.**	110 of 2021			Valid up to 16.12.2026
11.	**Total licensed area**	5.0125 Acres	**Area registered**		5.0125 Acres
12.	**Project completion date as declared u/s 4(2)(l)(c)**	28.02.2023			
13.	**QPR compliance**	Submitted			
14.	**4(2)(l)(D) compliance**	Submitted			
15.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**		**Validity up to**
	i)	**License Approval**	17.12.2021		16.12.2026
	ii)	**Zoning Plan Approval**	01.02.2022		
	iii)	**Layout plan Approval**	20.12.2021		
	iv)	**Environmental Clearance**	N/A		
	v)	**Airport height clearance**	N/A		

	vi)	**Fire scheme approval**	N/A
	vii)	**Service plan and estimate approval**	03.10.2022
	viii)	**Electricity load availability connection**	14.01.2022
16.	**Fee details**		
	Registration fee		(811.394 x 20) + (19473.466 x 10) =Rs. 2,10,963/-
	Extension fee		210963/2 Rs. 105481.5/-
	Processing Fee		20284.86 x 10 =Rs. 2,02,849/-
	Late fee		200 % of extension fee = Rs. 2,10,963/-
	Total fee		Rs. 5,19,293.5/-
17.	**DD amount at the time of registration**		2,10,991/- 2,02,856/-
	DD no. and date at the time of registration		564794 dated 10.02.2022 564797 dated 10.02.2022
	RTGS amount at the time of extension		2,02,849/- 3,16,444/-
	RTGS no. and date at the time of extension		INDBR32023030600522544 dated 060.03.2023 INDBR32023030600522543 dated 06.03.2023
	Deficient amount		Nil
18.	**File Status**		**Date**
	Project received on		06.03.2023
	First notice sent on		27.03.2023
	First hearing on		27.03.2023
	Second hearing on		29.03.2023
19.	**Case history-** The promoter i.e., M/s Signatureglobal (India) Pvt. Ltd. has applied on dated 06.03.2023 for extension of registration of affordable plotted colony under DDJAY namely "Signature Global City 63A" located in Sector-63A, Gurugram. The Director, Town and Country Planning, Haryana has issued license no. 110 of 2021 dated 17.12.2021 valid up to 16.12.2026 in favour of M/s Signatureglobal (India) Pvt. Ltd. for development of affordable plotted colony under DDJAY over an area measuring 5.0125 acres in sector- 63A, Gurugram which got registered in this Authority vide registration no. 21 of 2022 valid up to		

	31.03.2022. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 27.03.2023. On 27.03.2023, the matter was adjourned to 29.03.2023. <u>Proceedings dated 29.03.2023</u> Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on the behalf of the promoter. The AR of the promoter seeks two weeks' time to complete the deficient documents. The matter to come up on 17.04.2023.	
20.	**Present compliance status as on 17.04.2023 of deficient documents as observed on 29.03.2023**	1. REP-V form needs to be submitted. **Status: Not submitted** 2. Correction in online DPI needs to be done. **Status: Done** 3. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. **Status: Not submitted** 4. Need for the extension of registration of the project needs to be explained along with supporting documents. **Status: Not submitted** 5. Site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Submitted** 6. Loan sanction letter, disbursement and repayment schedule needs to be provided **Status: Submitted** 7. Financial resources of the project need to be clarified. **Status: Submitted** 8. CA certificate for expenditure incurred and to be incurred needs to be provided. **Status: Submitted** 9. Quarterly schedule of estimated expenditure needs to be provided. **Status: Submitted** 10. Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be provided. **Status: Submitted** 11. Cash flow statement needs to be provided. **Status: Submitted** 12. CHG form needs to be provided. **Status: Submitted** 13. Project report needs to be provided. **Status: Submitted** 14. Latest CA certificate for non-default needs to be provided. Promoter had submitted CA certificate dated 24.05.2022.

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		Status: Submitted
21.	**Remarks**	1. Corrected REP V needs to be submitted.
22.	**Recommendations:** All the requisite documents are found in place except for the corrections in the form REP V. It is recommended that the Authority may consider for the grant of extension of registration certificate subject to the submission of corrected copy of REP- V in the Authority within two days.	

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 17.04.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 17.04.2023.

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on behalf of the promoter.
Approved as proposed. It is without prejudice to the rights of the allottees accrued on account of delay in handing over of possession of units as per the date specified in the individual Builder Buyer Agreement under section 18 of the Act.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA