

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

S.No	Particulars	Details		
1.	Name of the project	Signature Global City 92-II		
2.	Name of the promoter	M/s Signature Infrabuild Pvt. Ltd.		
3.	Nature of the project	Independent Residential Floors		
4.	Location of the project	Sector-92, Gurugram, Haryana		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s S.A. Townships Pvt. Ltd. and others		
7.	Name of the collaborator	M/s Signature Infrabuild Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1220-2022		
11.	License no.	12 of 2021 dated 12.03.2021	Valid till 11.03.2026	
12.	Total licensed area	10.30 Acres	Area to be Registered 2.492 Acres	
13.	Projected completion date	31.03.2025		
14.	QPR Compliance	RC No. 38 of 2021- Submitted RC No. 39 of 2021-Submitted		
15.	4(2)(L)(D) Compliance	RC No. 38 of 2021- Not Submitted for year 2021-2022 RC No. 39 of 2021-Submitted		
16.	Compliance of RC conditions	Building plan of commercial area i.e., 0.412 acres, environmental clearance, service plan and estimates and fire scheme approval for commercial within three months i.e., 27.07.2021- All compliances are Submitted		
17.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	12.03.2021	11.03.2026
	ii)	Zoning Plan Approval	20.04.2021	
	iii)	Building Approval plan for residential	24.11.2022	23.11.2024
	iv)	Environmental Clearance	07.12.2021	06.12.2031
	v)	Airport clearance height	N/A	
	vii)	Service plan and estimate approval	20.07.2022	

18.	Fee Details	
	Registration Fee	2.4950*4046.86*2.64*2.64*10= Rs.7,02,868/-
	Processing Fee	2.4950*4046.86*2.64*10=Rs.2,66,558/-
	Late Fee	-
	Total Fee	Rs. 9,69,426/-
19.	DD amount	1. ₹7,03,432/- 2. ₹2,66,452/- Total=₹9,69,884/-
	DD no. and date	DD1- 210316 dated 30.11.2022 DD2- 210315 dated 30.11.2022
	Name of the bank issuing	IndusInd Bank, Gurugram
	Deficient amount	-
20.	File Status	Date
	File received on	02.12.2022
	Deficiency conveyed on	15.12.2022
	First hearing on	19.12.2022
	First reply submitted on	20.12.2022
	Second reply submitted on	30.12.2022
	Second hearing on	02.01.2023
	Third reply submitted on	04.01.2023
	Fourth reply submitted on	11.01.2023
21.	<p>Case History: An application regarding registration of residential floors project namely “Signature Global City 92-II” situated at Sector 92, Gurugram being developed by M/s Signature Infrabuild Pvt. Ltd. was submitted on 02.12.2022 under section 4 of Real Estate (Regulation and Development), Act 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 12 of 2021 for area admeasuring 10.30 acres dated 12.03.2021 valid up to 11.03.2026 being issued in favour of M/s S.A. Township Pvt. Ltd. and others in collaboration with M/s Signature Infrabuild Pvt. Ltd. which got registered vide RC no. 38 of 2021 dated 27.07.2021. The project comprises of 157 plots out of which 66 plots are frozen and 91 plots are unfrozen. The promoter has obtained the registration of independent floors constructed on 91 unfrozen plots vide RC no. 39 of 2021 dated 27.07.2021.</p> <p>Now, the application submitted by the promoter for the said project contains 66 frozen plots on which total of 264 units are to be constructed.</p>	



On scrutiny of the application, some of the major deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/544 dated 15.12.2022. The promoter has not submitted the reply till date.

Proceedings dated 19.12.2022

The AR of the promoter is directed to remove the deficiencies. The matter to come up on 02.01.2023.

Proceedings dated 02.01.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The AR of the promoter is directed to clarify the position that whether DTCP has approved the revised layout plan of the colony area admeasuring 10.3 acres after incorporating the additional licensed area admeasuring 8.3125 acres with the prior written consent from two-third allottees of the earlier approved layout plan or not? Further, the promoter is directed to publish a public notice in two leading newspapers one Hindi and one English for inviting the objections from the existing allottees regarding the revision in the original layout plan and inspection of the above layout plans & application made by the promoter in the office of HARERA, Gurugram within 10 days. Further the promoter to submit comparative statement showing changes/variations made in the revised layout plan vis-a-viz earlier approved layout plan duly marked on copy of plan. The matter to come up on 12.01.2023.

Status: - As per the records of the authority submitted by Sh. Ram Kumar Goel, Assistant Registrar there is no complaint of project development residential floors over DDJAY plotted colony received with authority till i.e.,11.01.2023.

Proceedings dated 12.01.2023

Ms. Prachi Singh, Planning Executive briefed about the facts of the case. Sh. Anurag Srivastava (Manager) is present on behalf of the promoter. The promoter is advised to submit comparative statement of the changes in the layout plan of the earlier registered part of the project along with the tabulated form marking on the layout plan. The matter to come up on 16.01.2023 if the information is supplied by tomorrow.

The promoter has requested that the matter may be fixed for tomorrow as the necessary information would be submitted tomorrow morning positively. With the approval of the authority, the matter is fixed for 13.01.2023.

22.	Present compliance status as on 13.01.2023 of deficient documents as observed on last hearing i.e., 12.01.2023	1. Comparative statement of the changes in the layout plan of the earlier registered part of the project along with the tabulated form marking on the layout plan. Status: - Provided
23.	Remarks	1. The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.
24.	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.

It is recommended that the Authority may consider for grant of registration.


Asha

Chartered Accountant



**Prachi Singh
Planning Executive**


(Sumeet)

Planning Coordinator

Day and Date of hearing

Friday and 13.01.2023

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 13.01.2023.


Ms. Prachi Singh, Planning Executive briefed about the facts of the case.

Sh.Anurag Srivastava (Manager) is present on behalf of the promoter.

Approved as proposed.


(Sanjeev Kumar Arora)

Member, HARERA, Gurugram


(Vijay Kumar Goyal)

Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram