

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

 Project
 Promoter

 Signature Global City 93
 M/s Signature Developers Pvt. Ltd.

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

SNo.	Particulars	Details	
1.	Name of the project	Signature Global City 93	
2.	Name of the promotor	M/s Signature Builders Pvt. Ltd.	
3.	Nature of the project	Residential Plotted Colony under DDJAY	
4.	Location of the project	Sector 93, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Rohtas Singh, Sh, Om Parkash and 20 others	
7.	Whether registration applied for whole	Whole	
8.	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1281-2023	
10.	License no.	210 of 2022	Valid up to 21.12.2027
11.	Total licensed area	17.31875 Acres	Area to be registered 17.31875 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.04.2025	
13.	QPR compliance	N/A	
14.	4(2)(I)(D) compliance	N/A	
15.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	21.12.2027
	ii)	Zoning Plan Approval	19.01.2023
	iii)	Layout plan Approval	23.12.2022
	iv)	Environmental Clearance	N/A

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 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
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	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 10.01.2023
	viii)	Electricity load availability connection	19.01.2023
16.	Fee details		
		Registration fee	(67282.928 x 10) + (2803.455 x 20) =Rs. 7,28,898/-
		Processing Fee	70086.383 x 10 = Rs. 7,00,864/-
		Late fee	Nil
		Total fee	Rs. 14,29,762/-
17.	RTGS amount		
			Rs. 7,28,839/- Rs. 7,00,864 /- Rs. 59/-
	RTGS no. and date		YESBR52023012496294973 dated 24.01.2023 YESBR52023012496294974 dated 24.01.2023 UPI Ref No. 339141229743 dated 25.01.2023
	Name of the bank issuing		Yes Bank
	Deficient amount		NIL
18.	File Status		Date
	Project received on		24.01.2023
	First notice sent on		27.01.2023
	First reply submitted on		27.01.2023
19.	<p>Case history-</p> <p>The promoter i.e., M/s Signature Builders Pvt. Ltd. has applied on dated 24.01.2023 for registration of their affordable plotted colony under DDJAY namely "Signature Global City 93" located in Sector-93, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 17.31875 acres for which the license no. 210 of 2022 dated 22.12.2022 valid up to 21.12.2027 has been issued by DTCP in favour of Sh</p>		

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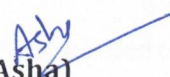
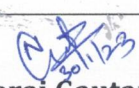

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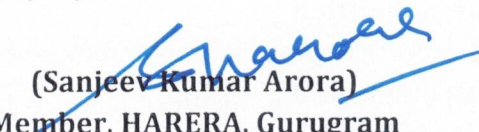
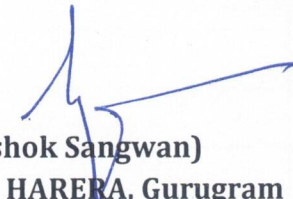


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	<p>Rohtas Singh, Yesha Developers LLP and 20 others in collaboration with M/s Signature Builders Pvt. Ltd. for setting up an affordable plotted colony under DDJAY.</p> <p>The current application is for 250 residential plots and 1 commercial plot proposed to be developed by the promoter M/s Signature Builders Pvt. Ltd. The promoter undertakes not to sell any plot in the project and further development of residential floors is proposed in the project for which the promoter has applied for separate registration from the Authority.</p> <p>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 30.01.2023.</p>	
20.	Present compliance status as on 30.01.2023 of deficient documents as conveyed in the notice dated 27.01.2023.	<ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status: Not done 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not done 3. Revised project report needs to be submitted. Status: Submitted 4. Approved service plans and estimates need to be submitted. Status: Applied on 10.01.2023 5. ROC statement showing detail of charge on the project needs to be submitted. Status: Submitted 6. Loan sanction letter from the financial institution needs to be submitted. Status: Deed of hypothecation submitted 7. Copy of board resolution for authorizing bank account operation needs to be submitted. Status: Submitted 8. Bank undertaking needs to be submitted. Status: Submitted 9. REP-II needs to be revised. Status: Submitted
21.	Remarks	<ol style="list-style-type: none"> 1. Corrections in online DPI and REP-I (A-H) need to be done.- The promoter may be directed to submit the hard bound copy of DPI and REP-I within a week. 2. Approved service plans and estimates need to be submitted. – The promoter has submitted cheque no.

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		523768 dated 28.01.2023 of Yes Bank as a security to submit the approval within three months from the date of grant of registration.
22.	<p>Recommendations: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the approved service plans & estimates.</p> <p>The promoter has submitted cheque no. 523768 dated 28.01.2023 of Yes Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months. The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.</p> <p>It is recommended that the Authority may consider for grant of registration.</p>	
	<p> (Asha) Chartered Accountant</p>	<p> (Ar. Neeraj Gautam) Associate Architectural Executive</p>
	<p> (Sumeet) Planning Coordinator</p>	

Day and Date of hearing	Monday and 30.01.2023
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated 30.01.2023</p> <p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.</p> <p>Sh. Anurag Srivastava is present on the behalf of the promoter.</p> <p>Approved as proposed.</p>	
<p> (Sanjeev Kumar Arora) Member, HARERA, Gurugram</p>	<p> (Ashok Sangwan) Member, HARERA, Gurugram</p>
<p> (Vijay Kumar Goyal) Member, HARERA, Gurugram</p>	<p> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>

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