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

## Hearing brief for extension of project registration u/s 6

| S.No. | Particulars | Details | | |
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| 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 | 30.03.2024 | | |
| 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 and being dealt separately | | |
| 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 | | | |
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| | 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 | |

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| 21. | **Reasons for delay** | The project was originally registered on 31.03.2022 valid upto 28.02.2023 i.e., approx. 1 year and the order of different competent authorities regarding ban on construction activities due to rise in pollution level mainly in festive season and winter season thereby severally affecting the regular development. Further another reason for delay is due to Covid-19 pandemic which led to shortage of skilled labour and labour migration. |
| 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/-<br>₹ 1,93,245/-<br>₹ 2,26,653/- |
| | **RTGS no. and date for registration** | RTGS No. 569817488 Dated 20.04.2022.<br>RTGS No. 569817476 Dated 20.04.2022.<br>RTGS No. 870177709 Dated 27.05.2022. |
| | **Name of the bank issuing** | IndusInd Bank |
| | **DD Amount submitted for extension** | ₹ 1,93,695/-<br>₹ 1,29,130/-<br>₹ 2,90,443/-<br>Rs 96,950/- |
| | **DD no. and date for extension** | 027477 dated 03.04.2023.<br>027473 dated 03.04.2023.<br>027478 dated 03.04.2023.<br>INDBN16064637587 dated 16.06.2023 |
| | **Name of the bank issuing** | IndusInd Bank |
| | **Deficient amount** | Nil |
| 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 |
| | **Fifth hearing on** | 26.06.2023 |
| 25. | **Case History:-**<br>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. | |

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| | 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.<br><br>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.<br><br>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.<br><br>**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.<br><br>The promoter has submitted a reply on 08.05.2023 which is scrutinized and the deficiencies were conveyed to the promoter.<br><br>**On 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.<br><br>The promoter has submitted a reply on02.06.2023 and 19.06.2023 which are scrutinized and the status of documents is mentioned below. | |
| **26.** | **Present compliance status as on 26.06.2023 of deficit documents as conveyed in the hearing dated 07.06.2023.** | 1. Deficit fee of ₹ 96,950/- needs to be submitted.<br>**Status: Submitted via online ref no. INDBN16064637587 dated 16.06.2023 amount Rs. 96950/-.**<br>2. Correction in REP-V form needs to be done.<br>Status: Not submitted.<br>3. Corrections in online DPI needs to be done.<br>Status: Needs to be corrected.<br>4. Original registration certificate needs to be submitted.<br>Status: Not submitted.<br>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.<br>**Status: Submitted.**<br>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.<br>**Status: Submitted.**<br>7. A Copy of executed Application form, Allotment letter, BBA needs to be submitted.<br>**Status: Application form, Allotment letter submitted but BBA not submitted. Further Allotment letter not executed in prescribed format.** |

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| | | 8. Legible copy of annual report for the financial year 2019-20 needs to be provided.<br>Status: Not submitted.<br>9. CA certificate for the cost incurred and to be incurred needs to be provided.<br>Status: Needs to be revised.<br>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.<br>Status: Submitted but needs to be resubmitted after authentication and notarized.<br>11. Quarterly statement of expenditure needs to be revised.<br>**Status: Submitted.** |
| | **Remarks** | 1. Correction in REP-V form needs to be done.<br>2. Corrections in online DPI needs to be done.<br>3. Original registration certificate needs to be submitted.<br>4. A Copy of executed BBA needs to be submitted. Further Allotment letter not executed in prescribed format.<br>5. Legible copy of annual report for the financial year 2019-20 needs to be provided.<br>6. CA certificate for the cost incurred and to be incurred needs to be revised.<br>7. 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 after authentication and notarized. |

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

**(Sumeet)**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 26.06.2023 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 26.06.2023.
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 AR of the promoter states that copy of allotment letter submitted in the Authority is a provisional one and they will submit a final allotment letter duly executed and accepted by the allottee and other deficient documents as mentioned above.
The matter to come up on 03.07.2023.

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

**(Ashok Sangwan)**
**Member, HARERA**