HARERA
GURUGRAM

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

Promoter Name M/S Signature Global (India) Ltd.
Project Name The Millenia

PROJECT HEARING BRIEF FOR REGISTRATION U/S 6		
SNo.	**Particulars**	**Details**
1.	**Name of the project**	The Millenia
2.	**Name of the promotor**	M/s Signature Global (India) Ltd.
3.	**Nature of the project**	Affordable Group Housing colony
4.	**Location of the project**	Revenue estates of Village Gadauli Kalan, Sector-37D, Gurugram
5.	**Legal capacity to act as a promoter**	License holder
6.	**Name of the license holder**	M/S Signature global (India) Pvt. Ltd.
7.	**Whether registration applied for whole**	Applied for extension of time period for the whole project.
8.	**Status of project**	Ongoing
9.	**Online Application ID**	RERA-GRG-1111-2022
10.	**Date of completion of project as per REP-II/4(2)(l)(c)**	31.01.2023
11.	**QPR Compliance (If applicable)**	June 18 to March 23 Submitted
12.	**4(2)(l)(d) Compliance (If applicable)**	2019-2020, 2020-2021 and 2021-22 Submitted **Pending – 2018-2019**
13.	**Compliance of RC Conditions**	N/A
14.	**4(2)(l)(c) compliance**	**RERA-GRG 2797-2022** Show-cause notice for violating provisions of section 4 - not adhering to the declared time period with in which the promoter undertook to complete the project as per section 4(2)(l)(C). **RERA-GRG 2795-2022** Show cause notice for not applying for extension of registration/non submission of completion certificate/part completion certificate/occupation certificate as the case may be – submission of requisite documents. **Status- The promoter has applied on 06.07.2022 in the Authority.**
15.	**Details of proceedings pending against the project**	**1. RERA-GRG 5214-2019** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 **2. RERA-GRG 2833-2022**

		Show cause notice for non-submission of quarterly progress report **3.RERA-GRG 4955-2022** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 4. **RERA-GRG 4965-2022** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 **Status – The promoter has submitted all the QPR and annual audited report u/s 4(2)(l)(D) for 2018-2019 is still pending.**		
16.	Status of change of bank accounts	No change		
17.	License no.	04 of 2017		Valid up to 01.02.2022 Applied for renewal on 17-06-2022
18.	Total licensed area	9.7016 Acres	**Area to be registered**	9.7016 Acres.
19.	RERA Registration Number	03 of 2017 dated 20.06.2017		20.08.2021 + 6 months covid = (20.02.2022)
20.	Fee Details			
	Registration Fee	85933.969*10*2.28 ₹19,59,295/- 2795.367*1. 78*20 =₹99,516/- =₹20,58,811/-		
	Extension Fee	₹10,29,406/-		
	Processing Fee	88729.336*10 =₹8,87,293/-		
	Late Fee	400% of extension fee. ₹41,17,624/-		
	Total Fee	₹80,93,134/-		
	Fees paid at the time of registration	₹ 8,83,400/-		
	Fees paid at the time of Extension	₹10,29,405/- and ₹8,87,294/- (Total = ₹19,16,699/-)		
	DD no. and date for extension	565005 dated 05.07.2022 & 565006 dated 05.07.2022		
	Name of the bank issuing	Yes Bank		
	Deficit fees	₹52,93,035/-		
21.	Statutory approvals either applied for or obtained prior to registration			
	S.No.	Particulars	Date of approval	Validity up to
	i)	License Approval	25.01.2023	01.02.2023 (Expired) and OC obtained vide memo no ZP-

				1140/JD(RA)/2023/2462 dated 25.01.2023
	ii)	Zoning Plan Approval	03.02.2017	
	iii)	Building plan Approval	08.06.2017	07.06.2022(Expired)
	iv)	Environmental Clearance	21.08.2017	20.08.2024
	v)	Airport height clearance	10.03.2017	
	vi)	Fire scheme approval	15.02.2018	
	vii)	Service plan and estimate approval	09.12.2022	
	viii)	Electricity load availability connection	17.02.2017	
22.	File Status		Date	
	Project received on		06.07.2022	
	First notice sent on		18.07.2022	
	First hearing on		25.07.2022	
	Second hearing on		27.07.2022	
	Third hearing on		08.08.2022	
	First reply submitted on		08.08.2022	
	Second reply submitted on		12.08.2022	
	Fourth hearing on		17.08.2022	
	Fifth hearing on		05.09.2022	
	Third reply submitted on		27.09.2022	
	Sixth hearing on		27.09.2022	
	Fourth reply submitted on		07.10.2022	
	Seventh hearing on		11.10.2022	
	Eighth hearing on		26.10.2022	
	Ninth hearing on		26.10.2022	
	Tenth hearing on		27.10.2022	
	Eleventh hearing on		21.11.2022	
	Twelfth hearing on		05.12.2022	

	Fifth reply submitted on	12.12.2022
	Sixth reply submitted on	14.12.2022
	Thirteenth hearing on	19.12.2022
	Fourteenth hearing on	03.01.2023
	Fifteenth hearing on	17.01.2023
	Sixteenth hearing on	31.01.2023
	Seventeenth hearing on	14.02.2023
	Seventh reply submitted on	16.02.2023
	Eighteenth hearing on	20.02.2023
	Eighth reply submitted on	20.02.2023
	Ninth reply submitted on	24.02.2023
	Nineteenth hearing on	13.03.2023
	Twentieth hearing on	27.03.2023
	Twenty-one hearing on	29.03.2023
	Tenth reply on	12.04.2023
	Twenty-two hearing on	17.04.2023
	Twenty third hearing on	08.05.2023
	Twenty fourth hearing on	05.06.2023
	Twenty fifth hearing on	07.06.2023
	Twenty sixth hearing on	26.06.2023
23.	**Case History:** An application regarding extension of registration of affordable group housing colony namely "The Millenia" situated at Sector-37-D, Gurugram, Haryana being developed by M/s Signature Global (India) Ltd. was submitted on 06.07.2022 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no. 04 of 2017 for area admeasuring 9.7016 acres dated 02.02.2017 valid up to 01.02.2022 (Renewal applied on 17.06.2022) being issued in M/S Signature global (India) Pvt. Ltd. by DTCP, Haryana which got registered by the authority vide RC no. 03 of 2017 dated 20.06.2017 valid up to 20.08.2021 + 6 months covid i.e., 19.02.2022. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/EPIN/22 dated 18.07.2022. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 25.07.2022. **Proceedings dated 25.07.2022**	

Due to the administrative work of the authority, the matter is adjourned to 27.07.2022.
No reply has been received in the authority till 26.07.2022.

Proceedings dated 27.07.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Ajay Kumar (Assistant Manager) is present on the behalf of promoter.
The AR requests for one week for rectification of the deficiencies and submission of deficit documents as per above.
The matter to come up on 08.08.2022.
No reply has been received in the authority till 06.08.2022.

Proceedings dated 08.08.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Ajay Kumar (Assistant Manager) is present on the behalf of promoter.
The AR has submitted the reply to the deficiencies conveyed today in the registry of the Authority which be checked by the concerned Engineering Executive. The calculation of the fee proposed to be levied be rechecked/ reconciled by the CA of the Authority with the AR of the promoter. The validity of license has also expired and hence the promoter is advised to obtain the renewal of licence before the extension is considered. Further the office is also to check the status of compliances w.r.t. the existing registered project which has not been completed within the time declared under 4(2)(l)(C).
The matter to come up on 17.08.2022.

Documents submitted on 08.08.2022

1. REP-V form submitted but it needs to be revised.
2. REP-I (A to H) submitted but it needs to be revised.
3. Online DPI submitted but it needs to be revised.
4. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no., tower no., carpet area/super area, date of booking, average rate, and total consideration submitted.
5. Details of unsold flats submitted.
6. PERT Chart specifying date of completion submitted but needs to be revised.
7. Copy of executed BBA submitted.
8. Reasons for delay of the project needs to be mentioned along with supporting documents submitted

Document submitted on 12.08.2022.

A letter was submitted for waiving off the late fees amounting Rs 41,17,624 /-

Proceedings dated 17.08.2022

Ms. Geeta Rathee Singh, Sr. Legal Officer and Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava (GM) and Sh. Sukh Pal (Executive Legal Deptt.) are present on behalf of the promoter.
The AR request for one week time for submitting the deficit documents and the balance fees, for which re-checking/reconciliation be made with the CA of the Authority and to be deposited before the next date of hearing. The request is allowed.
The matter to come up on 05.09.2022.

Proceedings dated 05.09.2022

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (GM) is present on behalf of the promoter. The AR submits that deficit documents have been submitted today and same requires examination by office. The applicant has also submitted for waiver of late fee vide letter dated 09.08.2022. No such relief is admissible. The AR is required to deposit the deficit fees already conveyed and to be re-checked/reconciled by CA of the Authority.
The matter to come up on 27.09.2022.

Documents submitted on 27.09.2022.

1. REP-V form submitted but it needs to be revised.
2. Online DPI submitted but it needs to be revised.
3. PERT Chart specifying date of completion submitted but needs to be revised.
4. Photocopy of Bank undertaking submitted.
5. Audit report for the financial year 2018-19 provided.

Documents submitted on 07.10.2022.

1. REP-V form submitted but it needs to be revised.
2. Online DPI submitted but it needs to be revised.
3. PERT Chart specifying date of completion submitted.
4. Copy of executed BBA submitted but payment plan should be construction linked.
5. Copy of DD submitted at the time of registration submitted i.e, 11,53,550/- and 9,21,700/- but clarification is required upon this.

Proceedings dated 27.09.2022

Deficiencies have already been conveyed; the promoter is advised to rectify the same. The matter is fixed for further hearing on 11.10.2022.

Proceedings dated 11.10.2022.

The major deficiencies are Renewal of license, Renewal of Building plan approval and Service plan and estimates. Bank Undertaking. Deficit Fee- Rs. 61,76,435/-. The authorized representative of the promoter is advised to deposit the deficient fee as mentioned against each within 7 days otherwise their matter will not be heard on the next date of hearing i.e., 26.10.2022. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from the filing of information in REP-I A to H format and detailed project information. The matter to come up on 26.10.2022.

Document submitted on 12.08.2022.

1. REP-V form submitted but it needs to be revised.
2. Expired copy of Building plan submitted; promoter has to submit the copy of revalidated building plan.

Proceedings dated 26.10.2022.

The Coram is not complete, so the matter is adjourned for 27.10.2022.

Proceedings dated 27.10.2022.

The promoter is directed to rectify the deficiencies and submit the deficit fee if any. The matter is adjourned for 21.11.2022.

Proceedings dated 21.11.2022.

The promoter is directed to deposit the deficit fee and others documents as mentioned above. The matter to come up on 05.12.2022.

Proceedings dated 05.12.2022.

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee within a week along with the deficit documents apart from the filing of

information in REP-I A to H format and online detailed project information. Further, if any promoter has an issue regarding the calculation of the fee, then the same shall be re-conciled with the concerned official and be submitted in the Authority, otherwise their matter will not be heard on next date of hearing i.e., 19.12.2022. The matter to come up on 19.12.2022.

Reply submitted on 12.12.2022

Promoter wants late fees to be re-assessed. According to promoter the project was initially registered with Interim RERA, and they thought 9-month COVID extension will be granted to this project. So, they had applied for extension after the grace period of 9 months in the Authority. Promoter also wants to waive off the Late fees of Rs 41,17,624/- and deficient fees of Rs. 11,75,911/- which is recovering now as a less paid amount towards registration fees at the time of registration (At the time of registration, the promoter had submitted the Rs. 26,90,550/- through demand draft Rs. 15,32,000/- bearing number 093866 dated 23.05.2017, Rs 5000/- bearing number 093897 dated 30.05.2017 and Rs. 11,53,550/- bearing number 124603 dated 14.06.2017. After that, the Authority declared the deposited amount in excess to the actual fee i.e., Rs 8,83,400/- and refunded the excess amount of Rs 18,07,150/- through demand draft bearing number 005303 dated 07.02.2018 issued by Axis bank). So, promoter wants that this amount is to be waive off now.

Document submitted on 14.12.2022.

Approved service plans and estimates dated 09.12.2022

Proceedings dated 19.12.2022.

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.

The matter to come up on 03.01.2023.

Proceedings dated 03.01.2023.

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.

The matter to come up on 17.01.2023.

Proceedings dated 17.01.2023

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from the filing of information in online detailed project information.

The matter is adjourned to 31.01.2023.

Proceedings dated 31.01.2023

The matter is adjourned to 14.02.2023.

Proceedings dated 14.02.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava [AR] is present on behalf of the promoter.

The promoter is directed to rectify the deficiencies and submit the required documents before the next date of hearing.

The matter to come up on 20.02.2023.

Document submitted on 16.12.2022.

The promoter has submitted the copy of renewal of license dated 25.01.2023 valid up to 01.02.2023 and OC obtained vide memo no ZP-1140/JD(RA)/2023/2462 dated 25.01.2023.pp

Proceedings dated 20.02.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava is present on behalf of the promoter.
The time period for which extension is being sought expires on 20.02.2023.
The AR of the promoter states that OC for the project has been received on 25.01.2023 and has been placed on record and the promoter is applying for CC within a week time. Further, a representation has been submitted by the promoter for waiver of late fee of Rs 47,77 ,624 /- and additional fee of Rs 11,75,911/-
The matter to come up on 13.03.2023.

Document submitted on 20.02.2022.

Promoter wants late fees to be re-assessed. According to promoter, the 6-month extension period was granted by HARERA, Gurugram and further 3 months covid extension from 01.04.2021 to 30.06.2021 considering the 2nd wave of covid is given by HARERA, Panchkula. Promoter states that construction activity was banned by NGT, New Delhi for near about 138 days.

According to promoter, the project was initially registered with Interim RERA, and they thought 9-month COVID extension will be granted to this project. So, they had applied for extension after the grace period of 9 months in the Authority. Promoter also wants to waive off the Late fees of Rs 41,17,624/- and deficient fees of Rs. 11,75,911/- which is recovering now as a less paid amount towards registration fees at the time of registration (At the time of registration, the promoter had submitted the Rs. 26,90,550/- through demand draft Rs. 15,32,000/- bearing number 093866 dated 23.05.2017, Rs 5000/- bearing number 093897 dated 30.05.2017 and Rs. 11,53,550/- bearing number 124603 dated 14.06.2017. After that, the Authority declared the deposited amount in excess to the actual fee i.e., Rs 8,83,400/- and refunded the excess amount of Rs 18,07,150/- through demand draft bearing number 005303 dated 07.02.2018 issued by Axis bank). So, promoter wants that this amount is to be waive off now.

Document submitted on 24.02.2022.

The promoter has submitted the applied copy of completion certificate dated 23.02.2023.

Proceedings dated 20.02.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The applicant has to deposit deficit fee and late fee for making application under section 6 of the Act which is yet to be deposited. The AR of the applicant states that delay is on account of force majeure circumstances and requisite condonation may be made and further stated that the project was registered under the interim RERA, Panchkula where 9 months period on account of COVID-19 has been allowed as zero period for deposit of late fee. The matter was considered, and the Authority decided that the period allowed by HARERA, Gurugram has been applied across the board for all cases and request of the applicant cannot be allowed. Therefore, the fee demanded has to be deposited. The matter to come up on 27.03.2023.

Proceedings dated 27.03.2023

As per the directions of Authority, the matter is adjourned to 29.03.2023
Proceedings dated 29.03.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. None is present on behalf of the promoter. An application seeking two weeks extension has been received. Request allowed. The matter to come up on 17.04.2023.

Documents submitted on 12.04.2023

1. REP-V form submitted.
2. DPI submitted but needs to be revised.
3. CA certificate for financial and inventory details needs to be provided.
4. Part-J of the DPI filled.
5. Sale proceeds of the project needs to be filled in online DPI.
6. Financial resources of the project need to be filled in online DPI.
7. Expenditure incurred up to the date of extension of application needs to be filled in online DPI.

Proceedings dated 17.04.2023

Sh. Shashank Sharma, Associate Engineer Executive 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 requested for three weeks' time for submission of the deficit documents. The matter to come up on 08.05.2023.

Proceedings dated 08.05.2023

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.
Sh. Anurag Srivastava is present on behalf of the promoter and states that UP RERA has granted relief beyond six months. The promoter is directed to submit a detailed representation along with copy of order of UP RERA regarding relief beyond six months.
The matter to come up on 05.06.2023.

The promoter has submitted the judgements of the 3 cases of UP RERA in which NGT ban was considered along with COVID 19.

1. In the case of Nikhil Singhal, Deepak Kumar Singh, Ashutosh Sharma, Aparna Sahu, Jitish Monga, Rajeev Ranjan Kuma v/s M/s Godsons high-tech Infrastructure Pvt. Ltd. and Himanshu Sharma, Smt. Sangeeta Singhal, Chandra Bhushan Singh v/s M/s Godsons Realtech Pvt. Ltd.

It was decided that in years 2018, 2019 & 2020, construction ban was imposed for total no. of 116 days by Environment Pollution Authority and Hon'ble Supreme Court Of India for (102 days) and therefore the opposite party (M/s Godsons High tech Infrastructure Private Limited) is eligible to get the benefit of 116 days due to construction ban imposed by Supreme Court of India and Environment Pollution Authority in addition to six months benefit due to covid-19.

2. Shri Chetanya Kumar Kulshretra v/s Godrej Realtech Pvt. Ltd.

It was decided that in the year of 2015, 2016 and in 2017, there was construction restriction was imposed for total of 74 number of days and this period will be treated as "Force Majeure".

Proceedings dated 05.06.2023

Coram is not complete. The matter is placed before the authority and as per the directions of authority the matter is adjourned to 07.06.2023.

	Proceedings dated 07.06.2023 Sh. Shashank Sharma, Associate Engineer Executive 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 has submitted an application dated 20.02.2023 for waiver of deficit fee of Rs. 52,93,035/- and has also submitted certain citations in this regard. The matter may be put up for decision separately on file within a period of one week. The matter to come up on 26.06.2023. **Proceedings dated 26.06.2023** Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The AR of the promoter seeks two weeks' time to comply with the deficiencies. The matter to come up on 17.07.2023. **In the matter of waiver of deficit fee (including late fee) requested by the applicant promoter, the matter was put up to the Authority on the file and Authority has decided that no such relief can be granted to the promoter on the grounds which they have mentioned in the request letter.**	
24.	**Present compliance status as on 17.07.2023 of deficient documents as observed on last hearing i.e., 26.06.2023**	1. Correction in REP-V form needs to be done. **Status** - Submitted but needs to be revised. 2. Correction in REP-I (Part A-H) needs to be done. **Status** – Submitted. 3. Corrections in online DPI needs to be done. **Status** - Submitted but needs to be revised. 4. Deficit fee of **₹61,76,435/-** needs to be paid. **Status – After rechecking/ reconciliation with the file, deficit fees come out to be ₹52,93,035/- which needs to be submitted.** 5. Copy of renewal of license no. 04 of 2017 needs to be submitted. **Status – Submitted but renewed up to 01.02.2023 but OC obtained on 25.01.2023 and CC applied on 23.02.2023** 6. Copy of revalidated building plan needs to be submitted. **Status** - Not Submitted. (**OC obtained on 25.01.2023 and CC applied on 23.02.2023)** 7. Payment plan should be construction linked. **Status** – According to promoter OC has been obtained and there is no needs to change the payment plan. 8. CA certificate for financial and inventory details needs to be provided. **Status** – Details of inventory is not provided 9. Part-J of the DPI needs to be filled. **Status** – Filled. 10. Sale proceeds of the project needs to be filled in online DPI. **Status** - Filled. 11. Financial resources of the project need to be filled in online DPI. **Status** - Filled.

		12. Expenditure incurred up to the date of extension of application needs to be filled in online DPI. **Status** -Filled.
25.	**Remarks**	1. Corrections in online DPI needs to be done. 2. Reconciled Deficit fee of ₹52,93,035/- after verification needs to be paid. 3. Copy of renewal of license no. 04 of 2017 needs to be submitted. **(Submitted but renewed up to 01.02.2023 but OC obtained on 25.01.2023 and CC applied on 23.02.2023).** 4. Payment plan should be construction linked. 5. Copy of revalidated building plan needs to be submitted. **(OC obtained on 25.01.2023 and CC applied on 23.02.2023)** 6. CA certificate for financial and inventory details needs to be provided. 7. Compliance report under section 4(2)(l)(D) for the year 2018-19 is pending.

(Asha)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 17.07.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 17.07.2023
Sh. Shashank Sharma, Associate Engineer Executive 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 four weeks time to comply with the deficiencies. The Authority grants four weeks time for submission of deficit documents including deficit of Rs. 52,93,035/- failing which the application for extension of registration shall be rejected.
The matter to come up on 14.08.2023

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA