



HARERA
GURUGRAM

Temp

ID-RERA-GRG-PROJ-1061-2022

Project Name- Signature Global City 37D II (1)

Project hearing brief

SN	Particulars	Details
1.	Name of the project	Signature Global City 37D II (1)
2.	Name of the promotor	M/s Rose Buildings Solutions Pvt. Ltd.
3.	Nature of the project	Residential Floors
4.	Location of the project	Village-Gadoli Kalan, Sector-37D, Gurugram, Haryana
5.	Legal capacity	Collaborator
6.	Details of licensed area where plots are situated on which independent floors are proposed to be constructed and details of such plots as under: -	
a)	Name of the license holder	M/s Lalwani Brothers Buildcon LLP
b)	License no.	111 of 2021
c)	Total area of the licensed colony	5.62 acres
d)	Total area of the plots applied for registration	4.20 acres
e)	Total number of independent floors	160 (S+4) units on 40 plots
g)	Status of project	New
h)	Whether registration applied for whole/ phase	Whole
7.	Online application ID	RERA-GRG-PROJ-1061-2022
8.	Statutory approvals either applied for or obtained prior to registration	
i)	License Approval	Date of approval
		17.12.2021
		16.12.2026
ii)	Zoning Plan Approval	01.02.2022
iii)	Layout plan Approval	20.12.2021
iv)	Building plan approval for residential	05.05.2022
		04.05.2024
vii)	Environmental Clearance	13.06.2022
		12.06.2032
viii)	Service plan and estimate approval	Applied on 17.01.2022
9.	File Status	Date
	Project received on	06.05.2022
	1st deficiency notice sent on	19.05.2022
	1st hearing on	23.05.2022
	1st reply submitted on	19.05.2022
	2nd reply submitted on	30.05.2022
	2nd hearing on	30.05.2022

	3 rd hearing on	06.06.2022
	4 th hearing on	13.06.2022
	3 rd reply submitted on	23.06.2022
	5 th hearing on	27.06.2022
	4 th reply submitted on	27.06.2022
	5 th reply submitted on	29.06.2022
10.	Projected date of completion of the project	28.02.2025
11.	Present stage of completion for ongoing projects (%)	New
12.	No. of Units i.e. (sold units - in case of ongoing and unsold units)	Unsold units: -160 and commercial area – 0.225 acres
13.	Detail of encumbrances	Provided
14.	<p>Status of documents: -</p> <p>Major Deficiencies/Observations</p> <ol style="list-style-type: none"> The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: - Done Corrections in Detailed Project Information needs to be done. Status: - Not Done Copy of approved building plans of residential plots need to be submitted. Status: - Provided PERT Chart is not submitted. Status: - Provided Copy of approved building plan of commercial area i.e., 0.225 acres need to be provided. Status: - Provided Project report needs to be revised. Status: - Provided Brochure of the project needs to be provided. Status: - Provided Details of inventory plot wise needs to be submitted. Status: - Provided Form REP-II needs to be revised. Status: - Provided Copy of approved environment clearance need to be provided. Status: - Provided Copy of approved service plans and estimates need to be provided. Status: - Not Provided Copy of land title search report need to be certified by advocate on the latest date need to be provided. Status: - Provided Copy of approved zoning plan of commercial area i.e., 0.225 acres need to be submitted. Status: - Provided Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided. Status: - Provided, however as per MCA record a loan of Rs.60 crores has been avail by the promoter company it needs to be clarified. Payment receipt need to be provided. 	

Status: - Provided

16. The legal documents i.e., application form and conveyance deed need to be provided.

Status: - Provided

17. The Legal documents i.e., Builder buyer agreement and allotment letter related to allottees is not in the proper format. The same needs to be revised.

Status: - Provided

Observations-

18. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.

Status: - Cost of land as per certificate produce by the chartered accountant is 54.15 crore which includes cost of conversion and license fees. Proportionate Cost of EDC/IDC has been further added in the land cost which come to 59.96 crore.

19. Details of any other cost as mentioned in miscellaneous cost needs to be provided.

Status: - Provided

20. Cost of IDW needs to be eliminated from the cost of project.

Status: - Provided

21. Financial documents need to be attached in the online DPI.

Status: - Provided

22. Bank undertaking needs to be revised.

Status: - Provided

23. Loan sanction letter for loan of Rs. 60 crore needs to be submitted.

Status: - Provided

24. Form CHG-I filled with ministry of corporate affairs needs to be submitted.

Status: - Provided

25. Financial resources of the project need to be corrected.

Status: - Provided

26. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.

Status: - Provided

27. Certificate for promoter equity needs to be submitted.

Status: - Provided

28. CA Certificate for expenditure incurred up to the date registration needs to be submitted.

Status: - Provided

Case History: -

An application regarding registration of residential floors projects namely "Signature Global City 37DII (1) situated at Village-Gadoli Kalan, Sector-37D, Gurugram, Haryana being developed by M/s Rose Building Solutions Private Limited was submitted on 06.05.2022 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. 111 of 2021 for area admeasuring 5.62 acres dated 17.12.2021 valid up to 16.12.2026 being issued in favour of Lalwani Brothers Buildcon LLP in collaboration with M/s Rose Buildings Solutions Pvt. Ltd. which got registered by the authority vide RC no. 20 of 2022 dated 17.12.2021 valid upto 28.02.2023.

The project comprises of 84 plots out of which 44 plots are frozen and 40 plots are unfrozen. Now, the promoter has submitted the application regarding 44 frozen plots on which total of 176 units and 60 shops 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/460 dated 19.05.2022 and 30.05.2022. The promoter has submitted the reply dated 19.05.2022, 30.05.2022, 23.06.2022, 27.06.2022 and 29.06.2022 which was scrutinized still the following documents are still pending which are mentioned below: -

1. Corrections in Detailed Project Information needs to be done.

2. Copy of approved service plans and estimates need to be provided.

Substantial compliance of the annual audit report of project accounts in respect of projects registered till 31.03.2021 and QPRs of the projects of the promoter has been done.

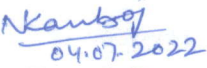
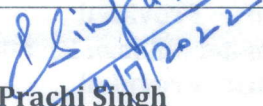
All the deficiencies are removed except correction in DPI and approved service plans and estimates.

As per the above facts the authority may decide to grant the registration certificate on the condition that the promoter shall submit the correction copy of DPI within three days and approved service plan and estimates within 3 months from the issuance of registration certificate within three months from the issuance of the registration certificate.


The authority may also direct the promoter to submit the Bank Guarantee of Rs 25 Lakhs as a guarantee for the submission of the approved service plans and estimates within 3 months from the issuance of registration certificate.

In case of failure to submit the approved service plans and estimates within three months' time from the date of issuance of registration certificate, the authority may forfeit the bank guarantee and if any allottee who have booked any unit during this period and wishes to withdraw from the project then the amount collected from the allottee will be refunded with interest at the prescribed rate within one month thereafter only.

Recommended for grant of registration accordingly.

 04.07.2022 Naresh Kumar (Chartered Accountant)	 04/07/2022 Prachi Singh (Planning Executive)
Day and Date of hearing	Monday and 04.07.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
Proceedings dated: 04.07.2022	
Ms. Prachi Singh Planning Executive briefed about the case.	
Sh. Ajay Kumar (Asstt. Manager) and Sh. Anurag Srivastava are present on behalf of the promoter.	
Subject to conditions above the Authority decides to grant registration.	


Vijay Kumar Goyal
Member, HARERA, Gurugram


Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram