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	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			
	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**	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/- ₹ 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/- Rs 96,950/-
	DD no. and date for extension	027477 dated 03.04.2023. 027473 dated 03.04.2023. 027478 dated 03.04.2023. 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
	Sixth hearing on	03.07.2023
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 deficiencies were conveyed to the promoter. **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. The promoter has submitted a reply on 02.06.2023 and 19.06.2023 which are scrutinized and deficiencies were conveyed to the promoter. **On 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. The status of documents is mentioned below.	
26.	**Present compliance status as on 03.07.2023 of deficit documents as conveyed in the hearing dated 26.06.2023.**	1. Correction in REP-V form needs to be done. Status: Not submitted. 2. Corrections in online DPI needs to be done. **Status: Submitted.** 3. Original registration certificate needs to be submitted. Status: Not submitted. 4. A Copy of executed Application form, Allotment letter, BBA needs to be submitted. **Status: Application form, Allotment letter submitted but BBA not submitted. Further Allotment letter not executed in prescribed format.** 5. Legible copy of annual report for the financial year 2019-20 needs to be provided. **Status: Submitted.**

		6. CA certificate for the cost incurred and to be incurred needs to be provided. **Status: Submitted.** 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. **Status: Submitted.**
	Remarks	1. Correction in REP-V form needs to be done. 2. Original registration certificate needs to be submitted. 3. A Copy of executed BBA needs to be submitted. Further Allotment letter not executed in prescribed format.

(Asha) **Chartered Accountant**	**(Sumeet)** **Engineering Officer**
Day and Date of hearing	Monday and 03.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 03.07.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Vedant Batra(AR) is present on behalf of the promoter and seeks two weeks adjournment.
The matter to come up on 17.07.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA