

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.	License no.	110 of 2021	Valid up to 16.12.2026	
10.	Total licensed area	5.0125 Acres	Area to be registered	1.2395 Acres
11.	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	27.04.2022	
	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	14.01.2022	
12.	File Status	Date		
	Project received on	17.08.2022		
	First notice sent on	08.09.2022		

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 अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

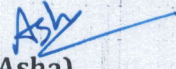



1st reply submitted on	10.09.2022
Case history- <p>The promoter i.e. M/s Signature Global (India) Pvt. Ltd. has applied on dated 17.08.2022 for registration of their independent residential floors "Signature Global City 63A (2)" over an affordable plotted colony under DDJAY namely already registered 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Scrutiny of reply submitted on 10.09.2022</p> <p>Land and license related documents</p> <ol style="list-style-type: none">1. Project report along with brochure of current project needs to be submitted. Status: Submitted2. Land title search report needs to be submitted. Status: Submitted <p>Statutory approvals</p> <ol style="list-style-type: none">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 <p>Folder C</p> <p>Various plans to be annexed</p> <ol style="list-style-type: none">4. Approved/ applied copies of all service plans along with the booklet of estimates need to be submitted. Status: Applied copy of the same submitted5. PERT chart/ project progress chart needs to be submitted. Status: Submitted <p>Folder D</p> <p>Financial documents</p> <ol style="list-style-type: none">6. Loan sanction letter, disbursement and repayment schedule needs to be provided. Status: Submitted	



	<p>7. Form CHG-I filled with ministry of corporate affairs needs to be submitted. Status: Submitted</p> <p>8. KYC of the person authorized to operate bank account and director needs to be provided. Status: Submitted</p> <p>Separate bank account documents</p> <p>9. Copy of board resolution for authorizing bank account operations need to be submitted. Status: Submitted</p> <p>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</p> <p>Allottee related draft documents</p> <p>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.</p>	
<p>13.</p>	<p>Deficit documents</p>	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents mentioned above need to be provided in size less than 5 mb for uploading in the form. Quarterly schedule of estimated expenditure needs to be corrected.</p> <p>2. Corrections marked on detailed project information needs to be done.</p> <p>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. Status: Applied copy submitted.</p> <p>4. Approved building plans for plot M1 need to be submitted.</p> <p>5. An undertaking from the financial institution as per section 11(4)(h) of the Real Estate (Regulation and Development), 2016 needs to be submitted.</p> <p>6. Payment plan needs to be revised.</p>

	7. Draft brochure and advertisement documents of the project need to be submitted.
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(Asha)
Chartered Accountant


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 12.09.2022
Proceeding recorded by	Sh. Ram Niwas

REPRESENTED THROUGH

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anurag Srivastav	AR		

PROCEEDINGS OF THE DAY

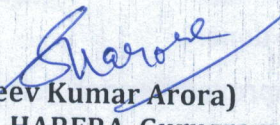
Proceedings dated 12.09.2022

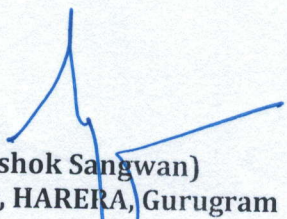
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.

Sh. Anurag Srivastav is present on the behalf of the promoter.

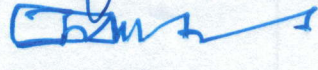
AR of the promoter requested for adjournment in the matter as the promoter may take 2 weeks' time to rectify the defects in the application and to submit deficit documents.

The matter to come up on 27.09.2022.


(Sanjeev Kumar Arora)
Member, HARERA, Gurugram


(Ashok Sangwan)
Member, HARERA, Gurugram


(Vijay Kumar Goyal)
Member, HARERA, Gurugram


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