(15)

HARERA
GURUGRAM

सत्यमेव जयते

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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.	**4(2)(l)(C) compliance**	N/A		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-7133-2022 – SCN for non compliance of RC condition		
21.	**License no.**	22 of 2022 dated 11.03.2022	Valid up to 10.03.2027	
22.	**Total licensed area**	5.21875 Acres	**Area for extension of registration**	5.21875Acres
23.	**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
24.	**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.
25.	**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/-
26.	**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
27.	**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	
	Fourth hearing on	17.07.2023	

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 has submitted a reply on 15.06.2023 and 19.06.2023 which were scrutinized and the deficiencies were conveyed to the promoter.

On 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.

The promoter has submitted a reply on 13.07.2023 which was scrutinized and the status of documents is mentioned below.

26.	**Present compliance status as on 17.07.2023 of deficit documents as conveyed in the last hearing dated 03.07.2023.**	1 Correction in REP-V form needs to be done. Status: Needs to be done. 2 Corrections in online DPI needs to be done. Status: Needs to be done. 3 Original registration certificate needs to be submitted. **Status: Submitted.** 4 Jamabandi, Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. **Status: Jamabandi submitted, Mutation and Aks- shajra not submitted.** 5 Latest Land title search report after incorporating bar enrollment number needs to be submitted.

		Status: Submitted. 6 Pert chart needs to be revised. **Status: Submitted.** 7 Latest Non-encumbrance certificate certified from the officer not below the rank of tehsildar needs to be submitted. **Status: Promoter stated NEC is not applicable as the project land is mortgaged.** 8 Draft Allotment letter, BBA as per prescribed format needs to be submitted. **Status: Submitted.** 9 Executed Allotment letter is different from prescribed format. **Status: Not submitted.** 10 Undertaking regarding 10 % auto credit from separate account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.**
	Remarks	1 Correction in REP-V form needs to be done. 2 Corrections in online DPI needs to be done. 3 Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. 4 Executed Allotment letter is different from prescribed format.

(Asha) **Chartered Accountant**	**(Sumeet)** **Engineering Officer**
Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 17.07.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Vedant Batra (CS) and Sh. Mintu Kumar (AR) are present on behalf of the promoter. The AR of the promoter requests for two weeks' adjournment. The same is allowed.
The matter to come up on 07.08.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA