

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

S.No.	Particulars	Details		
1.	Name of the project	Signature Global City 92-2		
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 Yesha Developers LLP		
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-1234-2022		
11.	License no.	81 of 2022 dated 24.06.2022	Valid till 23.06.2027	
12.	Total licensed area	8.3125 Acres	Area to be Registered 8.3125 Acres	
13.	Projected completion date	31.12.2026		
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	24.06.2022	23.06.2027
	ii)	Zoning Plan Approval	14.10.2022	
	iii)	Building plan Approval for residential	07.09.2022	06.09.2024
	iv)	Building plan Approval for commercial	30.12.2022	29.12.2024
	v)	Fire scheme approval for commercial	Not provided	
	vi)	Environmental Clearance	Not provided	
	vii)	Airport clearance height	N/A	

	viii) Service plan and estimate approval	Not provided
18.	Fee Details	
	Registration Fee	Res- 17940.4270*2.64*2.64*10= Rs.12,50,376/- Com-0.744*4046.86*1.75*1.75*20=Rs.1,84,415/- Total=Rs. 14,34,791/-
	Processing Fee	(47362.727+5269.011) *10=Rs.5,26,317/-
	Late Fee	-
	Total Fee	Rs.19,61,108/-
19.	DD amount	1. ₹23,11,304/- 2. ₹8,72,742/- Total=₹31,84,046/-
	DD no. and date	DD1- 067742 dated 13.12.2022 DD2- 067743 dated 13.12.2022
	Name of the bank issuing	IndusInd Bank, Gurugram
	Deficient amount	-
20.	File Status	Date
	File received on	16.12.2022
	Deficiency conveyed on	28.12.2022
	First hearing on	02.01.2023
	First reply submitted on	30.12.2022
	Second reply submitted on	31.12.2022
	Third reply submitted on	04.01.2023
	Fourth reply submitted on	11.01.2023
21.	Case History:	
	<p>An application regarding registration of residential floors project namely "Signature Global City 92-2" situated at Sector 92, Gurugram being developed by M/s Signature Infrabuild Pvt. Ltd. was submitted on 16.12.2022 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. 81 of 2022 for area admeasuring 8.3125 acres dated 24.06.2022 valid up to 23.06.2027 being issued in favour of M/s Yesha Developers LLP in collaboration with M/s Signature Infrabuild Pvt. Ltd. which is got registered in the authority. The project comprises of 172 plots out of which 86 plots are frozen and 86 plots are unfrozen.</p> <p>Now, the application submitted by the promoter for the said project contains 172 plots on which total of 688 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/548 dated 28.12.2022.</p> <p><u>Proceeding dated 02.01.2023</u></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 & 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.

22. **Present compliance status as on 12.01.2023 of deficient documents as conveyed in the last hearing dated 02.01.2023**

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
Status: -Done
2. Corrections in online detailed project information needs to be done.
Status: -Done
3. Copy of approved environment clearance need to be provided.
Status: -Not provided
4. Copy of approved fire scheme approval need to be submitted.
Status: -Not provided
5. Copy of forest NOC need to be submitted.
Status: -Provided
6. Draft copy of brochure for the project needs to be submitted.
Status: -It is mentioned by the promoter that the same will be provided after the launch of project.
7. Project report need to be submitted.
Status: - provided
8. PERT Chart need to be provided.
Status: - provided
9. Copy of approved building plans of residential plots and commercial area need to be submitted.
Status: -Provided
10. Assurances of electricity supply, storm water drainage and sewerage connection from the concerned department need to be submitted.
Status: - Provided
11. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted.
Status: -Provided


		<p>12. Approved service plans and estimates along with approval sanction letter from DTCP need to be submitted. Status: -Not provided</p> <p>13. 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. Status: -Provided</p> <p>14. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status: - provided</p> <p>15. Payment plans need to be provided. Status: - Provided</p> <p>16. Payment receipt need to be submitted. Status: - Provided</p> <p>17. The Legal documents i.e., BBA, conveyance deed, allotment letter and application form related to allottees is not submitted. Status: - Provided</p> <p>18. Non encumbrance certificate not below the rank of tehsildar/ROC Form needs to be submitted. Status: - Loan document has been submitted</p> <p>19. Details of inventory plot wise needs to be submitted. Status: -Provided</p> <p>20. REP-II needs to be provided. Status: - Provided</p> <p>21. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status: -Not applicable</p> <p>22. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. Status: - CA certificate for cost of land has been submitted.</p> <p>23. Board resolution for operation of bank account needs to be provided. Status: - Provided</p> <p>24. Cash flow statement need to be provided. Status: - Provided</p> <p>25. Other sources in financial resources needs to be clarified. Status: - Rs. 5 Crore infused by equity, Rs. 45 crores by loan and remaining amount via installment from allottees before completion.</p> <p>26. KYC of project proponents needs to be provided.</p>
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23.	Remarks	<p>1. The promoter may be directed to submit the bound hard copy of DPI and REP-1 within a week.</p> <p>2. Copy of approved environment clearance need to be provided. Status: - The promoter has submitted cheque no. 907974 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved environment clearance within three months.</p> <p>3. Copy of approved fire scheme approval need to be submitted. Status: - The promoter has submitted cheque no. 907973 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved fire scheme approval within three months.</p> <p>4. Approved service plans and estimates along with approval sanction letter from DTCP need to be submitted. Status: - The promoter has submitted cheque no. 907972 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee amount to submit the approved service plans and estimates within three months.</p>
24.	<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 approved environment clearance, fire scheme approval for commercial area and service plan and estimates.</p> <p>The promoter has submitted cheque no. 907974, 907973 and 907972 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved environment clearance, fire scheme approval of commercial area and service plans and estimates within three months.</p>	

The cheque has been received and entered in the register of Planning Coordinator and Planning Coordinator has sent it to Accounts Branch for encashment.
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	Thursday and 12.01.2023
Proceeding recorded by	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)
Member, HARERA, Gurugram

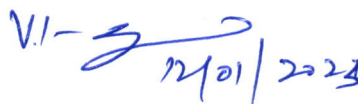

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

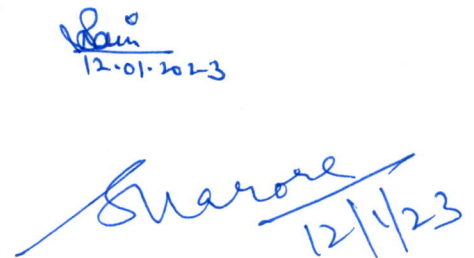

(Dr. K.K. Khandelwal)
Chairman, HARERA, Gurugram

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.

As proposed




12/01/2023


12/1/23