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 (BG as a security amount for submission of SPE not 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-7055-2022 – SCN for non compliance of RC conditions			
21.	**License no.**	19 of 2022 dated 11.03.2022	Valid up to 10.03.2027		
22.	**Total licensed area**	2.3875 Acres	**Area for extension of registration**	2.3875Acres	
23.	**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
24.	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.
25.	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/-
26.	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
27.	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
	Seventh hearing on		17.07.2023
	Eighth hearing on		07.08.2023
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.

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 28.06.2023, 03.07.2023 and 06.07.2023 which were scrutinized and the deficiencies were conveyed to the promoter.

On 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. The status of documents is mentioned below.	
26.	**Present compliance status as on 07.08.2023 of deficit documents as conveyed in the last hearing dated 17.07.2023.**	1. Correction in REP-V form needs to be done. **Status: Submitted.** 2. Original registration certificate needs to be submitted. **Status: Submitted.** 3. A Copy of executed BBA needs to be submitted. Further Allotment letter not executed in prescribed format. **Status: Submitted.**
	Remarks	All requisite documents submitted.

Recommendations:
All the requisite approvals for extension of registration of project are in place. It is recommended that the authority may consider for grant of extension of registration of project under section 6 of the Act of 2016.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 07.08.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 07.08.2023.
Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.
Sh. Vedant Batra (CS) and Sh. Ravinder (AR) are present on behalf of the promoter.
Approved as proposed. The penalty for delay submission of service plans and estimates is being dealt separately and will be levied accordingly.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA