Promoter Name: M/s Signature Global(India) Ltd.
Project Name: Signature Global Prime

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6		
S.No	**Particulars**	**Details**
1.	**Name of the project**	Signature Global Prime.
2.	**Name of the promotor**	M/s Signature Global (India) Ltd.
3.	**Nature of the project**	Affordable Group Housing colony.
4.	**Location of the project**	Sector-63A, Gurugram.
5.	**Legal capacity to act as a promoter**	License holder.
6.	**Name of the license holder**	Signature Global (India) 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-1598-2024
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	OC – 28.01.2025 CC – 28.04.2025
12.	**QPR Compliance (If applicable)**	Submitted - March 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 02.11.2023.**
16.	**Compliance of RC Conditions**	1. Environmental Clearance – Submitted on time (24.12.2019). 2. Fire Scheme approval - Submitted not on time (Delay of 8 days) 3. Revised Approved Service plans and estimates - Submitted on time (15.11.2022.)
17.	**Details of proceedings pending against the project**	**1 RERA-GRG 3993-2022 and 2262-2020** Compliance of section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016. Status– Submitted. **2. RERA-GRG 3316-2022**

		Show cause notice for non-submission of quarterly progress report. Status – Submitted the QPR up to March 24.p 3. **RERA-GRG 4435-2022** Show cause notice for revocation of registration of u/s 7(1) of the Act of 2016. Status – Pending.		
18.	**License no.**	69 of 2019 dated 26.06.2019		Valid up to 25.06.2024
		40 of 2020 dated 11.12.2020		Valid up to 10.12.2025
19.	**Total licensed area**	5.74375 Acres	**Area to be registered**	5.74375 Acres
20.	**RC No**	68 of 2019 dated 14.11.2019 amended on 12.09.2022 valid up to 30.10.2023 + 6 months Covid = (30.04.2024).		
21.	**Fee Details**			
	Registration fee	Residential 44,720.308 x 2.37 x 10 = Rs. 10,59,871/- Commercial 1470.235 x 1.87 x20 = Rs. 54,987/- Total = Rs. 11,14,858 /-		
	Processing fee	46,190.543 x 10 =Rs. 4,61,905/-		
	Registration fee (amendment)	Residential 6562.665 x 2.37 x 10 = Rs. 1,55,535/- Commercial 450.273 x 1.87 x20 = Rs. 16,840/- Total = Rs. 1,72,375 /-		
	Processing fee (amendment)	7012.938 x 10 = Rs. 70,129/-		
	Extension Fee (Half of Registration fee)	12,87,233 /2 = Rs. 6,43,617/-		
	Processing fee for extension	53,203.482 x 10 =Rs. 5,32,035/-		
	Late fee (Delay of 2 months)	Rs. 6,43,617		
	Total fee	Rs. 36,38,536/-		
	DD/ Online transactions submitted at the time of registration	1. 11,15,000/- 2. 4,62,000/- 3. 1,72,377/- 4. 70,130/- Total = 18,19,507/-		
	DD no. and date/ Online transactions for registration	1. 964377 dated 25.09.2019. 2. 964378 dated 25.09.2019. 3. 592213 dated 19.08.2021.		

		4. 592214 dated 19.08.2021.		
	Name of the bank issuing	Yes Bank		
	Online transactions submitted at the time of extension.	1. Rs. 12,87,234/- 2. Rs. 5,32,035/- Total = Rs. 18,19,269/-		
	Online transactions for extension of registration	1. INDBR32024032100392165. 2. INDBR32024032100392166.		
	Name of the bank issuing	Indian Bank		
	Deficient amount	36,38,536 - 18,19,507 – 18,19,269 = -240/-(NIL)		
22.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	69 of 2019 dated 26.06.2019	25.06.2024
			40 of 2020 dated 11.12.2020	10.12.2025
	ii)	**Zoning Plan Approval**	DTCP 7619 dated 15.12.2020	
	iii)	**Revised Building plan Approval**	ZP-1336/AD(RA)/2021/24247 dated 27.09.2021	26.09.2026
	iv)	**Environmental Clearance**	SEIAA (128)/HR/2021/660 dated 13.07.2021	12.07.2028
	v)	**Airport height clearance**	PALM/NORRTH/B/060520/467016 dated 05.06.2020	
	vi)	**Revised fire scheme approval**	FS/2021/114 dated 12.11.2021	
	vii)	**Revised service plan and estimate approval**	LC-3713-JE(DS)-2022/34281 dated 15.11.2022.	
	viii)	**Electricity load availability connection**	Ch-99/DGR-26B dated 25.03.2021	
23.	**File Status**		**Date**	
	Project received on		22.03.2024	
	First notice sent on		19.04.2024	
	First hearing on		22.04.2024	
	Documents submitted on		16.05.2024	
	Second hearing on		20.05.2024	
	Documents submitted on		21.05.2024	
	Documents submitted on		04.06.2024	
	Third hearing on		10.06.2024	
24.	**Case History:** An application for extension of registration of affordable group housing colony namely "Signature Global Prime" situated at Sector-63A, 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. 69 of 2019 dated 26.06.2019 valid up to 25.06.2024 for area admeasuring 5 acres and license no. 40 of 2020 dated 11.12.2020 valid up to 10.12.2025 for area admeasuring 0.74375 acres the project had been registered with the Authority vide RC no 68 of 2019 dated 14.11.2019 amended on 12.09.2022 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 19.04.2024. **Proceedings dated 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. **Proceedings dated 20.05.2024.** Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about 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. Matter to come up on 10.6.2024.	
25.	**Present compliance status as on 10.06.2024 of deficient documents as observed in the last hearing dated 20.05.2024**	1. Correction in online DPI needs to be done. Status – Needs to be corrected. 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 certified on earlier date. However, Latest Jamabandi submitted wherein their name incorporated.** 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 – 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 allotment, BBA and conveyance not executed.** 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.** 13. Discrepancy in QPR needs to be clarified. **Status – Clarified.** 14. As per sale deed cost of land is 2243.256 lakh and area is 3.49379 acre only whereas per DPI cost of land is 3829.57 lakh and area applied for 5.74375 acre. Clarification required. **Status – Detailed cost clarification provided.** 15. Project report needs to be submitted. **Status – Submitted.** 16. CA certificate for REP I needs to be submitted. **Status – Provided.** 17. CHG-1 forms need to be submitted. **Status – Submitted.** 18. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. **Status – Submitted.** 19. 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.** 20. 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 – Submitted.** 21. Challan copy of paid IDC, EDC needs to be submitted. EDC paid as per DPI IS 847.26 lakh and challan submitted for 714.29 lakhs. **Status – Submitted.** 22. CA certificate for net worth of promoter needs to be submitted. **Status – Submitted.** 23. Original copy of Financial and inventory details certified by CA needs to be provided.

		Status – Submitted. 24. Statement needs to be revised for Quarterly source of funds. **Status – Submitted.** 25. Statement needs to be submitted for Net cash flow statement. **Status –Submitted.** 26. COI for name change of company required. **Status – Submitted** 27. 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 done.

Recommendation:

The application submitted by the promoter along with the requisite documents is found to be in order except for correction in the online DPI.

It is recommended that the Authority may grant extension u/s 6 of the Act of 2016 to the promoter subject to the correction in the online DPI.

(Ashish Dubey)
Chartered Accountant

(Sumeet)
Engineering Officer

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

PROCEEDINGS OF THE DAY

Proceedings dated 10.06.2024.

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

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

Approved as proposed subject to corrections in online DPI.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA