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HARERA
GURUGRAM

सत्यमेव जयते

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

Project Signature Global City 92
Promoter M/s Signature Infrabuild 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 92		
2.	**Name of the promotor**	M/s Signature Infrabuild Pvt. Ltd.		
3.	**Nature of the project**	Residential Plotted Colony under DDJAY		
4.	**Location of the project**	Sector 92, Gurugram		
5.	**Legal capacity to act as a promoter**	Licensee (transfer of license)		
6.	**Name of the license holder**	M/s Signature Infrabuild Pvt. Ltd.		
7.	**Whether registration applied for whole**	Whole		
8.	**Phase no.**	N/A		
9.	**Online application ID**	RERA-GRG-1348-2023		
10.	**License no.**	12 of 2021		Valid up to 11.03.2026
11.	**Total licensed area**	10.30 Acres	**Area registered**	10.30 Acres
12.	**RERA Registration No.**	38 of 2021 dated 27.07.2021 and valid up to 30.04.2023		
13.	**Project completion date as declared u/s 4(2)(l)(c)**	30.04.2023		
14.	**QPR compliance**	Submitted		
15.	**4(2)(l)(D) compliance**	Submitted		
16.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	12.03.2021	11.03.2026
ii)	Zoning Plan Approval	14.10.2022	
iii)	Layout plan Approval	24.06.2022	

	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Revised service plans and estimates not approved yet.
	viii)	Electricity load availability connection	22.12.2022
17.	Fee details		
	Registration fee		(38669.6752 x 10) + (3012.8798 x 20) =₹ 4,46,955/-
	Processing fee at the time of registration		41682.555 x 10 =₹ 4,16,826/-
	Extension fee		₹ 2,23,477.5/-
	Processing Fee at the time of extension		41682.555 x 10 =₹ 4,16,826/-
	Late fee		100 % of extension fee = ₹ 2,23,477.5/-
	Total fee		₹ 17,27,562/-
18.	RTGS amount at the time of registration		1. ₹ 4,50,189/- 2. ₹ 4,16,841/-
	RTGS no. and date at the time of registration		HDFCR52021051292238818 dated 12.05.2021 HDFCR52021051292253258 dated 12.05.2021
	DD amount at the time of extension		4,16,826/- 2,20,227/- 2,23,477/-
	DD no. and date at the time of extension		210369 dated 28.03.2023 210370 dated 28.03.2023 210366 dated 28.03.2023
	Deficient amount		Nil
19.	File Status		Date
	Project received on		29.03.2023
	First hearing on		17.04.2023
	Notice dispatched on		20.04.2023

	First reply submitted on	24.04.2023
	Second hearing on	01.05.2023
20.	**Case history-** The promoter i.e., i.e. M/s Signature Infrabuild Pvt. Ltd. has applied on dated 28.03.2023 for extension of their affordable residential plotted colony under DDJAY namely "Signature Global City 92" in sector-92, Gurugram. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/470/202/2021/38 dated 27.07.2021 and valid up to 30.04.2023 for the license no. 12 of 2021 dated 12.03.2021 for an area measuring 10.03 acres for which an affidavit for no marketing, advertisement or sale was submitted by the promoter and further registration of independent floor on the plots was obtained by the promoter vide RC no. RC/REP/HARERA/GGM/471/203/2021/39 dated 27.07.2021 and valid up to 31.12.2023. Later, the promoter was granted license no. 81 of 2022 dated 24.06.2022 for an area measuring 8.3125 acres in addition to the license no. 12 of 2021 and revised layout plan for entire 18.6125 acres was obtained by the promoter wherein change in layout of plots falling in already registered area of 10.03 acres was observed. The Authority granted registration to the promoter for 8.3125 acres land falling under license no. 81 of 2022 vide RC no. 08 of 2023 dated 13.01.2023 after promoter has submit the consent of 2/3rd allottees of RC no. 39 of 2021. As per the condition no. G(vi) of RC no. 08 of 2023 dated 13.01.2023, " ***the promoter shall apply for the amendment of RC no. 38 of 2021 after incorporating all the changes of revised layout plan in the detailed project information and REP-I filed in the Authority."*** The promoter has now applied for the extension of RC no. 38 of 2021 u/s 6 of Act of 2016 without prior amendment of the RC. On scrutiny of the application, it was found that there were deficiencies in the application and an opportunity of hearing is provided on 17.04.2023. <u>Proceedings dated 17.04.2023</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 behalf of the promoter. The AR of the promoter requested for two weeks' time for submission of the deficit documents. The matter to come up on 01.05.2023. On 01.05.2023, the matter was adjourned to 15.05.2023.	
21.	**Present compliance status as on 15.05.2023 of deficient documents as observed on 01.05.2023**	1. Correction in online DPI needs to be done. **Status: Not done** 2. Revised service plans and estimates need to be submitted. **Status: Not approved** 3. In compliance of clause G(vi) of RC no. 08 of 2023 dated 13.01.2023 application for amendment of RC no. 38 of 2021 after incorporating all the changes of revised layout plan in the detailed project

		information and REP-I needs to be filed in the Authority. **Status: The promoter has filed new REP-I on the website of the Authority. However, no application with respect to the amendment of RC incorporating the changes in layout plan has been filed in the Authority.**
22.	**Remarks**	1. Correction in online DPI needs to be done. 2. Revised service plans and estimates need to be submitted. 3. In compliance of clause G(vi) of RC no. 08 of 2023 dated 13.01.2023 application for amendment of RC no. 38 of 2021 after incorporating all the changes of revised layout plan in the detailed project information and REP-I needs to be filed in the Authority.

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 15.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 15.05.2023

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

Sh. Vedant Batra (CS) is present on the behalf of the promoter.

The AR of the promoter seeks an adjournment of two weeks.

The matter to come up on 29.05.2023

(Sanjeev Kumar Arora)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA