

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

 Project Signature Global City 37D
 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.		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.	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
13.	File Status	Date	
	Project received on	17.08.2022	
	First notice sent on	08.09.2022	

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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 अंतर्गत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

1 st reply submitted on	10.09.2022
<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 namely "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 10.03.2022. 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. REP-II needs to be submitted. Status: Submitted 2. Project report along with brochure of current project needs to be submitted. Status: Submitted 3. 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 <p>Statutory approvals</p> <ol style="list-style-type: none"> 4. 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

Folder C

Various plans to be annexed

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

Status:

10. Approved/ applied fire scheme plans for the colony needs to be submitted.

Status:

Folder D

Financial documents

11. Cost of the land needs to be clarified according to the area applied for the registration.

Status: Clarified

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

Status:

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

Status:

14. CA certificate for cost incurred up to the date of application of registration needs to be submitted.

Status: Submitted

15. KYC of Pradeep Kumar Aggarwal (Authorized Signatory) needs to be provided.

Status: Submitted

16. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.

Status: Submitted

	<p>17. Copy of Tax Account Number (TAN) needs to be submitted. Status: Submitted</p> <p>Separate bank account documents</p> <p>18. Copy of board resolution for authorizing bank account operations need to be submitted. Status: Submitted</p> <p>19. Bank undertaking needs to be submitted. Status: Submitted</p> <p>20. Affidavit of promoter keeping in view section 4(2)(I)(D) of the Act, 2016 regarding arrangement with the bank of master account need to be submitted. Status: Submitted</p> <p>21. KYC of authorized person to operate the bank account needs to be provided. Status: Submitted</p> <p>Allottee related draft documents</p> <p>22. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. Status: Submitted</p> <p>23. Draft brochure and advertisement documents of the project need to be submitted. Status: Submitted</p>	
<p>14.</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 on 17.01.2022</p> <p>4. Approved building plans for plot M1 need to be submitted.</p> <p>5. PERT chart/ project progress chart needs to be submitted.</p>

	6. CA certificate for non- default in payment of debts and liabilities as on date needs to be submitted.
	7. CA certificate for financial and inventory details need to be submitted.

Asha
 (Asha)
 Chartered Accountant

Neeraj
 (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. 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, *but same is not yet submitted.*
 The matter to come up on 27.09.2022.

Sanjeev
 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram

Ashok
 (Ashok Sangwan)
 Member, HARERA, Gurugram

Vijay
 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram

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

