



Project
Promoter

Signature Global City 63 A (2)
M/s Signature Global (India) Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Signature Global City 63 A (2)	
2.	Name of the promotor	M/s Signatureglobal (India) Ltd.	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Revenue estates of Village Kadarapur, Sector 63A, Gurugram	
5.	Legal capacity to act as a promoter	License holder	
6.	Name of the license holder	M/s Signatureglobal (India) Ltd.	
7.	Whether registration applied for whole	Whole	
8.	Date of completion of project as per REP-II	28.02.2026	
9.	Status of QPR	Submitted	
10.	License no.	110 of 2021	Valid up to 16.12.2026
11.	Total licensed area	5.0125 Acres	Area to be registered 1.2395 Acres
12.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	16.12.2026
	ii)	Zoning Plan Approval	01.02.2022
	iii)	Layout plan Approval	20.12.2021
	iv)	Environmental Clearance	27.04.2022
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	03.10.2022
	viii)	Electricity load availability connection	14.01.2022
13.	File Status	Date	

Project received on	17.08.2022
First notice sent on	08.09.2022
1 st reply submitted on	10.09.2022
1 st hearing on	12.09.2022
2 nd reply submitted on	20.09.2022
3 rd reply submitted on	21.09.2022
2 nd hearing on	27.09.2022
4 th reply submitted on	04.10.2022

Case history-

The promoter i.e. M/s Signature Global (India) Pvt. Ltd. has applied on dated 17.08.2022 for registration of their independent residential floors "Signature Global City 63A (2)" over an affordable plotted colony under DDJAY namely already registered under the name "Signature Global City 63A" located at the revenue estate of village Kadarapur, Sector- 63A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application is for project land admeasuring an area of 1.2395 acres for which the license vide no. 110 of 2021 dated 17.12.2021 valid upto 16.12.2026 for total area admeasuring 5.0125 acres has been issued by DTCP in favour of M/s Signature Global (India) Pvt. Ltd.

The current application pertains to 35 frozen residential plots comprising of total 140 residential floors being developed by M/s Signature Global (India) Pvt. Ltd.

On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny and were conveyed to the promoter through email dated 08.09.2022.

A reply regarding the same is received in the authority on 10.03.2022. On scrutiny of the reply, it was found that there are still some deficiencies.

Scrutiny of reply submitted on 10.09.2022

1. Project report along with brochure of current project needs to be submitted.
Status: Submitted
2. Land title search report needs to be submitted.
Status: Submitted
3. Building plan approval letter (BR-III) for all the plots/ apartments under consideration need to be submitted.
Status: Submitted for plots except M1 and M2
4. Approved/ applied copies of all service plans along with the booklet of estimates need to be submitted.

Status: Applied copy of the same submitted

5. PERT chart/ project progress chart needs to be submitted.

Status: Submitted

6. Loan sanction letter, disbursement and repayment schedule needs to be provided.

Status: Submitted

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

Status: Submitted

8. KYC of the person authorized to operate bank account and director needs to be provided.

Status: Submitted

9. Copy of board resolution for authorizing bank account operations need to be submitted.

Status: Submitted

10. Affidavit of promoter keeping in view section 4(2)(l)(D) of the Act, 2016 regarding arrangement with the bank of master account need to be submitted.

Status: Needs to be revised

11. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.

Status: Submitted. Payment plan needs to be revised.**Proceedings dated 12.09.2022**

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Anurag Srivastav is present on the behalf of the promoter. AR of the promoter requested for adjournment in the matter as the promoter may take 2 weeks' time to rectify the defects in the application and to submit deficit documents.

The matter to come up on 27.09.2022.

Scrutiny of reply dated 20.09.2022

The promoter submitted an undertaking that the company shall book/ sell the units on plots M1 and M2 only after obtaining the approved building plans from DTCP.

Scrutiny of reply dated 21.09.2022

1. Approved building plans for plot M1 and M2 need to be submitted.

Status: Submitted.**Proceedings dated 27.09.2022**

<p>The Authority directed the promoter to rectify the deficiencies and deposit the deficit fee, if any within the time period indicated against each project, otherwise, the application is liable to be rejected after following the prescribed procedure as provided in the Act, 2016 and rules made thereunder.</p> <p>Scrutiny of reply submitted on 04.10.2022</p> <p>1. Confirmation from DTCP regarding unfreezing of earlier frozen plots need to be submitted. Status: Submitted. Plots de-freeze by DTCP Memo No. LC415/3JE(DS)/2022/29967, dated 04.10.2022.</p> <p>2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Submitted</p>	
14.	<p>Deficit documents</p> <p>1. Hard bound copy of corrected online DPI and REP-I (Part A-H) needs to be submitted.</p>
15.	<p>The requisite required documents for grant of registration have been submitted by the promoter. Therefore, recommended for the grant of registration.</p>

Asha
(Asha)
Chartered Accountant

Neeraj
(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Tuesday and 04.10.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 04.10.2022</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case. Sh. Anurag Srivastav is present on the behalf of the promoter.</p> <p>Approved as proposed.</p>	
<p><i>Sanjeev</i> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p> <p><i>Ashok</i> (Ashok Sangwan) Member, HARERA, Gurugram</p> <p><i>Dr. K.K. Khandelwal</i> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>	