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)**	28.04.2025.
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. 4. 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 extension of 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 (5.875 acres)	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 (5.875 acres)	LC-3714/Asstt(RK)/2024/7874 dated 04.03.2024	
	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
	Documents submitted on	11.03.2024
	Second hearing on	18.03.2024

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 and further amended on 29.01.2024 as the building plans vide memo no ZP-1339/PA (DK)/2023/29485 dated 06.09.2023 had been revised and the no. of commercials shops were increased.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 19.02.2024.

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.

Proceedings dated 18.03.2024.

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

Sh. Vedant (AR) and Sh. Ravindra (Executive) are present on behalf of the promoter.

The matter to come up on 08.04.2024 and in meanwhile the office to visit the site and to submit the detailed status of construction work completed and the work which remain pending to be completed. The promoter to also submit a detailed schedule for completion of the remaining works in the above project which was to be completed within four years under provisions of affordable group housing scheme.

As per the site visit conducted, it is submitted that there are 5 number of towers i.e., A to E, 1 commercial and 1 community as per the sanctioned layout plan and the structure work of 4 towers and commercial has been completed by the promoter and structure work up to 3rd slab of tower E has been completed at the site.

The work progress of the towers is approximately 62-67% and work progress of the project site is approximately 55-60% and near about 200-220 labours are working on the site mainly doing the structure work of tower E, STP and boundary wall. Further the interior work like, flooring, railing work, paint work is going on at the site.

	Proceedings dated 08.04.2024. Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about the facts of the project. Sh. Vedant Batra (AR) and Sh. Ravinder (Executive) are present on behalf of the promoter. The AR of the promoter is directed to submit the details of the total amount received from the allottees (tower wise) along with the balance amount yet to be received from them. The directors of the company along with project in charge shall remain present during the next date of hearing in person to apprise the authority the status of works already undertaken along with the pending work and the schedule of their completion of project. The matter to come up on 29.04.2024.	
25.	**Present compliance status as on 29.04.2024 of deficient documents as observed in last hearing dated 08.04.2024.**	1. Correction in online DPI needs to be done. Status – Submitted but needs to be revised. 2. REP-V form needs to be submitted. Status – Submitted. 3. Revised approved service plans and estimates need to be submitted. Status – Submitted 4. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status – Not submitted and promoter stated that it is not applicable as the land is mortgaged and a NOC/Consent letter from Indusind Bank has been submitted by the promoter wherein bank confirms and accord their consent that company is developing a project may create third party rights in favour of allottees in respect of the units in the project with written permission from bank. 5. Reasons for delay of the project needs to be mentioned along with supporting documents. Status – Submitted. (Due to Covid-19 and NGT ban) 6. Copy of executed BBA needs to be submitted along with payment plan. Status – Submitted. 7. Copy of executed allotment letter needs to be submitted. Status – Submitted. 8. Copy of executed conveyance deed needs to be submitted. Status – Promoter stated that conveyance deed is not executed as the OC has not been received yet.

		9. REP-II needs to be submitted. Status – Submitted. 10. 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 needs to be provided. Status – Submitted. 11. Details of unsold flats need to be provided. Status – Submitted. 12. PERT chart specifying date of completion needs to be submitted. Status – Submitted. 13. CA certificate for Expenditure incurred and to be incurred needs to be submitted. Status – Submitted. 14. CA certificate regarding net worth of the promoter needs to be provided. Status – Submitted but net worth of promoter as per CA certificate is Rs. -2864.28 lakhs. 15. Land cost needs to be clarified according to area apply for registration. Status – Submitted. 16. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status – Submitted. 17. Financial resources need to be provided. Status – Submitted. 18. Copy of paid challan of EDC and IDC needs to be provided. Status – Submitted. 19. Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be provided. Status – Submitted.
26.	**Remarks**	1. Correction in online DPI needs to be done.

Recommendations:

The application submitted by the promoter for extension of registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order.

It is recommended that the Authority may consider the grant of extension of registration subject to the submission of above.

(Suruchi Pandey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 29.04.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.04.2024.
Sh. Shashank Sharma, Associate Engineer Executive and Ms. Suruchi Pandey briefed about the facts of the project.
Sh. Sanjay Varshney (Director), Sh. Vedant (AR) and Sh. Harshit Batra (Advocate) are present on behalf of the promoter.
The AR of the promoter states that there are only five towers in the project and construction work has been completed in respect of four towers and remaining finishing work is in progress. The construction of fifth tower has also commenced and shall be completed by October 2024. The OC for the project shall be applied and obtained within ~~Nil~~ one-year extension period. Further, the AR states that delay in completion has occurred due to COVID which happened immediately after the draw and start of the construction. All approvals of the project are already in place.
In view of the same the Authority decides to grant one year extension under section 6 of the Act, 2016.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA