

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		
12.	Total licensed area	8.3125 Acres	Valid till 23.06.2027	
		Area to be Registered	8.3125 Acres	
13.	Projected completion date	Not provided		
14.	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 Approval plan for residential	Not provided	
	iv)	Building Approval plan for commercial	Not provided	
	v)	Fire scheme approval for commercial	Not provided	
	vi)	Environmental Clearance	Not provided	
	vii)	Airport height clearance	N/A	
	viii)	Service plan and estimate approval	Not provided	
15.	Fee Details			






	Registration Fee	-
	Processing Fee	-
	Late Fee	-
	Total Fee	-
16.	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	-
17.	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
18.	Case History: 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. Now, the application submitted by the promoter for the said project contains 172 plots on which total of 688 units are to be constructed. 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.	
19.	Present compliance status as on 02.01.2023 of deficient documents as conveyed in the notice dated 28.12.2022	1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). Status: -Not done 2. Corrections in online detailed project information needs to be done. Status: -Not done

		<p>3. Copy of approved environment clearance need to be provided. Status: -Not provided</p> <p>4. Copy of approved fire scheme approval need to be submitted. Status: -Not provided</p> <p>5. Copy of forest NOC need to be submitted. Status: -Not provided</p> <p>6. Draft copy of brochure for the project needs to be submitted. Status: -Not provided</p> <p>7. Project report need to be submitted. Status: - provided</p> <p>8. PERT Chart need to be provided. Status: - provided</p> <p>9. Copy of approved building plans of residential plots and commercial area need to be submitted. Status: -Not provided</p> <p>10. Assurances of electricity supply, storm water drainage and sewerage connection from the concerned department need to be submitted. Status: - Provided</p> <p>11. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. Status: -Not provided</p> <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: -Not 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: -Not provided</p> <p>20. REP-II needs to be provided. Status: -Not provided</p> <p>21. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status: -Not provided</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, needs to be revised.</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. Status: - Provided</p> <p>27. Quarterly schedule of estimated expenditure needs to be provided. Status: - Provided, needs to be revised.</p> <p>28. KYC of director needs to be provided. Status: - Provided</p> <p>29. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted. Status: - Provided</p> <p>30. Bank undertaking needs to be submitted. Status: - Provided, needs to be revised.</p> <p>31. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (I) (D) of the Real Estate (Regulation &</p>
--	---

		Development) Act, 2016 not sign by the witness and not notarised by the notary public. Status: - Provided, needs to be revised.
18.	Remarks	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in online detailed project information needs to be done. 3. Copy of approved environment clearance need to be provided. 4. Copy of approved fire scheme approval need to be submitted. 5. Copy of forest NOC need to be submitted. 6. Draft copy of brochure for the project needs to be submitted. 7. Copy of approved building plans of residential plots and commercial area need to be submitted. 8. Copies of approved X-section plan, Floor plan, apartment plan, elevation plan and structural plan need to be submitted. 9. Approved service plans and estimates along with approval sanction letter from DTCP need to be submitted. 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. 11. Non encumbrance certificate not below the rank of tehsildar/ROC Form needs to be submitted. 12. Details of inventory plot wise needs to be submitted. 13. REP-II needs to be provided. 14. Order of defreezing of plots from DTCP, Haryana need to be submitted. 15. Cost of land for the area applied for registration needs to be clarified. An annexure in support of the same needs to be submitted. 16. Board resolution for operation of bank account needs to be provided. 17. Cash flow statement need to be provided. 18. Other sources in financial resources needs to be clarified. 19. KYC of project proponents needs to be provided. 20. Quarterly schedule of estimated expenditure needs to be provided. 21. KYC of director needs to be provided.



	<p>22. CA Certificate for cost incurred up to the date of registration as per books of account needs to be submitted.</p> <p>23. Bank undertaking needs to be submitted.</p> <p>24. Affidavit by the promoter Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulation & Development) Act, 2016 not sign by the witness and not notarised by the notary public.</p>
 Asha Chartered Accountant	 Prachi Singh Planning Executive
Day and Date of hearing	Monday and 02.01.2023
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceedings dated: 02.01.2023.</p> <p>Ms. Prachi Singh, Planning Executive briefed about the facts of the case.</p> <p>Sh. Anurag Srivastava (Manager) is present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 12.01.2023.</p>	
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram	 (Vijay Kumar Goyal) Member, HARERA, Gurugram
 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram	