

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 Approval Plan	01.02.2022
iii)	Layout Approval plan	20.12.2021
iv)	Building approval plan for residential	Not Provided
vii)	Environmental Clearance	Not Provided
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
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	Not provided
14.	<p>Project Summary</p> <p>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.</p> <p>This application for registration is a part of the affordable residential plotted colony under DDJA 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.</p> <p>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.</p> <p>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. The promoter has submitted the reply dated 19.05.2022 which was scrutinized still the following documents are still pending which are mentioned below: -</p>	
15.	<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: - Not 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: - Not Provided PERT Chart is not submitted. Status: - Not 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 	

10. Copy of approved environment clearance need to be provided.
Status: - Not Provided
11. Copy of approved service plans and estimates need to be provided.
Status: - Not Provided
12. Copy of land title search report need to be certified by advocate on the latest date need to be provided.
Status: - Provided
13. Copy of approved zoning plan of commercial area i.e., 0.225 acres need to be submitted.
Status: - Provided
14. 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.
15. Payment receipt need to be provided.
Status: - Not Provided
16. The legal documents i.e., application form and conveyance deed need to be provided.
Status: - Application form not 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: - Not 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: - Not Provided
19. Details of any other cost as mentioned in miscellaneous cost needs to be provided.
Status: - Not Provided
20. Cost of IDW needs to be eliminated from the cost of project.
Status: - Not Provided
21. Financial documents need to be attached in the online DPI.
Status: - Not Provided
22. Bank undertaking needs to be revised.
Status: - Not Provided
23. Loan sanction letter for loan of Rs. 60 crore needs to be submitted.
Status: - Not Provided
24. Form CHG-I filled with ministry of corporate affairs needs to be submitted.
Status: - Not Provided
25. Financial resources of the project need to be corrected.
Status: - Not Provided
26. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.
Status: - Not Provided
27. Certificate for promoter equity needs to be submitted.
Status: - Not Provided
28. CA Certificate for expenditure incurred up to the date registration needs to be submitted.
Status: - Not Provided

16. Deficit Documents <ol style="list-style-type: none">1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).2. Corrections in Detailed Project Information needs to be done.3. Copy of approved building plans of residential plots need to be submitted.4. PERT Chart is not submitted.5. Copy of approved environment clearance need to be provided.6. Copy of approved service plans and estimates need to be provided.7. Copy of non-encumbrance certificate certified by tehsildar of the Revenue department need to be provided.8. Payment receipt need to be provided.9. The legal documents i.e., application form and conveyance deed need to be provided.10. 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. Observations- <ol style="list-style-type: none">11. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted.12. Details of any other cost as mentioned in miscellaneous cost needs to be provided.13. Cost of IDW needs to be eliminated from the cost of project.14. Financial documents need to be attached in the online DPI.15. Bank undertaking needs to be revised.16. Loan sanction letter for loan of Rs. 60 crore needs to be submitted.17. Form CHG-I filled with ministry of corporate affairs needs to be submitted.18. Financial resources of the project need to be corrected.19. Promoter affidavit keeping in view of section 4(2)(I)(D) needs to be revised.20. Certificate for promoter equity needs to be submitted.21. CA Certificate for expenditure incurred up to the date registration needs to be submitted. <p><i>N Kanboj</i> <i>30.05.2022</i></p> <p>PRACHI SINGH <i>25/5/2022</i> PLANNING EXECUTIVE <i>Prachi Singh</i> Planning Executive</p>	
Day and Date of hearing	Monday and 30.05.2022
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
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. Apart from rectification of the above deficiencies the promoter is advised to submit a certificate from the concerned branch regarding submission 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 till last quarter is to be submitted. The matter to come up on 06.06.2022.	

Vijay Goyal
Vijay Kumar Goyal
Member, HARERA, Gurugram

Dr. Krishana Kumar Khandelwal
Dr. Krishana Kumar Khandelwal
Chairman, HARERA, Gurugram