

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Project Signature Global City 92-2  
 Promoter M/s Signature Infrabuild Pvt. Ltd.

**PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016**

S.No	Particulars	Details	
1.	Name of the project	Signature Global City 92-2	
2.	Name of the promoter	M/s Signature Infrabuild Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 92, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	M/s Yesha Developers LLP	
7.	Whether registration applied for whole/ phase	Whole	
8.	Temp. ID	RERA- GRG- PROJ- 1221- 2022	
9.	License no.	81 of 2022	Valid up to 23.06.2027
10.	Total licensed area	8.3125 Acres	<b>Area to be registered</b> 8.3125 Acres
11.	Project completion date as declared u/s 4(2)(I)(c)	30.03.2024	
12.	QPR compliance	RC no. 38 of 2021:- All QPRs submitted RC no. 39 of 2021:- All QPRs submitted	
13.	4(2)(I)(D) compliance	RC no. 38 of 2021:- Not submitted of 2021-22 RC no. 39 of 2021:- Submitted	
14.	Compliance of RC conditions	Promoter was required to submit the approved service plans and estimates within three months i.e., before 27.10.2021 which is still pending.	
15.	<b>Statutory approvals either applied for or obtained prior to registration</b>		
	<b>S. No</b>	<b>Particulars</b>	<b>Date of approval</b>
	i)	License Approval	24.06.2022
	ii)	Zoning Plan Approval	14.10.2022
			<b>Validity up to</b>
			23.06.2027

**Email:** hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in  
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण  
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	iii)	Layout plan Approval	28.06.2022
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	Not submitted
16.	<b>Fee details</b>		
	Registration fee as per revised layout	(72309.1158 x 10) + (3012.8798 x 20) =Rs. 7,83,349/-	
	Processing Fee as per revised layout	75321.9956 x 10 = Rs. 7,53,220/-	
	Late fee	N/A	
	Total fee	Rs. 15,36,569/-	
17.	DD amount for new registration	Rs. 3,49,850/- Rs. 3,36,394/-	
	DD no. and date	210314 dated 30.11.2022 210313 dated 30.11.2022	
	Name of issuing bank	IndusInd Bank	
	RTGS amount for earlier registration	4,50,189/- 4,16,841/-	
	RTGS no. and date	RTGSHDFCR52021051292238818 dated 12.05.2021 RTGSHDFCR52021051292253258 dated 12.05.2021	
	Fee adjusted	Rs. 8,67,003/-	
	Deficit fee (if any)	Nil	
18.	File Status	Date	
	Project received on	02.12.2022	
	First notice sent on	15.12.2022	
	First hearing on	19.12.2022	
	First reply submitted on	20.12.2022	
	Second reply submitted on	28.12.2022	
19.	<b>Case history-</b>		



The promoter M/s Signature Infrabuild Pvt. Ltd. has applied on dated 02.12.2022 for registration of their affordable plotted colony under DDJAY namely "Signature Global City 92-2" located in Sector-92, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for project land admeasuring an area of 8.3125 acres for which the license no. 81 of 2022 dated 24.06.2022 valid up to 23.06.2027 has been issued by DTCP in favour Yesha Developers LLP in collaboration with M/s Signature Infrabuild Pvt. Ltd. for setting up an affordable plotted colony under DDJAY for additional area measuring 8.3125 acres in addition to the license no. 12 of 2021 dated 12.03.2021 granted for an area measuring 10.30 acres for setting up of affordable plotted colony under DDJAY in sector 92, Gurugram.

The total project land comprises of 18.6125 acre out of which 10.30 acres falling in the license no. 12 of 2021 is already registered with the Authority vide registration no. 38 of 2021 dated 27.07.2021 for which the promoter had submitted an affidavit not to do any marketing, advertisement and sale. Further, the Authority granted registration no. 39 of 2021 for 364 residential units on 91 residential plots and 134 commercial units in 1 commercial tower to M/s Signature Infrabuild Pvt. Ltd. for development of independent residential floors over 7.806 acres on already registered 10.30 acres.

It is noted that the revised layout plan for entire 18.6125 acres has been obtained by the promoter and there is also revision in the plots falling in the area already registered with the Authority. The promoter has submitted consent of 261 allottees out of 363 (72%) of project pertaining to RC no. 39 of 2021.

As per the revised layout plan, 354 residential plots out of which 180 are frozen and two commercial blocks are proposed to be developed by the M/s Signature Infrabuild Pvt. Ltd. on 18.6125 acres.

The deficiencies in the application submitted by the promoter were conveyed through notice dated 15.12.2022 and an opportunity of hearing was given to the promoter on 19.12.2022.

Proceedings dated 19.12.2022

The authorized representative of the promoter is advised to rectify the deficiencies and submit the deficit fee (if any) along with the deficit documents apart from filing information in RE-I (A to H) format and online detailed project information. Matter to come up on 02.01.2023.

20.	<b>Present compliance status as on 02.01.2023 of deficient documents as observed on 19.12.2022.</b>	<ol style="list-style-type: none"><li>1. Corrections marked in DPI and REP-I (Part A-H) need to be done. <b>Status: Not done</b></li><li>2. It is noted that the layout plan has been revised. In this regard, the written consent of 2/3<sup>rd</sup> allottees of the project (RC no. 39 of 2021 granted for 7.806 acres falling in license no. 12 of 2021) need to be submitted.</li></ol>
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	<p><b>Status: Consent from 261 allottees out of 363 (72%) is submitted.</b></p> <p>3. List of sold/ unsold inventory with respect to RC no. 39 of 2021 needs to be submitted. <b>Status: Not submitted</b></p> <p>4. Collaboration agreement with respect to the licensed land falling in revenue estates of Wazirpur needs to be submitted. <b>Status: Submitted</b></p> <p>5. Project report along with the brochure of current project and project photos need to be submitted. <b>Status: Submitted</b></p> <p>6. Mutations, Jamabandi and aks- shijra duly certified by revenue officer not more than six months prior to the date of application for registration need to be submitted. <b>Status: Submitted</b></p> <p>7. Copy of information to revenue department regarding the entry of license in revenue record needs to be submitted. <b>Status: Submitted</b></p> <p>8. REP-II needs to be submitted <b>Status: Not submitted</b></p> <p>9. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>10. Electrical load availability connection needs to be submitted. <b>Status: Applied on 12.07.2022</b></p> <p>11. Forest NOC needs to be submitted. <b>Status: Submitted</b></p> <p>12. NOCs for natural Conservation Zone, tree cutting permission and power line shifting, if applicable, need to be submitted. <b>Status: Not applicable. An undertaking for non-applicability of the NOCs is submitted by the promoter.</b></p> <p>13. Draft application form, allotment letter, BBA, conveyance deed and payment receipt in prescribed formats need to be submitted.</p>
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		<p><b>Status: Not applicable as no sale affidavit has been submitted by the promoter.</b></p> <p>14. Copy of annual report and financial statement for the financial year 2020-21, 2021-22 need to be provided. <b>Status: Submitted</b></p> <p>15. Loan sanction letter, disbursement and repayment schedule needs to be provided. <b>Status: Not submitted</b></p> <p>16. Others in financial resources needs to be clarified. <b>Status: Needs to be revised</b></p> <p>17. Quarterly schedule of estimated expenditure needs to be provided. <b>Status: Needs to be revised</b></p> <p>18. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Revised and submitted.</b></p> <p>19. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. <b>Status: Not applicable as land is encumbered.</b></p> <p>20. REP-II needs to be submitted <b>Status: Not submitted</b></p> <p>21. List of sold inventory with respect to RC no. 39 of 2021 needs to be submitted. <b>Status: Not submitted</b></p>
21.	Remarks	<p>1. Corrections marked in DPI and REP-I (Part A-H) need to be done. <b>Status: Not done</b></p> <p>2. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>3. Electrical load availability connection needs to be submitted. <b>Status: Applied on 12.07.2022</b></p> <p>4. Loan sanction letter, disbursement and repayment schedule needs to be provided. <b>Status: Not submitted</b></p> <p>5. CA certificate for Expenditure to be incurred needs to be provided. <b>Status: Not submitted</b></p> <p>6. Others in financial resources needs to be clarified.</p>

		<p><b>Status: Needs to be revised</b></p> <p>7. Quarterly schedule of estimated expenditure needs to be provided.</p> <p><b>Status: Needs to be revised</b></p>
	<p><i>Asha</i> (Asha) Chartered Accountant</p>	<p><i>Neeraj</i> (Ar. Neeraj Gautam) Associate Architectural Executive</p>

<b>Day and Date of hearing</b>	Monday and 02.01.2023
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 02.01.2023

Ar. Neeraj Gautam (Associate Architectural Executive) and Ms. Asha (Chartered Accountant) briefed the facts of the case.

Sh. Anurag Srivastava (Manager) is present on behalf of the promoter.

The AR of the promoter is directed to clarify the position that whether DTCP has approved the revised layout plan of the colony area admeasuring 10.3 acres after incorporating the additional licensed area admeasuring 8.3125 acres with the prior written consent from two-third allottees of the earlier approved layout plan or not? Further, the promoter is directed to publish a public notice in two leading newspapers one Hindi and one English for inviting the objections from the existing allottees regarding the revision in the original layout plan and inspection of the above layout plans & application made by the promoter in the office of HARERA, Gurugram within 10 days. Further the promoter to submit comparative statement showing changes/variations made in the revised layout plan vis-a-viz earlier approved layout plan duly marked on copy of plan.

The matter to come up on 12.01.2023.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*  
(Dr. K.K. Khandelwal)  
Chairman, HARERA, Gurugram