Project Signature Global City 92
Promoter M/s Signature Infrabuild Pvt. Ltd.

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)(l)(c)**	30.04.2023			
14.	**QPR compliance**	Submitted			
15.	**4(2)(l)(D) compliance**	Submitted			
16.	**RC compliance**	Approved service plans and estimates within 90 days – submitted.			
17.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	12.03.2021	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
18.	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/-
19.	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
20.	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
	Second hearing on		01.05.2023
	Third hearing on		15.05.2023
	Fourth hearing on		23.05.2023
21.	Case history- 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. 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. 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. 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, "***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.***" 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. 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. Proceedings dated 17.04.2023 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. Proceedings dated 15.05.2023 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 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 Proceedings dated 29.05.2023 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 weeks' time to submit reply to the remaining deficiencies. Matter to come up on 19.06.2023.	
22.	**Present compliance status as on 19.06.2023 of deficient documents as observed on 23.05.2023**	1. Correction in online DPI needs to be done. **Status: Corrected as per the amendments in the layout** 2. Revised service plans and estimates need to be submitted.

		Status: Not approved 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. **Status: The promoter has filed new REP-I on the website of the Authority.**
23.	**Remarks**	1. Revised service plans and estimates need to be submitted. 2. 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. – *the promoter has submitted newly filed REP- I as per the amended layout. Accordingly, the corrections may be made in earlier REP-I by the Authority if allowed.*

All the requisite documents have been submitted by the promoter except submission of revised service plans and estimates for which a security amount of Rs. 25 lakhs has been submitted at the time of registration vide RC No. 08 of 2023, dated 13.01.2023. The Authority may consider the grant of extension of registration subject to the above compliance within three months. Further, an amended RC/corrigendum may be issued pursuant to the revision in the layout plan dated 24.06.2022.

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 19.06.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 19.06.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Anurag Srivastava (Manager) Sh. Vedant Batra (AR) are present on the behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA