Project Signature Global City 37D II
Promoter M/s Rose Building Solutions Pvt. Ltd.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Signature Global City 37D II			
2.	**Name of the promotor**	M/s Rose Building Solutions Pvt. Ltd.			
3.	**Nature of the project**	Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector 37D, Gurugram			
5.	**Legal capacity to act as a promoter**	Licensee (transfer of license)			
6.	**Name of the license holder**	M/s Rose Building Solutions Pvt. Ltd.			
7.	**Whether registration applied for whole**	Whole			
8.	**Phase no.**	N/A			
9.	**Online application ID**	RERA-GRG-1328-2023			
10.	**License no.**	111of 2021		Valid up to 16.12.2026	
11.	**Total licensed area**	5.62 Acres	**Area registered**	5.62 Acres	
12.	**Project completion date as declared u/s 4(2)(l)(c)**	28.02.2023			
13.	**QPR compliance**	Submitted			
14.	**4(2)(l)(D) compliance**	Submitted			
15.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**	**Validity up to**	
	i)	**License Approval**	17.12.2021	16.12.2026	
	ii)	**Zoning Plan Approval**	01.02.2022		
	iii)	**Layout plan Approval**	20.12.2021		
	iv)	**Environmental Clearance**	N/A		

	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	12.12.2022
	viii)	Electricity load availability connection	03.02.2022
16.	Fee details		
	Registration fee		(21832.788 x 10) + (910.542 x 20) =₹ 2,36,539/-
	Extension fee		236539/2 Rs. ₹ 1,18,269.5 /-
	Processing Fee		22743.33 x 10 =₹ 2,27,433/-
	Late fee		200 % of extension fee = ₹ 2,36,539/-
	Total fee		₹ 5,82,241.5/-
17.	DD amount at the time of registration		2,27,442/- 2,36,548/-
	DD no. and date at the time of registration		564795 dated 10.02.2022 564796 dated 10.02.2022
	RTGS amount at the time of extension		2,27,510/- 3,54,921/-
	RTGS no. and date at the time of extension		HDFCR52023030687961227 dated 06.03.2023 and HDFCR52023030687951716 dated 06.03.2023
	Deficient amount		Nil
18.	File Status		Date
	Project received on		06.03.2023
	First notice sent on		24.03.2023
	First hearing on		27.03.2023
19.	Case history- The promoter i.e., M/s Rose Building Solutions Pvt. Ltd. has applied on dated 06.03.2023 for extension of registration of affordable plotted colony under DDJAY namely "Signature Global		

	City 37 D II" located in Sector-27D, Gurugram. The Director, Town and Country Planning, Haryana has issued license no. 111 of 2021 dated 17.12.2021 valid up to 16.12.2026 in favour of M/s Lalwani Brothers Buildcon LLP in collaboration with M/s Rose Building Solutions Pvt. Ltd. for development of affordable plotted colony under DDJAY over an area measuring 5.62 acres in sector- 37D, Gurugram and further permitted the transfer of license in favour of M/s Rose Building Solutions Pvt. Ltd. vide order dated 12.12.2022 which got registered in this Authority vide registration no. 20 of 2022 valid upto 31.03.2022. On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter and an opportunity of hearing is provided on 27.03.2023. On 27.03.2023, the matter was adjourned to 29.03.2023.	
20.	**Present compliance status as on 29.03.2023 of deficient documents as conveyed in deficiency notice**	1. REP-V form needs to be submitted. **Status: Not submitted** 2. Correction in online DPI needs to be done. **Status: Not submitted** 3. Explanatory note setting out the reasons for delay in the completion of the project need to be submitted along with supporting documents. **Status: Not submitted** 4. Need for the extension of registration of the project needs to be explained along with supporting documents. **Status: Not submitted** 5. Site photographs for the physical status of construction/ development on the project site need to be submitted. **Status: Not submitted** 6. Financial resources of the project need to be clarified. **Status: Not submitted** 7. CA certificate for expenditure incurred and to be incurred needs to be provided. **Status: Not submitted** 8. Quarterly schedule of estimated expenditure needs to be provided. **Status: Not submitted** 9. Copy of paid challan of EDC, IDC, Conversion charges and License fee needs to be provided. **Status: Not submitted** 10. Cash flow statement needs to be provided. **Status: Not submitted** 11. CHG form needs to be provided. **Status: Not submitted** 12. Project report needs to be provided. **Status: Not submitted**

		13. Latest CA certificate for non-default needs to be provided. Promoter had submitted CA certificate dated 24.05.2022. **Status: Not submitted**
21.	**Remarks**	No reply has been submitted in the Authority yet.

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Wednesday and 29.03.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.03.2023

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

Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on the behalf of the promoter.

The AR of the promoter seeks two weeks time to complete the deficient documents.

The matter to come up on 17.04.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA