Promoter Name: M/s Signature Infrabuild Pvt. Ltd.
Project Name: Signature Global Aspire

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6		
S.No.	**Particulars**	**Details**
1.	**Name of the project**	Signature Global Aspire.
2.	**Name of the promotor**	M/s Signature Infrabuild Pvt Ltd.
3.	**Nature of the project**	Affordable Group Housing colony.
4.	**Location of the project**	Sector-95, Gurugram.
5.	**Legal capacity to act as a promoter**	License holder.
6.	**Name of the license holder**	Signature Infrabuild Pvt Ltd.
7.	**Name of the Collaborator**	N/A
8.	**Whether registration applied for whole**	Whole.
9.	**Status of project**	New
10.	**Online Application ID**	RERA-GRG-1550-2023
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	Not Submitted.
12.	**QPR Compliance (If applicable)**	Submitted - March 20 to Dec 23.
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted – For financial year – 2019-20, 2020-21, 2021-22, 2022-23.
14.	**4(2)(l)(c) compliance**	N/A
15.	**Status of change of bank accounts**	**Changed with the permission of Authority dated 16.12.2021.**
16.	**Compliance of RC Conditions**	**1.** Environmental Clearance – Submitted on time. **2.** Fire Scheme approval - Submitted not on time (Delay of 156 days) **3.** Approved Service plans and estimates - Submitted not on time (Delay of 1045 days)
17.	**Details of proceedings pending against the project**	**1 RERA-GRG 3996-2022 and 2263-2020** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016. Status– Submitted.

		2. RERA-GRG 3320-2022 Show cause notice for non-submission of quarterly progress report. Status – Submitted. 3. **RERA-GRG 4437-2022** Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016. Status – Pending.		
18.	**License no.**	73 of 2019 dated 04.07.2019. (For RC no 69 of 2019)		Valid up to 03.07.2024
19.	**Total licensed area**	5.1125 acres	**Area to be registered**	5.1125 acres
20.	**RC No**	69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6 months COVID = 29.04.2024.(For license no 73 of 2019 area admeasuring 5.1125 acres.		
21.	**Fee Details**			
	Registration fee	Residential 47072.797 x 2.37 x 10 = Rs. 11,15,625/- Commercial 1895.686 x 1.87 x20 = Rs. 70,899 Total = Rs. 11,86,524/-		
	Processing fee	48,968.483 x 10 =Rs. 4,89,685/-		
	Extension Fee (Half of Registration fee)	11,86,524/2 = ₹5,93,262/-		
	Processing fee for extension	48,968.483 x 10 =Rs. 4,89,685/-		
	Late fee	N/A		
	Total fee	Rs. 27,59,156/-		
	DD/ Online transactions submitted at the time of registration	1. 11,74,000/- 2. 4,86,500/- 3. 10,000/- 4. 4,92,209/- Total – Rs. 21,62,709/-		
	DD no. and date/ Online transactions for registration	1. 110319 dated 25.09.2019. 2. 110320 dated 25.09.2019. 3. INDBN05103512388 dated 05.10.2023. INDBR32023122700197737 dated 27.12.2023		
	Name of the bank issuing	HDFC Bank Indian Bank		

	Processing fee already paid which was forfeited while amendment application		4,86,500/-	
	DD no and date of processing fee at the time or previous application		110320 dated 25.09.2019	
	Total amount considered at the time of amendment in registration		21,62,709 - 4,86,500 = Rs. 16,76,209/-	
	DD/ Online transactions submitted at the time of extension.		1. Rs. 5,93,262/- 2. Rs. 4,89,685/- Total = RS. 10,82,947/-	
	DD no. and date/ Online transactions for registration		1. INDBR32024012300846439 dated 23.01.2024. 2. INDBR32024012300846441 dated 23.01.2024.	
	Name of the bank issuing		Indian Bank	
	Deficient amount		27,59,156 - 16,76,209 - 10,82,947 = NIL	
22.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	73 of 2019 dated 04.07.2019.	03.07.2024
			13 of 2021 dated 12.03.2021	11.03.2026
	ii)	**Zoning Plan Approval**	DTCP 7699 dated 16.03.2021	
	iii)	**Building plan Approval**	ZP-1339/PA(DK)/2023/29485 dated 06.09.2023	05.09.2028
	iv)	**Environmental Clearance**	SEIAA/HR/2021/437 dated 17.11.2021	16.11.2028
	v)	**Airport height clearance**	PALM/NORTH/B/090419/427556 dated 09.09.2019	
	vi)	**Fire scheme approval**	FS/2020/175 dated 17.07.2020	
		Revised fire scheme approval	FS/2023/1460 dated 30.12.2023	
	vii)	**Service plan and estimate approval**	LC-3714/JE(SJ)/2022/38773 dated 23.12.2022	
		Revised service plan and estimate approval	Not Provided	
	viii)	**Electricity load availability connection**	Ch. 133/Drg.-PLC dated 31.03.2021	
23.	**File Status**		**Date**	
	Project received on		29.01.2024	

	First notice sent on	19.02.2024
	First hearing on	26.02.2024
24.	**Case History:** An application for extension of registration of affordable group housing colony namely "Signature Global Aspire" situated at Sector-95, Gurugram, Haryana being developed by M/s Signature Infrabuild Pvt Ltd. was submitted on 06.10.2023 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 73 of 2019 dated 04.07.2019 valid up to 03.07.2024 for area admeasuring 5.1125 acres and the project had been registered with the Authority vide RC no 69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6 months COVID = 30.04.2024. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 19.02.2024.	
25.	**Present compliance status as on 26.02.2024 of deficient documents as observed against the deficiency notice dated 19.02.2024.**	1. Correction in online DPI needs to be done. 2. REP-V form needs to be submitted. 3. Revised approved service plans and estimates need to l submitted. 4. Non-encumbrance certificate not below the rank tehsildar & certified on the latest date needs to l submitted. 5. Reasons for delay of the project needs to be mention along with supporting documents. 6. Copy of executed BBA needs to be submitted along wi payment plan. 7. Copy of executed allotment letter needs to be submitted. 8. Copy of executed conveyance deed needs to be submitte 9. REP-II needs to be submitted. 10. Booking list of flats sold to the allottees as on date of t application applied for extension which includes name the allottees, flat no., tower no., carpet area/super are date of booking, average rate, and total consideration nee to be provided. 11. Details of unsold flats need to be provided. 12. PERT chart specifying date of completion needs to l submitted. 13. CA certificate for Expenditure incurred and to be incurr needs to be submitted. 14. CA certificate regarding net worth of the promoter needs be provided. 15. Land cost needs to be clarified according to area apply f registration.

		16. Affidavit of promoter regarding arrangement with the ba of master account needs to be submitted. 17. Financial resources need to be provided. 18. Copy of paid challan of EDC and IDC needs to be provide 19. Affidavit regarding 10% auto deduct of EDC from separa bank account needs to be provided.
26.	Remarks	No reply received

(Ashish Dubey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 26.02.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 26.02.2024.
Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about the facts of the project.
Sh. Vedant Batra (AR) is present on behalf of the promoter.
The AR of the promoter seeks time.
The matter to come up on 18.03.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA