



Project hearing brief

SN	Particulars	Details
1.	Name of the project	Signature Global City 92 Phase-1
2.	Name of the promotor	M/s Signature Infrabuild Pvt. Ltd.
3.	Nature of the project	Residential Floors
4.	Location of the project	Village Mevka, Wazirpur, Sector-92, Gurugram
5.	Legal capacity	Collaborator
6.	<b>Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -</b>	
a)	Name of the license holder	M/s S.A. Township Pvt. Ltd., M/s Ramprastha Estate Pvt. Ltd. and Signature Infrabuild Pvt. Ltd.
b)	License no.	12 of 2021
c)	Total area of the licensed colony	10.30 acres
d)	Total area of the plots applied for registration	7.806 acres
e)	Total number of independent floors	364(S+4) units on 91 plots
f)	Total number of Commercial Units	134
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Phase
7.	Online application ID	RERA-GRG-PROJ-879-2021
8.	<b>Statutory approvals either applied for or obtained prior to registration</b>	
i)	License Approval	Date of approval 12.03.2021 Validity up to 11.03.2026
ii)	Zoning Approval Plan	20.04.2021
iii)	Layout Approval plan	12.03.2021
iv)	Building approval residential plan for	Not provided
vi)	Building approval commercial plan for	Not provided
vii)	Environmental Clearance	Applied on 08.01.2021
viii)	Service plan and estimate approval	Not Provided
9.	Proceeding of the last hearing 13.07.2021	Sh. Anurag Srivastav authorised representative of the promoter was present on behalf of the promoter.

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		<p>Ms. Prachi Singh Planning executive briefed about the facts of the project.</p> <p>An application regarding registration of residential floors project namely "Signature Global City 92" situated at Village Mevka, Wazirpur, Sector-92, Gurugram being developed by M/s Signature Infrabuild Private Limited. was submitted on 25.06.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 12 of 2021 for area admeasuring 10.30 acres dated 12.03.2021 valid up to 11.03.2026 being issued in favour of M/s S.A. Township Pvt. Ltd., M/s Ramprastha Estate Pvt. Ltd. and Signature Infrabuild Pvt. Ltd. in collaboration M/s Signature Infrabuild Pvt. Ltd. The project comprises of 191 plots out of which 100 plots are frozen and 91 plots are unfrozen. The application submitted by the promoter for the said project contains 91 unfrozen plots on which total of 364 units and 134 commercial units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/345 dated 30.06.2021. The promoter has requested for 10 days' time to remove the deficiencies and submit the reply. The matter is adjourned to 27.07.2021.</p>
9.	<b>File Status</b>	<b>Date</b>
	Project received on	25.06.2021
	1 <sup>st</sup> deficiency notice sent on	30.06.2021
	Hearing on	13.07.2021
10.	<b>Projected date of completion of the project</b>	31.12.2023
11.	<b>Present stage of completion for ongoing projects (%)</b>	New
12.	<b>No. of Units i.e. (sold units - in case of ongoing and unsold units)</b>	Unsold units: - 498
13.	<b>Detail of encumbrances</b>	Not provided
14.	<b>Project Summary</b>	<p>An application regarding registration of residential floors project namely "Signature Global City 92" situated at Village Mevka, Wazirpur, Sector-92, Gurugram being developed by M/s Signature Infrabuild Private Limited. was submitted on 25.06.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 12 of 2021 for area admeasuring 10.30 acres dated 12.03.2021 valid up to 11.03.2026 being issued in favour of M/s S.A. Township Pvt. Ltd., M/s</p>

*Prachi Singh*  
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Ramprastha Estate Pvt. Ltd. and Signature Infrabuild Pvt. Ltd. in collaboration M/s Signature Infrabuild Pvt. Ltd. The project comprises of 191 plots out of which 100 plots are frozen and 91 plots are unfrozen. The application submitted by the promoter for the said project contains 91 unfrozen plots on which total of 364 units and 134 commercial units are to be constructed.

On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/345 dated 30.06.2021.

**15. Status of documents: -**

**Major Deficiencies -**

1. Online corrections in REP-I (Part A-H) needs to be done.  
**Status: - Done.**
2. Corrections in detailed project information needs to be done.  
**Status: - Done.**
3. Latest copy of Jamabandi, Mutation, Akshjra duly certified by revenue officer six months prior to date of application needs to be submitted.  
**Status: - Provided**
4. Copy of approved service plans and estimates/sanction letter needs to be provided.  
**Status: -Not provided**
5. Copy of revised LC-IV needs to be provided.  
**Status: - Provided**
6. Undertaking for Natural conservation zone NOC, Forest land diversion, Power Line shifting NOC needs to be provided.  
**Status: - Provided**
7. Land title search report provided needs to be revised.  
**Status: - Provided**
8. Revised copy of project report needs to be submitted.  
**Status: - Provided**
9. Complete details in PERT Chart needs to be submitted.  
**Status: - Provided**
10. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership needs to be submitted.  
**Status: - Provided**
11. Deficit fee ₹30,06,835/-  
**Status: - Provided**
12. REP-II needs to be in prescribed format.  
**Status: - Provided**
13. Copy of approved environmental clearance needs to be provided.  
**Status: - Applied on 08.01.2021. Receipt enclosed.**
14. Copy of approved fire scheme approval/sanction letter for commercial area need to be provided.  
**Status: - Not provided**
15. Copy of building plan (BR-III) of residential plots i.e., Type A65-69 and B27-63 and commercial area i.e., 0.412 acres needs to be provided.  
**Status: - Provided but BR-III for commercial area 0.412 acres need to be provided.**
16. Details of inventory plot wise needs to be submitted.  
**Status: - Provided**
17. Details of frozen and unfrozen plots needs to be submitted.  
**Status: - Provided**
18. Copies of approved landscape plan, approved roads and pavement plan, approved water supply plan, approved sewerage and garbage disposal plan, approved storm water drainage plan and approved parking plan need to be submitted.  
**Status: - Not provided**

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19. The Legal documents related to allottees i.e., application form, allotment letter, BBA and payment receipt are not in the proper format. The same needs to be provided.  
**Status:** - Provided
20. Draft copy of brochure for the project needs to be submitted.  
**Status:** - Provided
21. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.  
**Status:** - Provided

**Observations-**

**Part-E-Project Cost/sale Proceeds**

22. Deed of Hypothecation for the loan of ₹ 38 crore needs to be provided.  
**Status:** - Provided
23. Cost of land needs to be clarified as per the area of the registration i.e., 7.806 acre.  
**Status:** - CA Certificate has been provided in support of value of land.
24. As per MCA Record there are several loans against the movable and immovable property being exist in the name of signature infrabuild Pvt. Ltd., Details of charge created against each loan and their supporting document needs to be submitted.  
**Status:** - Provided
25. Cost of External Development charges needs to be mentioned as per letter of intent.  
**Status:** - EDC Charges includes interest cost, CA certificate as supporting document has been provided.
26. Legible copy of letter of intent needs to be submitted.  
**Status:** - Provided
27. Negative net worth of the promoter ₹ 42.17 lakh however the total cost of the project is ₹ 186.11 Crore, it would need to clarify how to arrange the funds for the project.  
**Status:** - To cover the cost of project promoter company will infused unsecured loan from sister concern worth ₹ 21.62 crore and balance fund from the sale proceeds from the project.

**Part H-Bank account details**

28. Affidavit by the promoter keeping in view of section 4(2)(I)(D) needs to be mentioned all the three-account number.  
**Status:** - Provided
29. An undertaking from the company that 10% of the total receipt in Separate RERA compliant account has been credited to the Haryana Government treasury against the EDC dues until it is fully paid.  
**Status:** - Provided
30. Escrow agreement executed with the bank needs to be provided.  
**Status:** - Provided
31. Loan sanction letter needs to be submitted.  
**Status:** - Provided

**Part-I-Quarterly schedule of physical and financial progress**

32. CA Certificate for expenditure incurred up to the date of application needs to be provided.  
**Status:** - Provided
33. CA Certificate for promoter equity needs to be provided.  
**Status:** - Provided
34. Repayment schedule of the loan needs to be provided.
35. **Status:** - Provided

**16. Deficit documents**

1. Copy of approved fire scheme approval/sanction letter for commercial area need to be provided.
2. Copy of approved environmental clearance needs to be provided.
3. Copy of approved service plans and estimates/sanction letter needs to be provided.

*[Handwritten Signature]*  
27/7/2021

4. Copy of building plan (BR-III) of commercial area i.e., 0.412 acres needs to be provided.

*Sh. Samir Kumar*  
27/7/2021.

**Day and Date of hearing**

Tuesday and 27.07.2021

**Proceeding Recorded**

Ram Niwas

An application regarding registration of residential floors project namely "Signature Global City 92" situated at Village Mevka, Wazirpur, Sector-92, Gurugram being developed by M/s Signature Infrabuild Private Limited. was submitted on 25.06.2021 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 12 of 2021 for area admeasuring 10.30 acres dated 12.03.2021 valid up to 11.03.2026 being issued in favour of M/s S.A. Township Pvt. Ltd., M/s Ramprastha Estate Pvt. Ltd. and Signature Infrabuild Pvt. Ltd. in collaboration M/s Signature Infrabuild Pvt. Ltd. The project comprises of 191 plots out of which 100 plots are frozen and 91 plots are unfrozen. The application submitted by the promoter for the said project contains 91 unfrozen plots on which total of 364 units and 134 commercial units are to be constructed. On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/345 dated 30.06.2021.

The promoter has submitted the reply dated 12.07.2021 and 26.07.2021 for the deficiencies after scrutiny of the reply following deficiencies are still pending: -

1. Copy of approved fire scheme approval/sanction letter for commercial area need to be provided.
2. Copy of building plan (BR-III) of commercial area i.e., 0.412 acres needs to be provided.
3. Copy of approved environmental clearance needs to be provided.
4. Copy of approved service plans and estimates/sanction letter needs to be provided.

The Authority decided to grant conditional registration certificate for the project with the following conditions mentioned above and directed the promoter to comply within three months from issuance of the registration certificate.

The promoter is advised to submit detailed project information duly binded and also fill up online DPI information at [hrera.in/app1/sign\\_up](http://hrera.in/app1/sign_up) within 7 days.

**Sh. Samir Kumar**

Member, HARERA, Gurugram

*V. J. Goyal*  
**Sh. Vijay Kumar Goyal**

Member, HARERA, Gurugram

*Dr. Krishana Kumar Khandelwal*  
**Dr. Krishana Kumar Khandelwal**

Chairman, HARERA, Gurugram

