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 (Road access permission submitted delayed by 10 months i.e., by 07.06.2023 and other compliance on time)			
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
	Fifth hearing on	07.08.2023
	Sixth hearing on	21.08.2023

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 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.

On 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. The AR of the promoter is directed to submit requisite clarification that documents pertaining to creation of loan over the site sold/project land. The AR informs that loan is in respect of the company and collateral security given to the bank and corporate guarantee of the primary master company. They are also to clarify whether the lein or loan is prior to sale to individual allottees or afterward. The CA of the Authority to check in detail and submit on the next date of hearing. The matter to come up on 21.08.2023.

	The promoter has submitted a reply on 04.08.2023 and 17.08.2023 which were scrutinized. Further, the status of documents is mentioned below.	
26.	**Present compliance status as on 21.08.2023 of deficit documents as conveyed in the last hearing dated 07.08.2023.**	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 Mutation and Aks- shajra certified on the latest date not prior to six months needs to be submitted. **Status: Mutation and Aks-shajra are certified on earlier dates i.e., prior to six months.** 4 Executed Allotment letter is different from prescribed format. **Status: Submitted in prescribed format.**
	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 are certified on the date prior to six months.

Recommendations:

All the requisite approvals for extension of registration of project are in place except corrections in REP-V form and online DPI. It is recommended that the authority may consider for grant of extension of registration of project under section 6 of the Act of 2016. Regarding the creation of loan, Hypothecation of project receivables and first charge by the way of hypothecation on all other fixed assets and current assets of the projects 79B, DDJAY and Karnal City 28 A.

(Asha)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 21.08.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 21.08.2023.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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

Approved as proposed. The extension certificate shall be issued after corrections in REP-V form and online DPI.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA