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
	Third hearing on	05.06.2023
	Fourth hearing on	07.06.2023

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.

	On 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. **On 05.06.2023**, Coram is not complete. The matter was placed before the authority and as per the directions of authority the matter was adjourned to 07.06.2023. The promoter has submitted a reply on 08.05.2023 which is scrutinized and the status of documents is mentioned below.	
26.	**Present compliance status as on 07.06.2023 of deficit documents as conveyed in the hearing dated 08.05.2023.**	1. Deficit fee of ₹ 96,950/- needs to be submitted. Status: Not submitted. 2. Correction in REP-V form needs to be done. Status: Not submitted. 3. Corrections in online DPI needs to be done. Status: Needs to be corrected. 4. Original registration certificate needs to be submitted. Status: Not submitted. 5. Explanatory note setting out the reasons for delay in completion of the project needs to be submitted. **Status: Submitted.** 6. Pert Chart needs to be revised. **Status: Submitted.** 7. Site photographs needs to be submitted. **Status: Submitted.** 8. Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. **Status: The promoter stated that there is encumbrance on project land. So, the NEC is not applicable.** 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. Status: Not submitted. 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. Status: Not submitted. 11. Draft Application form, Allotment letter, BBA and Conveyance deed as per prescribed format needs to be submitted. **Status: Submitted.** 12. A Copy of executed Application form, Allotment letter, BBA needs to be submitted. Status: Not submitted. 13. Copy of Brochure needs to be submitted.

		Status: Submitted. 14. Annual report for the financial year 2019-20 needs to be provided. Status: Legible copy needs to be submitted. 15. Loan sanction letter along with disbursement and repayment schedule needs to be provided. **Status: Submitted.** 16. CA certificate for the cost incurred and to be incurred needs to be provided. Status: Not submitted. 17. Copy of paid challan of EDC, IDC and license fee needs to be provided. **Status: Submitted.** 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. Status: Not submitted. 19. Project report need to be submitted. **Status: Submitted.** 20. Charge form needs to be provided. **Status: Submitted.** 21. Quarterly statement of expenditure needs to be revised. Status: Needs to be revised. 22. Cash flow statement needs to be revised. **Status: Submitted.**
	Remarks	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. 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. 6. 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. 7. A Copy of executed Application form, Allotment letter, BBA needs to be submitted. 8. Legible copy of annual report for the financial year 2019-20 needs to be provided. 9. CA certificate for the cost incurred and to be incurred needs to be provided.

		10. 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. 11. Quarterly statement of expenditure needs to be revised.
(Asha) **Chartered Accountant**		**(Sumeet)** **Engineering Officer**
Day and Date of hearing		Wednesday and 07.06.2023
Proceeding recorded by		Ram Niwas
	PROCEEDINGS OF THE DAY	

Proceedings dated: 07.06.2023.

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 promoter was required to submit BG amounting to Rs. 25 lakhs in lieu of submitting service plans and estimates within a period of three months in respect of the registration certificate No. 51 of 2022 dated 27.06.2022 but the same was not submitted. However, the service plans and estimates have been submitted having approval dated 02.11.2022 satisfying the above condition. This matter shall be taken up separately.

Regarding rest of the compliances the AR submits that the reply has been submitted on 02.06.2023 which needs to be examined.

The matter to come up on 26.06.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(on EL)
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA