

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)(I)(c)	30.04.2023	
14.	QPR compliance	Submitted	
15.	4(2)(I)(D) compliance	Submitted	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	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

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	Second hearing on	01.05.2023
	Third hearing on	15.05.2023
20.	Case history-	<p>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.</p> <p>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.</p> <p>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.</p> <p>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, "<i>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.</i>"</p> <p>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.</p> <p>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.</p> <p><u>Proceedings dated 17.04.2023</u></p> <p>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.</p> <p><u>Proceedings dated 15.05.2023</u></p> <p>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</p> <p>Further, the promoter has requested for more time to submit the pending documents and an adjournment for at least 15 days vide letter dated 24.05.2023</p>
21.	Present compliance status as on 23.05.2023 of deficient documents as observed on	<ol style="list-style-type: none"> 1. Correction in online DPI needs to be done. Status: Not done 2. Revised service plans and estimates need to be

15.05.2023		<p>submitted.</p> <p>Status: Not approved</p> <p>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.</p> <p>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.</p>
22.	Remarks	<p>1. Correction in online DPI needs to be done.</p> <p>2. Revised service plans and estimates need to be submitted.</p> <p>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.</p>
<p style="text-align: center;"><i>Asha</i> (Asha) Chartered Accountant</p>		<p style="text-align: center;"><i>Ar. Neeraj Gautam</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 29.05.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh.Vedant Batra, Company Secretary, is present on the behalf of the promoter. The promoter has requested to two week' time to submit reply to the remaining deficiencies.</p> <p>Matter to come up on 19.06.2023.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div data-bbox="239 1635 598 1769"> <p style="text-align: center;"><i>Sanjeev Kumar Arora</i> (Sanjeev Kumar Arora) Member, HARERA</p> </div> <div data-bbox="973 1579 1316 1780"> <p style="text-align: center;"><i>Ashok Sangwan</i> (Ashok Sangwan) Member, HARERA</p> </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div data-bbox="255 1792 550 1915"> <p style="text-align: center;"><i>Vijay Kumar Goyal</i> (Vijay Kumar Goyal) Member, HARERA</p> </div> <div data-bbox="957 1792 1260 1926"> <p style="text-align: center;"><i>Arun Kumar Gupta</i> (Arun Kumar Gupta) Chairman, HARERA</p> </div> </div>	