



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project Signature Global City 37D II (2)
Promoter M/s Rose Building Solutions Pvt. Ltd.

PROJECT HEARING BRIEF

SNo.	Particulars	Details	
1.	Name of the project	Signature Global City 37D	
2.	Name of the promotor	M/s Rose Building Solutions Pvt. Ltd.	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Revenue estates of Village Gadoli Kalan, Sector 37D, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Lalwani Brothers Buildcon LLP	
7.	Temp. ID	RERA-GRG-PROJ-1136-2022	
8.	Whether registration applied for whole	Whole	
9.	Date of completion of project as per REP-II	28.02.2023	
10.	License no.	111 of 2021	Valid up to 16.12.2026
11.	Total licensed area	5.62 Acres	Area to be registered 1.42 Acres
12.	Status of QPR	Submitted	
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	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	13.06.2022 12.06.2023
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Applied on 17.01.2022
	viii)	Electricity load availability connection	03.02.2022 02.02.2023
14.	File Status	Date	

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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

	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	19.09.2022
	3 rd reply submitted on	20.09.2022
	4 th reply submitted on	21.09.2022
	2 nd hearing submitted on	27.09.2022
	5 th reply submitted on	04.10.2022
15.	<p>Case history-</p> <p>The promoter i.e. M/s Rose Building Solutions Pvt. Ltd. has applied on 18.02.2022 for registration of independent residential floors on already registered affordable plotted colony under DDJAY name, "Signature Global City 37D II" located at the revenue estate of village Gadoli Kalan, Sector- 37D, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for registration of 176 independent residential floors on 44 frozen plots comprising an area of 1.42 acres in the affordable plotted colony admeasuring an area of 5.62 acres for which the license vide no. 111 of 2021 dated 17.12.2021 valid upto 16.12.2026 has been issued by DTCP in favour of Lalwani Brothers Buildcon LLP in collaboration with M/s Rose Building Solutions 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 10.09.2022 and 20.09.2022 which have been scrutinized and the deficiencies are listed below.</p> <p>Scrutiny of reply submitted on 10.09.2022</p> <ol style="list-style-type: none"> REP-II needs to be submitted. Status: Submitted Project report along with brochure of current project needs to be submitted. Status: Submitted Copy of information to revenue department regarding the project land licensed and bonded for setting up of a colony needs to be submitted. Status: Submitted Building plan approval letter (BR-III) for all the plots/ apartments under consideration need to be submitted. Status: Submitted for all plots under consideration except plot M1 	

5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
Status: Applied on 17.01.2022
6. Legible copy of approved layout plan needs to be submitted.
Status: Submitted
7. Approved building plans for plot M1 need to be submitted.
Status:
8. Approved/ applied copies of all service plans along with the booklet of estimates need to be submitted.
Status: Applied copy submitted.
9. Cost of the land needs to be clarified according to the area applied for the registration.
Status: Clarified
10. CA certificate for cost incurred up to the date of application of registration needs to be submitted.
Status: Submitted
11. KYC of Pradeep Kumar Aggarwal (Authorized Signatory) needs to be provided.
Status: Submitted
12. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.
Status: Submitted
13. Copy of Tax Account Number (TAN) needs to be submitted.
Status: Submitted
14. Copy of board resolution for authorizing bank account operations need to be submitted.
Status: Submitted
15. Bank undertaking needs to be submitted.
Status: Submitted
16. Affidavit of promoter keeping in view section 4(2)(1)(D) of the Act, 2016 regarding arrangement with the bank of master account need to be submitted.
Status: Submitted
17. KYC of authorized person to operate the bank account needs to be provided.
Status: Submitted
18. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.
Status: Submitted
19. Draft brochure and advertisement documents of the project need to be submitted.
Status: Submitted

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.

The AR of the company is advised to complete the deficiencies already conveyed to them and to submit a proof regarding their claim of Rose Building Solution Pvt. Ltd. as a 100% subsidiary of Signature Global India Ltd. to avoid any confusion which may arise due to the nomenclature of the project. The plotted colony was registered on 31.03.2022 with a condition that service plans and estimates will be submitted within a period of 3 months and a BG to that effect was also obtained.

The matter to come up on 27.09.2022.

Scrutiny of reply submitted on 19.09.2022

1. CA certificate for financial and inventory details need to be submitted.

Status: Submitted

2. CA certificate for non- default in payment of debts and liabilities as on date needs to be submitted.

Status: Submitted

Document submitted on 20.09.2022

An affidavit by the AR of the promoter that the promoter company shall not sell or book the units on plot M1 only after obtaining approved building plans from DTCP.

Scrutiny of reply submitted on 21.09.2022

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

Status: Submitted

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


Status: Submitted


Proceedings dated 27.09.2022

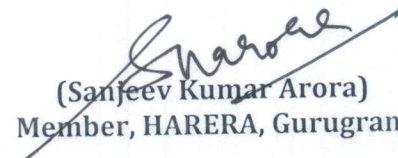
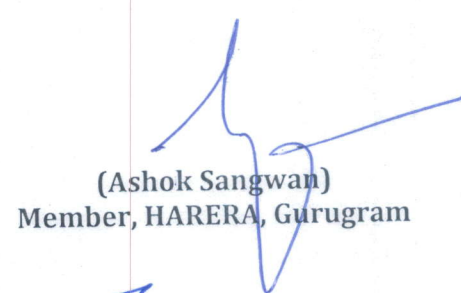

The Authority directed the promoter to rectify the deficiencies and deposit the deficit fee, if any within the time period indicated against each project, otherwise, the application is liable to be rejected after following the prescribed procedure as provided in the Act, 2016 and rules made thereunder.

16.	Deficit documents	<ol style="list-style-type: none"> 1. Hard bound copy of corrected online DPI and REP-I (Part A-H) needs to be submitted. 2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <p>Status: Applied on 17.01.2022. The promoter has submitted a guarantee of Rs. 25 lacs through DD no</p>
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	<p>565105 dated 01.10.2022 of Yes bank against submission of approved service plans and estimates in the Authority within three months.</p> <p>3. Confirmation from DTCP regarding unfreezing of earlier frozen plots need to be submitted.</p> <p>Status: Bank Guarantee for compliance of condition for de freezing of plots submitted to DTCP</p>
17.	<p>The requisite required documents for grant of registration have been submitted by the promoter. Therefore, recommended for the grant of registration subject to the submission of approved service plan and estimates within three months. The promoter has submitted a guarantee of Rs. 25 lacs through DD no 565105 dated 01.10.2022 of Yes bank against submission of approved service plans and estimates. This bank guarantee may be forfeited in case the approval is not submitted within the stipulated time.</p>


(Asha)
Chartered Accountant


(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.</p> <p>Sh. Anurag Srivastav 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> (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram</p>	

