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

Signature Global SCO-37D
RERA-GRG-1351-2023

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	Signature Global SCO- 37D		
2.	**Name of the promoter**	M/s Signature Global Developers Pvt Ltd		
3.	**Nature of the project**	Commercial Plotted Colony (SCO)		
4.	**Location of the project**	Sector- 37D, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of license holder**	Signature Global Developers Pvt Ltd. and Sarvapriya Securities Pvt. Ltd.		
7.	**Status of project**	Ongoing		
8.	**RERA Registration No.**	51 of 2022 dated 27.06.2022		
9.	**Validity of Registration Certificate**	Valid From 27.06.2022	Valid Up to 31.03.2023	
10.	**Date of receipt of application for extension**	05.04.2023		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	31.03.2024		
13.	**Online extension ID**	RERA-GRG-1351-2023		
14.	**Registration Temp ID**	RERA-GRG-1051-2022		
15.	**QPR status**	Submitted		
16.	**4(2)(l)(D) reports status**	N/A		
17.	**Compliance of RC conditions (part G)**	Pending		
18.	**License no.**	19 of 2022 dated 11.03.2022	Valid up to 10.03.2027	
19.	**Total licensed area**	2.3875 Acres	**Area for extension of registration**	2.3875Acres

20.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	19 of 2022 dated 11.03.2022	10.03.2027
	ii)	**Zoning Plan Approval**	N/A	N/A
	iii)	**Layout plan Approval**	DTCP 8177 dated 15.03.2022	N/A
	iv)	**Environmental Clearance**	N/A	N/A
	v)	**Architectural Control Sheet**	ZP-1564/AD(RA)/2022/14704 dated 27.05.2022	
	vi)	**Service plans and estimates approval**	LC-4539/Asstt./(MK)/-2022/32942 dated 02.11.2022	
21.	**Reasons for delay**		Not submitted	

22.	**Fee details**	
	Registration fee	12913.02 *1.5*20 = Rs 3,87,391/-
	Processing fee	12913.02 *10 = Rs 1,29,130/-
	Extension Fee (Half of Registration fee)	Rs 1,93,696/-
	Processing fee	12913.02 *10 = Rs 1,29,130/-
	Late fee	200% of extension fee = Rs 3,87,392/-
	Total fee	Rs 12,26,739/-
23.	**RTGS amount submitted at the time of registration**	₹ 96,623/- ₹ 1,93,245/- ₹ 2,26,653/-
	RTGS no. and date for registration	RTGS No. 569817488 Dated 20.04.2022. RTGS No. 569817476 Dated 20.04.2022. RTGS No. 870177709 Dated 27.05.2022.
	Name of the bank issuing	IndusInd Bank
	DD Amount submitted for extension	₹ 1,93,695/- ₹ 1,29,130/- ₹ 2,90,443/-
	DD no. and date for extension	027477 dated 03.04.2023. 027473 dated 03.04.2023. 027478 dated 03.04.2023.
	Name of the bank issuing	IndusInd Bank
	Deficient amount	Rs 96,950/-
24.	**File Status**	**Date**
	File received on	05.04.2023
	First notice Sent on	20.04.2023
	First hearing on	24.04.2023
	Second hearing on	08.05.2023
25.	**Case History:-** The Promoter M/s Signature Global Developers Pvt Ltd. who is a collaborator applied for the extension of registration of real estate project namely "Signature Global SCO- 37D" located at Sector-37D, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 51166 dated 05.04.2023 and EPIN-51. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1051-2022 and online generated for project extension temp id RERA-GRG-1351-2023.	

	The total licensed area and project area for the extension of registration is 2.3875 acres vide license no – 19 of 2022 dated 11.03.2022. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/51 dated 20.04.2023 was issued to the promoter with an opportunity of being heard on 24.04.2023. On 24.04.2023, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vedant Batra (CS) and Sh. Ravinder (Executive) are present on behalf of the promoter. The AR requests for two weeks time for rectification of the deficiencies conveyed on 20.04.2023. Matter to come up on 08.05.2023. The promoter did not submit any reply. The status of documents is mentioned below.	
26.	**Present compliance status as on 08.05.2023 of deficit documents as conveyed in the notice dated 20.04.2023.**	1. Deficit fee of ₹ 96,950/- needs to be submitted. 2. Correction in REP-V form needs to be done. 3. Corrections in online DPI needs to be done. 4. Original registration certificate needs to be submitted. 5. Explanatory note setting out the reasons for delay in completion of the project needs to be submitted. 6. Pert Chart needs to be revised. 7. Site photographs needs to be submitted. 8. Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. 9. List of the plots sold to the allottees as on date of the application for extension of registration which includes name of the allottees, plot no, plot area, date of booking, average rate and total consideration needs to be provided. 10. List of the unsold plots as on date of the application for extension of registration which includes plot no and plot area needs to be provided. 11. Draft Application form, Allotment letter, BBA and Conveyance deed as per prescribed format needs to be submitted. 12. A Copy of executed Application form, Allotment letter, BBA needs to be submitted. 13. Copy of Brochure needs to be submitted. 14. Annual report for the financial year 2019-20 needs to be provided. 15. Loan sanction letter along with disbursement and repayment schedule needs to be provided. 16. CA certificate for the cost incurred and to be incurred needs to be provided. 17. Copy of paid challan of EDC, IDC and license fee needs to be provided. 18. Affidavit by the promoter (REP-II) declaring completion date of the project under section 4(2)(l)(C) of the Act of 2016 needs to be submitted.

		19. Project report need to be submitted. 20. Charge form needs to be provided. 21. Quarterly statement of expenditure needs to be revised. 22. Cash flow statement needs to be revised.
	Remarks	No reply submitted by the promoter. All the above deficit documents need to be submitted.

(Asha) **Chartered Accountant**	**(Sumeet)** **Engineering Officer**
Day and Date of hearing	Monday and 08.05.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 08.05.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant 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 stated that they have submitted the reply today itself. The office examines the same and the matter to come up on 05.06.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Member, HARERA