Signature Global SCO - 36 Sohna
RERA-GRG-1373-2023

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Signature Global SCO - 36 Sohna		
2.	Name of the promoter	M/s Signature global (India) Pvt. Ltd.		
3.	Nature of the project	Commercial Plotted Colony (SCO)		
4.	Location of the project	Sector- 36, Sohna, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Signature global (India) Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	RERA Registration No.	46 of 2022 dated 06.06.2022		
9.	Validity of Registration Certificate	Valid From 06.06.2022	Valid Up to 30.06.2023	
10.	Date of receipt of application for extension	02.05.2023		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	30.06.2024		
13.	Online extension ID	RERA-GRG-1373-2023		
14.	Registration Temp ID	RERA-GRG-1042-2022		
15.	QPR status	Submitted		
16.	4(2)(l)(D) reports status	N/A		
17.	Compliance of RC conditions (part G)	Submitted		
18.	License no.	22 of 2022 dated 11.03.2022	Valid up to 10.03.2027	
19.	Total licensed area	5.21875 Acres	**Area for extension of registration**	5.21875Acres
20.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	22 of 2022 dated 11.03.2022	10.03.2027
ii)	Zoning Plan Approval	N/A	N/A
iii)	Layout plan Approval	Drg. No DTCP 8181 dated 15.03.2022	N/A
iv)	Environmental Clearance	N/A	N/A
v)	Architectural Control Sheet	ZP-1565/JD(RD)/2022/12796 dated 12.05.2022	
vi)	Service plans and estimates approval	LC-4540-JE(MK)-2022/26609 dated 31.08.2022	

21.	Reasons for delay	The project was originally registered on 06.06.2022 valid upto 30.06.2023 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	31,679.247 * 20* 1.5 = Rs 9,50,377/-
	Processing fee	31,679.247 * 10 = Rs 3,16,792 /-
	Extension Fee (Half of Registration fee)	Rs 4,75,189/-
	Processing fee	31,679.247 * 10 = Rs 3,16,792 /-
	Late fee	100% of extension fee Rs 4,75,189/-
	Total fee	Rs 25,34,339/-
23.	**RTGS amount submitted at the time of registration**	Rs 4,22,406/- Rs 2,11,203/- Rs 6,33,561/-
	RTGS no. and date for registration	76228573289 dated 17.03.2022. 76225873290 dated 17.03.2022. 144227070657 dated 24.05.2022
	Name of the bank issuing	Yes Bank
	DD Amount submitted for extension	Rs 4,75,189/- Rs 2,37,594/- Rs 3,16,792/- Rs 2,37,594/-
	DD no. and date for extension	050249 dated 01.05.2023. 050248 dated 01.05.2023. 050247 dated 01.05.2023. Ref no. INDBR32023061600811670 dated 16.06.2023
	Name of the bank issuing	IndusInd Bank
	Total amount paid	Rs 25,34,339/-
	Deficient amount	Nil
24.	**File Status**	**Date**
	File received on	04.05.2023
	First notice Sent on	24.05.2023
	First hearing on	29.05.2023
	Second hearing on	19.06.2023
	Third hearing on	03.07.2023
25.	**Case History:-**	

	The Promoter M/s Signatureglobal (India) Pvt. Ltd. who is a license holder applied for the extension of registration of real estate project namely "Signature Global SCO 36 Sohna" located at Sector-36, Sohna, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 52531 dated 02.05.2023 and EPIN-57. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1042-2022 and online generated for project extension temp id RERA-GRG-1373-2023. The total licensed area and project area for the extension of registration is 5.21875 acres vide license no – 22 of 2022 dated 11.03.2022. The application for extension of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/57 dated 24.05.2023 was issued to the promoter with an opportunity of being heard on 29.05.2023. **On 29.05.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Vedant Batra, Company Secretary, is present on the behalf of the promoter. The AR of the promoter has requested for two weeks' time to submit reply to the deficiencies conveyed in the notice. The matter to come up on 19.6.2023. **On 19.06.2023**, Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Anurag Srivastava (Manager) and Sh. Vedant Batra (AR) are present on behalf of the promoter. The reply submitted on 15.06.2023 which needs to be examined by the authority. The matter to come up on 03.07.2023. The promoter submitted the reply on 15.062023 and 19.06.2023 which were scrutinized and the status of documents is mentioned below.	
26.	**Present compliance status as on 03.07.2023 of deficit documents as conveyed in the last hearing dated 19.06.2023.**	1 Deficit fee of Rs 2,37,594/- needs to be submitted. **Status: Submitted vide online Ref no. INDBR32023061600811670 dated 16.06.2023.** 2 Correction in REP-V form needs to be done. Status: Needs to be done. 3 Corrections in online DPI needs to be done. Status: Needs to be done. 4 Original registration certificate needs to be submitted. Status: Not submitted. 5 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. Status: Not submitted. 6 Latest Land title search report after incorporating bar enrollment number needs to be submitted. Status: Not submitted. 7 Pert chart needs to be provided. Status: Needs to be revised. 8 Site photographs for the physical status of construction needs to be provided. **Status: Submitted.** 9 Latest Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. Status: Not submitted. 10 Road access permission needs to be submitted. **Status: Submitted.**

		11 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: Submitted.** 12 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: Submitted.** 13 Draft Application form, Allotment letter, BBA and Conveyance deed as per prescribed format needs to be submitted. **Status: Submitted but allotment letter and BBA needs to be revised.** 14 A Copy of executed Application form, Allotment letter, BBA needs to be submitted. **Status: Submitted. Allotment letter different.** 15 Copy of Brochure needs to be submitted. **Status: Submitted.** 16 Loan sanction letter, disbursement and repayment schedule needs to be provided. **Status: Submitted.** 17 Quarterly schedule of estimated expenditure needs to be provided. **Status: Submitted.** 18 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted.** 19 Cash flow statement need to be provided. **Status: Submitted.** 20 REP II needs to be provided. **Status: Submitted.** 21 CHG form needs to be provided. **Status: Submitted.** 22 CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted.** 23 Project report needs to be provided. **Status: Submitted.** 24 Copy of paid challan of EDC and IDC needs to be provided. **Status: Submitted.** 25 License fee as per LOI needs to be filled in the DPI. **Status: Submitted.** 26 Bank undertaking needs to be submitted as per RERA prescribed format. **Status: Submitted.** 27 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted.
	Remarks	1 Correction in REP-V form needs to be done.

		2 Corrections in online DPI needs to be done. 3 Original registration certificate needs to be submitted. 4 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. 5 Latest Land title search report after incorporating bar enrollment number needs to be submitted. 6 Pert chart needs to be revised. 7 Latest Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. 8 Draft Allotment letter, BBA as per prescribed format needs to be submitted. 9 Executed Allotment letter is different from prescribed format. 10 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted.

(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