**Promoter Name M/S Signature Global (India) Ltd.**
**Project Name The Millenia**

| PROJECT HEARING BRIEF FOR REGISTRATION U/S 6 | | | | |
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| **SNo.** | **Particulars** | **Details** | | |
| **1.** | **Name of the project** | The Millenia | | |
| **2.** | **Name of the promotor** | M/s Signature Global (India) Ltd. | | |
| **3.** | **Nature of the project** | Affordable Group Housing colony | | |
| **4.** | **Location of the project** | Revenue estates of Village Gadauli Kalan, Sector-37D, Gurugram | | |
| **5.** | **Legal capacity to act as a promoter** | License holder | | |
| **6.** | **Name of the license holder** | M/S Signature global (India) Pvt. Ltd. | | |
| **7.** | **Whether registration applied for whole** | Applied for extension of time period for the whole project. | | |
| **8.** | **Status of project** | Ongoing | | |
| **9.** | **Online Application ID** | RERA-GRG-1111-2022 | | |
| **10.** | **Date of completion of project as per REP-II/4(2)(l)(c)** | 31.01.2023 | | |
| **11.** | **QPR Compliance (If applicable)** | June 18 to Dec 22 Submitted | | |
| **12.** | **4(2)(l)(d) Compliance (If applicable)** | 2019-2020, 2020-2021 and 2021-22 Submitted | | |
| **13.** | **License no.** | 04 of 2017 | | Valid up to 01.02.2022<br>Applied for renewal on 17-06-2022 |
| **14.** | **Total licensed area** | 9.7016 Acres | **Area to be registered** | 9.7016 Acres. |
| **15.** | **RERA Registration Number** | 03 of 2017 dated 20.06.2017 | | 20.08.2021 + 6 months covid = (20.02.2022) |
| **16.** | **Fee Details** | | | |
| | **Registration Fee** | 85933.969*10*2.28<br>₹19,59,295/-<br>2795.367*1. 78*20<br>=₹99,516/-<br>=₹20,58,811/- | | |
| | **Extension Fee** | ₹10,29,406/- | | |
| | **Processing Fee** | 88729.336*10<br>=₹8,87,293/- | | |
| | **Late Fee** | 400% of extension fee. | | |

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| | | ₹41,17,624/- | |
| | Total Fee | ₹80,93,134/- | |
| | Fees paid at the time of registration | ₹ 8,83,400/- | |
| | Fees paid at the time of Extension | ₹10,29,405/- and ₹8,87,294/- (Total = ₹19,16,699/-) | |
| | DD no. and date for extension | 565005 dated 05.07.2022 & 565006 dated 05.07.2022 | |
| | Name of the bank issuing | Yes Bank | |
| | Deficit fees | ₹52,93,035/- | |
| 17. | Statutory approvals either applied for or obtained prior to registration | | |
| | S.No. / Particulars | Date of approval | Validity up to |
| | i) License Approval | 25.01.2023 | 01.02.2023 (Expired) and OC obtained vide memo no ZP-1140/JD(RA)/2023/2462 dated 25.01.2023 |
| | ii) Zoning Plan Approval | 03.02.2017 | |
| | iii) Building plan Approval | 08.06.2017 | 07.06.2022(Expired) |
| | iv) Environmental Clearance | 21.08.2017 | 20.08.2024 |
| | v) Airport height clearance | 10.03.2017 | |
| | vi) Fire scheme approval | 15.02.2018 | |
| | vii) Service plan and estimate approval | 09.12.2022 | |
| | viii) Electricity load availability connection | 17.02.2017 | |
| 18. | File Status | Date | |
| | Project received on | 06.07.2022 | |
| | First notice sent on | 18.07.2022 | |
| | First hearing on | 25.07.2022 | |
| | Second hearing on | 27.07.2022 | |
| | Third hearing on | 08.08.2022 | |
| | First reply submitted on | 08.08.2022 | |
| | Second reply submitted on | 12.08.2022 | |
| | Fourth hearing on | 17.08.2022 | |
| | Fifth hearing on | 05.09.2022 | |

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| | **Third reply submitted on** | 27.09.2022 |
| | **Sixth hearing on** | 27.09.2022 |
| | **Fourth reply submitted on** | 07.10.2022 |
| | **Seventh hearing on** | 11.10.2022 |
| | **Eighth hearing on** | 26.10.2022 |
| | **Ninth hearing on** | 26.10.2022 |
| | **Tenth hearing on** | 27.10.2022 |
| | **Eleventh hearing on** | 21.11.2022 |
| | **Twelfth hearing on** | 05.12.2022 |
| | **Fifth reply submitted on** | 12.12.2022 |
| | **Sixth reply submitted on** | 14.12.2022 |
| | **Thirteenth hearing on** | 19.12.2022 |
| | **Fourteenth hearing on** | 03.01.2023 |
| | **Fifteenth hearing on** | 17.01.2023 |
| | **Sixteenth hearing on** | 31.01.2023 |
| | **Seventeenth hearing on** | 14.02.2023 |
| | **Seventh reply submitted on** | 16.02.2023 |
| | **Eighteenth hearing on** | 20.02.2023 |
| | **Eighth reply submitted on** | 20.02.2023 |
| | **Ninth reply submitted on** | 24.02.2023 |
| | **Nineteenth hearing on** | 13.03.2023 |
| | **Twentieth hearing on** | 27.03.2023 |
| | **Twenty-one hearing on** | 29.03.2023 |
| | **Tenth reply on** | 12.04.2023 |
| | **Twenty-two hearing on** | 17.04.2023 |
| **19.** | **Case History:**<br>An application regarding extension of registration of affordable group housing colony namely "The Millenia" situated at Sector-37-D, Gurugram, Haryana being developed by M/s Signature Global (India) Ltd. was submitted on 06.07.2022 under section 6 of Real Estate (Regulation and Development), Act 2016.<br>This application for extension of registration falls under license no. 04 of 2017 for area admeasuring 9.7016 acres dated 02.02.2017 valid up to 01.02.2022 (Renewal applied on 17.06.2022) being issued | |

in M/S Signature global (India) Pvt. Ltd. by DTCP, Haryana which got registered by the authority vide RC no. 03 of 2017 dated 20.06.2017 valid up to 20.08.2021 + 6 months covid i.e., 19.02.2022.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/22 dated 18.07.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 25.07.2022.

**Proceedings dated 25.07.2022**

Due to the administrative work of the authority, the matter is adjourned to 27.07.2022.

No reply has been received in the authority till 26.07.2022.

**Proceedings dated 27.07.2022**

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ajay Kumar (Assistant Manager) is present on the behalf of promoter.

The AR requests for one week for rectification of the deficiencies and submission of deficit documents as per above.

The matter to come up on 08.08.2022.

No reply has been received in the authority till 06.08.2022.

**Proceedings dated 08.08.2022**

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ajay Kumar (Assistant Manager) is present on the behalf of promoter.

The AR has submitted the reply to the deficiencies conveyed today in the registry of the Authority which be checked by the concerned Engineering Executive. The calculation of the fee proposed to be levied be rechecked/ reconciled by the CA of the Authority with the AR of the promoter. The validity of license has also expired and hence the promoter is advised to obtain the renewal of licence before the extension is considered. Further the office is also to check the status of compliances w.r.t. the existing registered project which has not been completed within the time declared under 4(2)(l)(C).

The matter to come up on 17.08.2022.

**Documents submitted on 08.08.2022**

1. REP-V form submitted but it needs to be revised.
2. REP-I (A to H) submitted but it needs to be revised.
3. Online DPI submitted but it needs to be revised.
4. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration submitted.
5. Details of unsold flats submitted.
6. PERT Chart specifying date of completion submitted but needs to be revised.
7. Copy of executed BBA submitted.
8. Reasons for delay of the project needs to be mentioned along with supporting documents submitted

**Document submitted on 12.08.2022.**

A letter was submitted for waiving off the late fees amounting Rs 41,17,624 /-

**Proceedings dated 17.08.2022**

Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (GM) and Sh. Sukh Pal (Executive Legal Deptt.) are present on behalf of the promoter.

The AR request for one week time for submitting the deficit documents and the balance fees, for which re-checking/reconciliation be made with the CA of the Authority and to be deposited before the next date of hearing. The request is allowed.

The matter to come up on 05.09.2022.

**Proceedings dated 05.09.2022**

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (GM) is present on behalf of the promoter. The AR submits that deficit documents have been submitted today and same requires examination by office. The applicant has also submitted for waiver of late fee vide letter dated 09.08.2022. No such relief is admissible. The AR is required to deposit the deficit fees already conveyed and to be re-checked/reconciled by CA of the Authority.

The matter to come up on 27.09.2022.

**Documents submitted on 27.09.2022.**

1. REP-V form submitted but it needs to be revised.
2. Online DPI submitted but it needs to be revised.
3. PERT Chart specifying date of completion submitted but needs to be revised.
4. Photocopy of Bank undertaking submitted.
5. Audit report for the financial year 2018-19 provided.

**Documents submitted on 07.10.2022.**

1. REP-V form submitted but it needs to be revised.
2. Online DPI submitted but it needs to be revised.
3. PERT Chart specifying date of completion submitted.
4. Copy of executed BBA submitted but payment plan should be construction linked.
5. Copy of DD submitted at the time of registration submitted i.e, 11,53,550/- and 9,21,700/- but clarification is required upon this.

**Proceedings dated 27.09.2022**

Deficiencies have already been conveyed; the promoter is advised to rectify the same. The matter is fixed for further hearing on 11.10.2022.

**Proceedings dated 11.10.2022.**

The major deficiencies are Renewal of license, Renewal of Building plan approval and Service plan and estimates. Bank Undertaking. Deficit Fee- Rs. 61,76,435/-. The authorized representative of the promoter is advised to deposit the deficient fee as mentioned against each within 7 days otherwise their matter will not be heard on the next date of hearing i.e., 26.10.2022. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from the filing of information in REP-I A to H format and detailed project information. The matter to come up on 26.10.2022.

**Document submitted on 12.08.2022.**

1. REP-V form submitted but it needs to be revised.
2. Expired copy of Building plan submitted; promoter has to submit the copy of revalidated building plan.

**Proceedings dated 26.10.2022.**

The Coram is not complete, so the matter is adjourned for 27.10.2022.

**Proceedings dated 27.10.2022.**

The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

**Proceedings dated 21.11.2022.**

The promoter is directed to deposit the deficit fee and others documents as mentioned above.

The matter to come up on 05.12.2022.

**Proceedings dated 05.12.2022.**

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week along with the deficit documents apart from the filing of information in REP-I A to H format and online detailed project information. Further, if any promoter has an issue regarding the calculation of the fee, then the same shall be re-conciled with the concerned official and be submitted in the Authority, otherwise their matter will not be heard on next date of hearing i.e., 19.12.2022. The matter to come up on 19.12.2022.

**Reply submitted on 12.12.2022**
Promoter wants late fees to be re-assessed. According to promoter the project was initially registered with Interim RERA, and they thought 9-month COVID extension will be granted to this project. So, they had applied for extension after the grace period of 9 months in the Authority. Promoter also wants to waive off the Late fees of Rs 41,17,624/- and deficient fees of Rs. 11,75,911/- which is recovering now as a less paid amount towards registration fees at the time of registration (At the time of registration, the promoter had submitted the Rs. 26,90,550/- through demand draft Rs. 15,32,000/- bearing number 093866 dated 23.05.2017, Rs 5000/- bearing number 093897 dated 30.05.2017 and Rs. 11,53,550/- bearing number 124603 dated 14.06.2017. After that, the Authority declared the deposited amount in excess to the actual fee i.e., Rs 8,83,400/- and refunded the excess amount of Rs 18,07,150/- through demand draft bearing number 005303 dated 07.02.2018 issued by Axis bank). So, promoter wants that this amount is to be waive off now.

**Document submitted on 14.12.2022.**
Approved service plans and estimates dated 09.12.2022

**Proceedings dated 19.12.2022.**
The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.
The matter to come up on 03.01.2023.

**Proceedings dated 03.01.2023.**
The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.
The matter to come up on 17.01.2023.

**Proceedings dated 17.01.2023**
The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.
The matter is adjourned to 31.01.2023.

**Proceedings dated 31.01.2023**
The matter is adjourned to 14.02.2023.

**Proceedings dated 14.02.2023**
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava [AR) is present on behalf of the promoter.
The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing.
The matter to come up on 20.02.2023.

**Document submitted on 16.12.2022.**
The promoter has submitted the copy of renewal of license dated 25.01.2023 valid up to 01.02.2023 and OC obtained vide memo no ZP-1140/JD(RA)/2023/2462 dated 25.01.2023.

**Proceedings dated 20.02.2023**
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava is present on behalf of the promoter.
The time period for which extension is being sought expires on 20.02.2023.
The AR of the promoter states that OC for the project has been received on 25.01.2023 and has been placed on record and the promoter is applying for CC within a week time. Further, a representation has been submitted by the promoter for waiver of late fee of Rs 47,77 ,624 /- and additional fee of Rs 11,75,911/-
The matter to come up on 13.03.2023.

**Document submitted on 20.02.2022.**
Promoter wants late fees to be re-assessed. According to promoter, the 6-month extension period was granted by HARERA, Gurugram and further 3 months covid extension from 01.04.2021 to 30.06.2021 considering the 2nd wave of covid is given by HARERA, Panchkula. Promoter states that construction activity was banned by NGT, New Delhi for near about 138 days.
According to promoter, the project was initially registered with Interim RERA, and they thought 9-month COVID extension will be granted to this project. So, they had applied for extension after the grace period of 9 months in the Authority. Promoter also wants to waive off the Late fees of Rs 41,17,624/- and deficient fees of Rs. 11,75,911/- which is recovering now as a less paid amount towards registration fees at the time of registration (At the time of registration, the promoter had submitted the Rs. 26,90,550/- through demand draft Rs. 15,32,000/- bearing number 093866 dated 23.05.2017, Rs 5000/- bearing number 093897 dated 30.05.2017 and Rs. 11,53,550/- bearing number 124603 dated 14.06.2017. After that, the Authority declared the deposited amount in excess to the actual fee i.e., Rs 8,83,400/- and refunded the excess amount of Rs 18,07,150/- through demand draft bearing number 005303 dated 07.02.2018 issued by Axis bank). So, promoter wants that this amount is to be waive off now.

**Document submitted on 24.02.2022.**
The promoter has submitted the **applied copy of completion certificate dated 23.02.2023.**

**Proceedings dated 20.02.2023**
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The applicant has to deposit deficit fee and late fee for making application under section 6 of the Act which is yet to be deposited. The AR of the applicant states that delay is on account of force majeure circumstances and requisite condonation may be made and further stated that the project was registered under the interim RERA, Panchkula where 9 months period on account of COVID-19 has been allowed as zero period for deposit of late fee. The matter was considered, and the Authority decided that the period allowed by HARERA, Gurugram has been applied across the board for all cases and request of the applicant cannot be allowed. Therefore, the fee demanded has to be deposited. The matter to come up on 27.03.2023.

**Proceedings dated 27.03.2023**
As per the directions of Authority, the matter is adjourned to 29.03.2023

**Proceedings dated 29.03.2023**
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. None is present on behalf of the promoter. An application seeking two weeks extension has been received. Request allowed. The matter to come up on 17.04.2023.

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| | **Documents submitted on 12.04.2023**<br>1. REP-V form submitted.<br>2. DPI submitted but needs to be revised.<br>3. CA certificate for financial and inventory details needs to be provided.<br>4. Part-J of the DPI filled.<br>5. Sale proceeds of the project needs to be filled in online DPI.<br>6. Financial resources of the project need to be filled in online DPI.<br>7. Expenditure incurred up to the date of extension of application needs to be filled in online DPI. | |
| 20. | **Present compliance status as on 17.04.2023 of deficient documents as observed on last hearing i.e., 29.03.2023** | 1. Correction in REP-V form needs to be done.<br>**Status** - Submitted but needs to be revised.<br>2. Correction in REP-I (Part A-H) needs to be done.<br>**Status** – Submitted.<br>3. Corrections in online DPI needs to be done.<br>**Status** - Submitted but needs to be revised.<br>4. Deficit fee of **₹61,76,435/-**needs to be paid.<br>**Status – After rechecking/ reconciliation with the file, deficit fees come out to be ₹52,93,035/- which needs to be submitted.**<br>5. Copy of renewal of license no. 04 of 2017 needs to be submitted.<br>**Status – Submitted but renewed up to 01.02.2023 but OC obtained on 25.01.2023 and CC applied on 23.02.2023**<br>6. Copy of revalidated building plan needs to be submitted.<br>**Status** - Not Submitted. (**OC obtained on 25.01.2023 and CC applied on 23.02.2023)**<br>7. Payment plan should be construction linked.<br>**Status** – Not Submitted.<br>8. CA certificate for financial and inventory details needs to be provided.<br>**Status** – Details of inventory is not provided<br>9. Part-J of the DPI needs to be filled.<br>**Status** – Filled.<br>10. Sale proceeds of the project needs to be filled in online DPI.<br>**Status** - Filled.<br>11. Financial resources of the project need to be filled in online DPI.<br>**Status** - Filled.<br>12. Expenditure incurred up to the date of extension of application needs to be filled in online DPI.<br>**Status** -Filled. |
| 21. | **Remarks** | 1. Correction in REP-V form needs to be done.<br>2. Corrections in online DPI needs to be done.<br>3. Reconciled Deficit fee of **₹52,93,035/- after verification** needs to be paid.<br>4. **Copy of renewal of license no. 04 of 2017 needs to be submitted. (Submitted but renewed up to 01.02.2023** |

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| | | **but OC obtained on 25.01.2023 and CC applied on 23.02.2023).**<br>5. Payment plan should be construction linked.<br>6. Copy of revalidated building plan needs to be submitted. (**OC obtained on 25.01.2023 and CC applied on 23.02.2023**)<br>7. CA certificate for financial and inventory details needs to be provided. |

**(Asha)**
**Chartered Accountant**

**(Shashank Sharma)**
**Associate Engineer Executive**

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| **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.
Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on behalf of the promoter.
The AR of the promoter requested for three weeks' time for submission of the deficit documents.
The matter to come up on 08.05.2023.

(Sanjeev Kumar Arora)
**Member, HARERA**

(Ashok Sangwan)
**Member, HARERA**

(Vijay Kumar Goyal)
**Member, HARERA**

(Arun Kumar Gupta)
**Chairman, HARERA**

