Promoter Name	**M/s Signature Infrabuild Pvt. Ltd.**
Project Name	**Signature Global City 92-2**

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6				
SNo.	**Particulars**	**Details**		
1.	**Name of the project**	Signature Global City 92-2		
2.	**Name of the promotor**	M/s Signature Infrabuild Pvt. Ltd.		
3.	**Nature of the project**	Affordable Plotted Colony under DDJAY		
4.	**Location of the project**	Sector- 92, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of the license holder**	Yesha Developers LLP		
7.	**Name of the Collaborator**	M/s Signature Infrabuild Pvt. Ltd.		
8.	**Whether extension of registration applied for whole**	Whole		
9.	**Status of project**	Ongoing		
10.	**Online Application ID**	RERA-GRG-1633-2024		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	29.03.2025		
12.	**QPR Compliance (If applicable)**	Submitted		
13.	**4(2)(l)(d) Compliance (If applicable)**	Submitted		
14.	**4(2)(l)(c) compliance**	Applied for extension on 26.04.2024		
15.	**Details of proceedings pending against the project**	N/A		
16.	**Status of change of bank accounts**	N/A		
17.	**License no.**	81 of 2022 dated 24.06.2022		Valid up to 23.06.2027
18.	**Total licensed area**	8.3125 Acres	**Area to be registered**	8.3125 Acres
19.	**RERA Registration Number**	08 of 2023 dated 13.01.2023		Valid till 30.03.2024
20.	**Fee Details**			
	Registration fee	(33639.4406 x 10) + =Rs. 3,36,395/-		
	Extension Fee (Half of Registration fee)	Rs. 1,68,197.5/-		

	Processing fee for extension		(33639.4406 x 10) + =Rs. 3,36,395/-	
	Late fee		200% of extension fee =Rs. 3,36,395/-	
	Total fee at the time of extension		Rs. 8,40,987.5/-	
	RTGS Amount submitted for extension.		Rs. 1,68,198/- Rs. 3,36,395/- Rs. 3,36,395/-	
	RTGS no. and date for extension		INDBN25047153103 dated 25.04.2024 INDBR32024042500322977 dated 25.04.2024 INDBR32024042400290178 dated 25.04.2024	
	Name of the bank issuing		IndusInd Bank	
	Total fee submitted at the time of extension		Rs. 8,40,988/-	
	Deficient amount		Nil	
21.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	24.06.2022	23.06.2027
	ii)	**Layout Plan Approval**	28.06.2022	
	iii)	**Zoning plan Approval**	14.10.2022	
	iv)	**Environmental Clearance**	28.04.2022	27.04.2032
	v)	**Airport height clearance**	N/A	
	vi)	**Fire scheme approval**	N/A	
	vii)	**Service plan and estimate approval**	11.07.2023	
	viii)	**Electricity load availability connection**	22.12.2022	
22.	**File Status**		**Date**	
	Project received on		29.01.2024	
	First notice sent on		16.05.2024	
	First hearing on		20.05.2024	
	Second hearing on		10.06.2024	
	Third hearing on		01.07.2024	
23.	**Case History:** An application regarding extension of registration of affordable residential plotted colony under DDJAY namely "Signature Global City 92-2" situated at Sector-92, Gurugram, Haryana being developed by M/s Signature Infrabuild Pvt. Ltd. was submitted on 29.04.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.			

	This application for extension of registration falls under license no. 81 of 2022 dated 24.06.2022 issued in favour of Yesha Developers LLP in collaboration with M/s Signature Infrabuild Pvt. Ltd. which got registered by the authority vide RC no. 08 of 2023 dated 13.01.2023 valid up to 30.03.2024. **On 20.05.2024**, Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Suruchi Pandey (Chartered Accountant) briefed the facts of the project. S/Shri Sanjay Kumar Vashisth (ED), Vedant Batra (CS) and Shri Pankaj Aggarwal are present on behalf of the promoter. The AR of the promoter seeks more time to submit the reply to the deficiency notice. Matter to come up on 10.6.2024. **On 10.06.2024**, The matter was adjourned to 01.07.2024. The promoter has submitted a reply on 07.06.2024 & 27.06.2024 which were scrutinized and the status of the documents is mentioned below	
24.	**Status as on 01.07.2024 of the deficiencies conveyed through notice dated 16.05.2024**	1. REP-V form needs to be revised. Status: Needs to be revised 2. Corrections in part I of online DPI need to be done. Status: Needs to be revised 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Copy of original RC submitted** 4. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. **Status: Submitted** 5. Need for the extension of registration of the project needs to be explained along with supporting documents. **Status: Submitted** 6. Site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Submitted** 7. PERT chart depicting the schedule of completion of remaining development works need to be submitted. **Status: Submitted** 8. Land Cost as per DPI & Project Report is Rs 11,770.09 lakhs, Online REP-1 (A-H)/QPR of Mar 2024/CA certificate is Rs 5459.09 lakhs. Justification is required for such differences. **Status: Clarification submitted.** 9. Project Cost as per DPI & Project Report is Rs 17,162.02 lakhs, Online REP-1 (A-H)/QPR of Mar 2024/CA certificate is Rs 11,118.42 lakhs. Justification is required for such differences. **Status: Clarification submitted.** 10. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be

		submitted. **Status: Land is encumbered, Copy of undertaking of no sale of plot submitted regarding NOC from the lender.** 11. As per certificate of CA, there is slight delay by company, in depositing with appropriate authorities undisputed statutory dues. Details and amount of these delayed statutory dues needs to be submitted. **Status: CA certificate submitted** 12. As per independent report for the financial year 2022-23, company has disclosed the impact of pending litigation in the financial statement in note 34 details of these litigations needs to be submitted. **Status: Clarification submitted that no material liability will be devolve on the company in respect of litigation.** 13. As per financial statement of the financial year 2022-23, there is term loan from Kotak Mahindra bank amounting Rs 6900 lakhs, loan sanction agreement is required. **Status: Submitted** 14. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted** 15. CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 16. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Copy of undertaking of no sale of plot submitted.** 17. Bank Undertaking needs to be revised as employee ID of IndusInd bank authorize person is not mentioned. **Status: Submitted.** 18. Statement of quarterly source of funds needs to be submitted. **Status: Submitted.** 19. Creation of charge (CHG) form needs to be submitted. **Status: Submitted.** 20. Challan and Schedule of payment of IDC, EDC, License Fee, Conversion fees paid for the project needs to be submitted. **Status: Submitted** 21. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 22. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs

		to be submitted. **Status: Submitted.** 23. Details of financial resources mentioned in DPI part D of amounting Rs 2500 from equity, Rs 1000 from loan from financial institution or bank and Rs 13662 lakhs from others needs to be submitted. **Status: Submitted.**
25.	**Remarks**	1. REP-V form needs to be revised. 2. Corrections in part I of online DPI need to be done.

Recommendation:

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 have been submitted and found to be in order except the corrections in online DPI, corrections in REP-V form.

It is recommended that the Authority may consider the grant of extension of registration u/s 6 of the Act of 2016 to the promoter subject to the submission of above.

Suruchi Pandey
(Suruchi Pandey)
Chartered Accountant

Sumeet
(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 01.07.2024
Proceeding recorded by	Naresh Kumari

PROCEEDINGS OF THE DAY

Proceedings dated: 01.07.2024

Sh. Sumeet, Engineering Officer and Ms. Suruchi Pandey (Chartered Accountant) briefed the facts of the project.

Present:- S/Shri Sanjay Kumar Varshey (ED), Ravinder (Executive) and Sudhir Chaudhary ARs in person on behalf of the promoter.

Approved as proposed subject to rectification in REP-V and online DPI.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA