Promoter – M/s Signature Global (India) Ltd.
Project – Signature Global Proxima 1

Hearing brief for registration of Project u/s 6

S.No.	Particulars	Details	
1.	**Name of the project**	Signature Global Proxima 1.	
2.	**Name of the promoter**	M/s Signature Global (India) 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 Global (India) Ltd. (Transfer of license from Ramaprastha Estate Pvt. Ltd, Ramaprastha sare land holding company one pvt. Ltd and Ramaprastha Buildwell Pvt. Ltd. to Signature Global (India) Ltd. dated 11.03.2020)	
7.	**Name of the Collaborator**	N/A	
8.	**Whether registration applied for whole**	Whole	
	Phase no.	N/A	
9.	**Status of project**	Extension u/s 6	
10.	**Online application ID**	RERA-GRG-1599-2024	
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	OC – 30.03.2025 CC – 29.06.2025	
12.	**QPR Compliance (If applicable)**	**Submitted** - June 20 to March 24.	
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 31.08.2021.**	
16.	**Compliance of RC Conditions**	1. Environmental Clearance – Submitted on time (24.12.2019). 2. Fire Scheme approval - Submitted not on time (Delay of 107 days) 3. Approved Service plans and estimates - Submitted not on time (Delay of 361 days) Final approval of license – On time (11.03.2020).	
17.	**Details of proceedings pending against the project**	**1. RERA-GRG 4016-2022.** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016. Status– Submitted for financial year – 2019-20, 2021-22, 2022-23. Pending – 2020-21. **2. RERA-GRG 3362-2022** Show cause notice for non-submission of quarterly progress report. Status – Submitted the QPR up to Dec 23, Pending – March 24. 3. **RERA-GRG 4448-2022** Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016. Status – Pending.	
18.	**License no.**	89 of 2019 dated 02.08.2019	Valid up to 01.08.2024

19.	**Total licensed area**	5 Acres	**Area to be registered**	5 Acres
20.	**RC No**	77 of 2019 dated 31.12.2019 valid up to 31.12.2023 + 6 months Covid = (30.06.2024)		
21.	**Fee Details**			
	Registration fee	Residential 46,036.966 x 2.37 x 10 = Rs. 10,91,076/- Commercial 1513.522 x 1.87 x20 = Rs. 56,606/- Total = Rs. 11,47,682 /-		
	Processing fee	47,550.488 x 10 =Rs. 4,75,506/-		
	Extension Fee (Half of Registration fee)	11,47,682 /2 = Rs. 5,73,841/-		
	Processing fee for extension	47,550.488 x 10 =Rs. 4,75,506/-		
	Late fee	N/A		
	Total fee	Rs. 26,72,535/-		
	DD submitted at the time of registration	1. 11,50,000/- 2. 4,80,000/- Total = 16,30,000/-		
	DD no. and date for registration	1. 121507dated 14.11.2019. 121506 dated 14.11.2019.		
	Name of the bank issuing	Yes Bank		
	Online transactions submitted at the time of extension.	1. Rs. 5,73,841/- 2. Rs. 4,75,505/- Total = Rs. 10,49,346/-		
	Online transactions for extension of registration	1. INDBR32024032100392169 dated 21.03.2024. INDBR32024032100392170. Dated 21.03.2024.		
	Name of the bank issuing	Indian Bank		
	Deficient amount	=26,72,535 – 16,30,000 - 10,49,346 = -6,811 (NIL)		

22. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity upto
i)	**License Approval**	89 of 2019 dated 02.08.2019	01.08.2024
ii)	**Zoning Plan Approval**	DTCP 7086 dated 06.08.2019	
iii)	**Building plan Approval**	ZP-1351/AD(RA)/2019/28677 dated 22.11.2019.	21.11.2024
iv)	**Environmental Clearance**	SEIAA/HR/2019/514dated 24.12.2019	23.12.2026
v)	**Airport height clearance**	PALM/NORRTH/B/090619/428126 dated 06.09.2019.	
vi)	**Fire scheme approval**	FS/2020/167 dated 15.07.2020.	
vii)	**Service plan and estimate approval**	LC-3731-JE(SB)-2022/38997 dated 27.12.2020.	

	viii)	**Electricity load availability connection**	Ch-78/Drg-PLC dated 06.11.2019
23.	**File Status**		**Date**
	File received on		22.03.2024
	First notice Sent on		19.04.2024
	First hearing on		22.04.2024
	Second hearing on		20.05.2024
	Third hearing on		10.06.2024

24. Case History:

An application for extension of registration of affordable group housing colony namely "Signature Global Proxima 1" situated at Sector-89, Gurugram, Haryana being developed by M/s Signature Global (India)Ltd. was submitted on 22.03.2024 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for registration falls under license no. 89 of 2019 dated 02.08.2019 valid up to 01.08.2024 for area admeasuring 5 acres and the project had been registered with the Authority vide 77 of 2019dated 31.12.2019 valid up to 31.12.2023 + 6 months Covid = (30.06.2024).

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 19.04.2024.

On 22.04.2024, 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 deficiency notice was dispatched recently. The director of the promoter company to be present on the next date of hearing. The matter to come up on 20.05.2024.

On 20.05.2024, Sh. Shashank Sharma, Associate Engineer Executive and Ms. Suruchi Pandey briefed about the facts of the project. /Shri Sanjay Kumar Vashisth (ED), Vedant Batra (CS) and Shri Pankaj Aggarwal are present on behalf of the promoter. The promoter has submitted a reply dated 16.05.2024 in the Authority which needs to be scrutinized by the office. The matter to come up on 10.06.2024.

The promoter has submitted a reply on 16.05.2024 and 04.06.2024 which were scrutinized and the status of the documents is mentioned below.

25.	**Present compliance status as on 10.06.2024 of deficient documents conveyed in last hearing dated 20.05.2024.**	1. Correction in online DPI needs to be done. Status –Submitted but needs to be revised. 2. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. **Status – Submitted.** 3. Mutation certified on latest dates needs to be submitted. Status –Submitted but not certified on latest date. 4. Information to revenue department needs to be submitted. **Status – Submitted.** 5. Draft allotment letter, draft BBA and draft conveyance deed needs to be submitted. Status – Not Submitted. 6. Reasons for delay of the project needs to be mentioned along with supporting documents. **Status – Submitted.** 7. Copy of executed allotment letter, BBA, Conveyance deed needs to be submitted. **Status – Submitted.** 8. Site photographs for the physical status of construction needs to be submitted.

		Status – Submitted. 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 but needs to be revised. 13. QPR for Jan to March 2020 and Jan to March 2024 need to be filed. **Status – Filed Online.** 14. Discrepancy in QPR needs to be clarified. **Status – Clarified.** 15. Annual statement of accounts under section 4(2)(l)(d) for FY 20-21 needs to be submitted. **Status – Submitted.** 16. As per sale deed cost of land is 3187.40 lakh and area are 5.444 acre only whereas per DPI cost of land is 3405.25 lakh and area applied for 5 acre. Clarification required. **Status – DPI revised and Cost clarification submitted.** 17. REP I needs to be submitted. **Status – Not Applicable.** 18. CA certificate for REP I needs to be submitted. **Status – Submitted.** 19. CHG-1 form needs to be submitted. **Status – Submitted the non-encumbrance certificate.** 20. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. **Status –Submitted.** 21. Supporting documents for reasons for delay for the project needs to be submitted. **Status – Submitted.** 22. 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.** 23. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules. **Status – Clarification submitted that the Board resolution for operation of bank A/c was passed on 17.12.2020 and the name of project approved in Board resolution instead of Proxima 1.** 24. Challan copy of paid EDC needs to be submitted. EDC paid as per DPI IS 510.90 lakh and challan submitted for 396.52 lakhs. **Status – Submitted.**

		25. CA certificate for Net worth of promoter needs to be submitted. **Status – Submitted.** 26. Original copy of Financial and inventory details certified by CA needs to be provided. **Status – Submitted.** 27. Statement needs to be revised for Net cash flow statement. Status – Submitted but needs to be revised as amount of inflow is not match with DPI. 28. Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. **Status –Submitted.**
26.	**Remarks**	1. Correction in online DPI needs to be revised. 2. Mutation certified on latest dates needs to be submitted. 3. Draft allotment letter, draft BBA and draft conveyance deed needs to be submitted. 4. PERT chart specifying date of completion needs to be revised. 5. Statement needs to be revised for Net cash flow statement.

Recommendation:

The application submitted by the promoter for Extension 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 except the corrections in online DPI, Draft allottee documents.

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

Suruchi Pandey
Suruchi Pandey
Chartered Accountant

10/6/24
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 10.06.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

Sh. Sanjay Kumar Varshney (ED), Sh. Vedant Batra (CS) and Sh. Ravinder (AR) are present on behalf of the promoter.

Approved as proposed.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

V.I
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA