

Project

Signature Global City 93

Promoter

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 promoter	M/s Signature Builders Pvt. Ltd.	
3.	Nature of the project	Independent Residential Floors	
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-1283-2023	
10.	License no.	210 of 2022	Valid up to 21.12.2027
11.	Total licensed area	17.31875 Acres	Area to be registered 9.304 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	30.11.2027	
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)	Building plan approval	25.01.2023
	v)	Environmental Clearance	Applied on 18.01.2023
	vi)	Airport height clearance	N/A



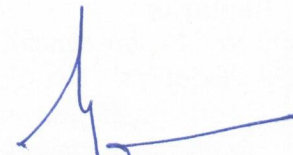

	vii)	Fire scheme approval	Applied on 25.01.2023
	viii)	Service plan and estimate approval	Applied on 10.01.2023
	ix)	Electricity load availability connection	19.01.2023
16.	Fee details		
		Registration fee	$(67282.928 \times 2.64 \times 2.64 \times 10) + (2803.455 \times 1.75 \times 1.75 \times 20)$ =Rs. 48,61,063/-
		Processing Fee	Nil
		Late fee	182532.9762×10 = Rs. 18,25,330/-
		Total fee	Rs. 66,86,393/-
17.		RTGS amount	Rs. 48,61,063/- Rs. 18,25,330 /-
		RTGS no. and date	YESBR52023012496294971 dated 24.01.2023 YESBR52023012496294972 dated 24.01.2023
		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.	Case history-		
	<p>The promoter i.e., M/s Signature Builders Pvt. Ltd. has applied on dated 24.01.2023 for registration of independent residential floors on 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>The Director, Town and Country Planning, Haryana had issued license no. 210 of 2022 dated 22.12.2022 valid up to 21.12.2027 in favour of Sh. 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 over an area admeasuring 17.31875 acres in sector 93, Gurugram.</p> <p>The promoter had submitted an undertaking regarding no sale on the plots of the project with the application for registration of affordable residential plotted colony over DDJAY. Now, the promoter has applied for registration of independent residential floors proposed over 250 plots of the project and a commercial tower consisting of 193 units comprising an area of 9.304 acres (8.612 acres residential and 0.693 acres commercial) out of total licensed area of 17.31875 acres.</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>		

<p>20.</p>	<p>Present compliance status as on 30.01.2023 of deficient documents as conveyed in the notice dated 27.01.2023.</p>	<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: Corrected copy not submitted 2. Corrections marked on the hard copy of online DPI need to be done. Status: Corrected copy not submitted 3. Environmental clearance needs to be submitted. Status: Applied on 18.01.2023 4. Fire scheme approval needs to be submitted. Status: Applied on 25.01.2023 5. Approved service plans and estimates need to be submitted. Status: Applied on 10.01.2023 6. ROC statement showing detail of charge on the project needs to be submitted. Status: Submitted 7. Draft marketing literature needs to be submitted. Status: Submitted 8. Loan sanction letter from the financial institution needs to be submitted. Status: Deed of hypothecation submitted 9. Copy of board resolution for authorizing bank account operation needs to be submitted. Status: Submitted 10. Revised CA certificate for project cost needs to be submitted. Status: Submitted 11. Bank undertaking needs to be submitted. Status: Submitted 12. REP-II needs to be revised. Status: Submitted
<p>21.</p>	<p>Remarks</p>	<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. Environmental clearance needs to be submitted. - The promoter has submitted cheque no. 523770 dated 28.01.2023 of Yes Bank as a security to submit the approval within three months from the date of grant of registration. 3. Fire scheme approval needs to be submitted- The promoter has submitted cheque no. 523769 dated 28.01.2023 of Yes Bank as a security to submit the approval within three months from the date of grant of registration.

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	4. Approved service plans and estimates need to be submitted. – The promoter has submitted cheque no, 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 environmental clearance, approved fire scheme and approved service plans & estimates.</p> <p>The promoter has submitted cheque nos. 523770 dated 28.01.2023; 523769 dated 28.01.2023; and 523768 dated 28.01.2023 of Yes Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the environmental clearance, approved fire scheme and approved service plans and estimates within three months. The cheques have 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 style="text-align: center;">  (Asha) Chartered Accountant </p> <p style="text-align: center;">  (Ar. Neeraj) Gautam Associate Architectural Executive </p> <p style="text-align: center;">  (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 style="text-align: center;">  (Sanjeev Kumar Arora) Member, HARERA, Gurugram </p> <p style="text-align: center;">  (Vijay Kumar Goyal) Member, HARERA, Gurugram </p> <p style="text-align: center;">  (Ashok Sangwan) Member, HARERA, Gurugram </p> <p style="text-align: center;">  (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram </p>	

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