Project Name- Signature Global City 37D-1
Temp-ID-1409-2023

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016		
S No.	**Particulars**	**Details**
1.	**Name of the project**	Signature Global City 37D-1
2.	**Name of the promotor**	M/s Signature Global Developers Pvt. Ltd.
3.	**Nature of the project**	Independent Residential Floors
4.	**Location of the project**	Sector-37D, Gurugram
5.	**Legal capacity to act as a promoter**	Collaborator
6.	**Name of the license holder**	M/s Signature Global Developers Pvt. Ltd.
7.	**Whether registration applied for whole/Phase**	Whole
8.	**Status**	Ongoing
9.	**Online Application ID**	RERA-GRG-1409-2023
10.	**Project Completion Date as declared u/s 4(2)(L)(C)**	30.09.2023
11.	**QPR Compliance (If applicable)**	Submitted
12.	**4(2)(L)(D) Compliance (If applicable)**	Submitted
13.	**Status of change of bank account**	Applied on 30.01.2023
14.	**RC Compliances -**	1. Environmental Clearance-Not submitted 2.Fire Scheme Approval-Submitted on 19.10.2021(Due date was 12.10.2021 which delay by 8 days) 3. Service plans and estimates – Submitted on 14.11.2022(Due date was 12.10.2021 which delay by 13 months and 2 days) 4. BR-III of residential plots C69-70- Submitted on 29.06.2021(Due date was 12.10.2021 which delay by 03 months and 13 days)

		5. BR-III of commercial area- Submitted on 29.06.2021 (Due date was 12.10.2021 which delay by 03 months and 13 days)		
15.	4(2)(l)(C) compliance	N/A		
16.	Details of proceedings pending against the project	RERA-GRG-4452-2022- SCN for RC compliance RERA-GRG-3648-2022 - SCN for QPR compliance		
17.	Date of completion of project as per REP-II	30.09.2023		
18.	License no.	08 of 2021 dated 05.03.2021		Valid up to 04.03.2026
19.	Total licensed area	20.589 Acres	**Area to be registered**	15.502 Acres
20.	RERA Registration Number	31 of 2021 dated 13.07.2021		30.09.2023
21.	Extension applied upto	29.09.2024		
22.	Fee Calculation	Registration fee: - Residential- 18671.69*2.64*2.64*10=₹13,01,338/- Com-3332.824*1.5*1.5*10=₹1,49,977/- Total=₹14,51,315/- Processing fee at the time of registration: - 54292.336*10= ₹5,42,923/- Extension Fee: - ₹7,25,657/- Processing fee at the time of extension: - 54292.336*10= ₹5,42,923/- **Total fee: -** ₹32,62,818/-		
23.	RTGS amount submitted at the time of registration	1. ₹5,31,930/- 2. ₹14,04,295/- Total=₹19,36,225/-		
24.	RTGS no. and date for registration	1.HDFCR520210616 dated 16.06.2021 2.HDFCR520210616 dated 16.06.2021		
25.	Name of the bank issuing	HDFC Bank		
26.	DD Amount submitted for extension	1. ₹5,81,922/- 2. ₹7,77,136/- Total= 13,59,058/-		
27.	DD no. and date for extension	1. 325739 dated 26.06.2023 2.325740 dated 26.06.2023		
28.	Name of the bank issuing	Induslnd Bank		
29.	Total fee paid	Rs. 32,95,283/-		
30.	Deficient amount	Nil		
31.	**Statutory approvals either applied for or obtained prior to registration**			

	S.No.	Particulars	Date of approval	Validity up to
	i)	License	05.03.2021	04.03.2026
	iii)	Building plan Approval	29.06.2021	27.06.2025
	iv)	Environmental Clearance	26.10.2021	25.10.2031
	v)	Airport height clearance	N/A	
	vi)	Fire Scheme approval	19.10.2021	18.10.2026
	vii)	Service plan and estimate approval	14.11.2022	

20.	File Status	Date
	Project received on	27.06.2023
	1st hearing on	17.07.2023
	1st reply submitted on	01.08.2023
	2nd hearing on	07.08.2023
	3rd hearing on	21.08.2023
	4th hearing on	11.09.2023
	2nd reply submitted on	05.09.2023

Case History:

An application regarding extension of registration of Residential independent floors namely "Signature Global City 37D-1" situated at Sector-37D-1, Gurugram, Haryana being developed by M/s Signature Global Developers Pvt Ltd. was submitted on 27.06.2023 under section 6 of Real Estate (Regulation and Development), Act 2016.

The license no 08 of 2021 dated 05.03.2021 was granted by DTCP for development of DDJAY plotted colony measuring an area of 20.589 acres in Sector 37D-1, in favor of Lalwani Brothers LLP and Unistay Hospitality Pvt. Ltd. in collaboration with M/ Signature Global Homes Pvt. Ltd.

The Authority granted registration certificate bearing no. 31 of 2021 dated 13.07.2021 and valid up to 30.09.2023 to M/s Signature global Homes Pvt. Ltd. for the development of residential floors over an area 15.502 acres.

On scrutiny of the application, the deficiencies were observed and conveyed to the promoter.

Proceedings dated 17.07.2023

Ms. Prachi Singh (Planning Executive) 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. **Proceedings dated 07.08.2023** Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Vedant Batra (CS) and Sh. Ravinder (AR) are present on behalf of the promoter. On the request of the AR of the promoter the matter is adjourned to 21.08.2023. **Proceedings dated 21.08.2023** Ms. Prachi Singh Planning Executive briefed about the facts of the case. Sh. Vedant Batra (CS), Sh. Ravinder (AR) and Sh. Anurag Srivastava (AR) are present on behalf of the promoter. The AR of the promoter requests for three weeks' time to comply with the deficiencies. The authority decided to grant the same and the matter is adjourned to 11.09.2023. **Proceedings dated 11.09.2023** Ms. Prachi Singh Planning Executive briefed about the facts of the project' No reply has been submitted by the promoter company till 06.09.2023 against the deficiencies conveyed by the authority through hearing dated 21.08.2023. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed. Further, if nor response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for extension of registration of project may not be rejected following the due procedure under the Act of 2016.	
21.	**Present compliance status as on 04.12.2023 of deficient documents as conveyed in the hearing dated 11.09.2023**	1. Correction in REP-V form needs to be provided. **Status: - Not done** 2. Corrections in online DPI needs to be done. **Status: - Not done** 3. Copy of approved building plans (BR-III) of 2 plots i.e., C 79-80 need to be provided. **Status: - Submitted** 4. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan for residential area and commercial area need to be submitted. **Status: - Submitted** 5. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: - Submitted** 6. REP II needs to be provided. **Status: - Submitted**
22.	**Remarks**	1. Correction in REP-V form needs to be provided.

		2. Corrections in online DPI needs to be done.

Recommendations: - The application submitted by the promoter for extension of the registration certificate u/s 6 of the Act of 2016 as per details given above is complete and all requisite documents are in order except correction in REP-V form and Online DPI.
It is recommended that the Authority may consider for the grant of extension of registration subject to the submission of corrected copy of REP-V form and Online DPI in the Authority.

(Asha) **Chartered Accountant**	**(Prachi Singh)** **Planning Executive**
Day and Date of hearing	Monday and 04.12.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 04.12.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the case.

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

The promoter states that the construction work of the floors is complete and interior/finalisation work is in progress and shall be completed including obtaining of OC before the date for which extension is being sought i.e. upto 29.09.2024. Further, states that CC in respect of the services laid in plotted colony is already obtained and the extension is being sought for floors.

Approved as proposed subject to above corrections and RC shall be issued after compliance.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA