

**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.		
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 plan Approval for residential	24.11.2022	23.11.2024
	iv)	Environmental Clearance	07.12.2021	06.12.2031
	v)	Airport height clearance	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/-		

	<b>Processing Fee</b>	2.4950*4046.86*2.64*10=Rs.2,66,558/-
	<b>Late Fee</b>	-
	<b>Total Fee</b>	Rs. 9,69,426/-
<b>19.</b>	<b>DD amount</b>	1. ₹7,03,432/- 2. ₹2,66,452/- Total=₹9,69,884/-
	<b>DD no. and date</b>	DD1- 210316 dated 30.11.2022 DD2- 210315 dated 30.11.2022
	<b>Name of the bank issuing</b>	IndusInd Bank, Gurugram
	<b>Deficient amount</b>	-
<b>20.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	02.12.2022
	<b>Deficiency conveyed on</b>	15.12.2022
	<b>First hearing on</b>	19.12.2022
	<b>First reply submitted on</b>	20.12.2022
	<b>Second reply submitted on</b>	30.12.2022
	<b>Second hearing on</b>	02.01.2023
	<b>Third reply submitted on</b>	04.01.2023
	<b>Fourth reply submitted on</b>	11.01.2023
<b>21.</b>	<b>Case History:</b>	<p>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> <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.</p> <p><b><u>Proceedings dated 19.12.2022</u></b></p>



	<p>The AR of the promoter is directed to remove the deficiencies. The matter to come up on 02.01.2023.</p> <p><b><u>Proceedings dated 02.01.2023</u></b></p> <p>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 &amp; 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.</p> <p><b>Status:</b> - 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.</p>	
22.	<p><b>Present compliance status as on 12.01.2023 of deficient documents as observed on last hearing i.e., 19.12.2022</b></p>	<ol style="list-style-type: none"> <li>1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). <b>Status: - Done</b></li> <li>2. Corrections in online detailed project information needs to be done. <b>Status: - Done</b></li> <li>3. Draft copy of brochure for the project needs to be submitted. <b>Status: - The promoter will submit after the launch of project.</b></li> <li>4. Project report need to be submitted. <b>Status: - Submitted</b></li> <li>5. PERT Chart need to be provided. <b>Status: - Submitted</b></li> <li>6. Copy of approved building plans of residential plots need to be submitted. <b>Status: - Submitted</b></li> <li>7. Assurances of electricity supply, storm water drainage and sewerage connection from the concerned department need to be submitted. <b>Status: - Submitted</b></li> <li>8. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. <b>Status: - Submitted</b></li> <li>9. Approved service plans and estimates need to be submitted. <b>Status: - Submitted</b></li> </ol>

		<p>10. Since the approved building plan is not provided, the appropriate registration and processing fee cannot be calculated. Hence, after the submission of the approved building plans any deficit fee comes out then the same shall be paid. <b>Status: - Submitted</b></p> <p>11. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. <b>Status: - Submitted</b></p> <p>12. Payment plans need to be provided. <b>Status: - Submitted</b></p> <p>13. Payment receipt need to be submitted. <b>Status: - Submitted</b></p> <p>14. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not submitted. <b>Status: - Submitted</b></p> <p>15. Details of inventory plot wise needs to be submitted. <b>Status: - Submitted</b></p> <p>16. REP-II needs to be revised. <b>Status: - Submitted</b></p> <p>17. Order of defreezing of plots from DTCP, Haryana need to be submitted. <b>Status: - N/A</b></p> <p>18. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. <b>Status: - Submitted</b></p> <p>19. Repayment schedule of bank loan needs to be submitted. <b>Status: - Submitted</b></p> <p>20. Loan sanction letter from the financial institution needs to be submitted. <b>Status: - Submitted</b></p> <p>21. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted. <b>Status: - Submitted</b></p> <p>22. Annual report for the last three proceeding three financial year needs to be submitted. <b>Status: - Annual report of 2019-2020 and 2020-2021 are submitted</b></p> <p>23. ROC statement showing detail of charge on the project needs to be provided. <b>Status: - Submitted</b></p>
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23.	<b>Remarks</b>	1. The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.
24.	<b>Recommendations:</b> - 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.	

*Asha*  
**Asha**  
Chartered Accountant

*Prachi Singh*  
**Prachi Singh**  
Planning Executive

<b>Day and Date of hearing</b>	Thursday and 12.01.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

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 lay out plan of the earlier registered part of the project along with tabulated form marking on the lay out plan.

The matter to come up on 16.01.2023 if the information is supplied by tomorrow.

*Sanjeev Kumar Arora*  
**(Sanjeev Kumar Arora)**  
Member, HARERA, Gurugram

*Vijay Kumar Goyal*  
**(Vijay Kumar Goyal)**  
Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*

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

*The promoter has requested that matter may be fixed for tomorrow as the necessary information would be submitted tomorrow morning positively. If approved matter be fixed for 13.01.2023.*

*12.01.2023*

*12/1/2023*

*Sanjeev Kumar Arora*

*As proposed*

**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

