

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

SNo.	Particulars	Details	
1.	Name of the project	Signature Global City 37D- 2	
2.	Name of the promotor	M/s Signatureglobal Developers 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 Unistay Hospitality Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole/ phase	Whole	
9.	Phase no.	N/A	
10.	Temp ID	RERA-GRG-PROJ-1140-2022	
11.	License no.	08 of 2021	Valid up to 04.03.2026
12.	Total licensed area	20.589 Acres	Area to be registered 4.154 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	28.02.2026	
14.	QPR compliance	30 of 2021:- Pending for September 2022 31 of 2021:- Pending for September 2022	
15.	4(2)(I)(D) compliance	No compliance pending	
16.	Compliance of conditions of RC	Approved service plans and estimates not submitted (required to be submitted before 12.10.2021)	
17.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	04.03.2026
	ii)	Zoning Plan Approval	
	iii)	Layout plan Approval	
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A

	vii)	Service plan and estimate approval	Applied
	viii)	Electricity load availability connection	31.03.2021
18.	Fee details (as calculated of 166 plots)		
		Registration fee	20586.359 * 2.64 * 2.64 * 10 = Rs. 14,34,787/-
		Processing Fee	20586.359 * 2.64 * 10 = Rs. 5,43,480/-
		Late fee	Nil
		Total fee	Rs. 19,78,267/-
19.		DD amount	Rs. 14,34,845/- Rs. 5,43,502/-
		DD no. and date	067699 dated 03.09.2022 067700 dated 03.09.2022
		Name of the bank issuing	IndusInd Bank
		Deficient amount	Nil
20.		File Status	Date
		Project received on	05.09.2022
		First notice sent on	19.09.2022
		First hearing on	26.10.2022
		Second hearing on	27.09.2022
		Reply submitted on	26.10.2022
		Third hearing on	26.10.2022
21.		Status of documents	<ol style="list-style-type: none"> REP-II needs to be submitted. Status: Submitted Collaboration agreement needs to be submitted. Status: Submitted A complete set of last approved building plans along with the sanction letter need to be submitted. Status: Submitted for 134 plots. PERT chart/ project progress chart needs to be submitted. Status: Submitted

		<ol style="list-style-type: none"> 5. Draft application form, allotment letter, builder buyer agreement, conveyance deed in prescribed formats needs to be submitted. Status: Submitted 6. Payment plan and payment receipt needs to be submitted. Status: Submitted 7. Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified 8. CA certificate for financial and inventory details need to be submitted. Status: Submitted 9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted 10. Document regarding the relation with the Signature Global needs to be provided. Status: Submitted 11. Annual audit reports for year 2021- 22 need to be submitted for RC nos. 30 of 2021 and 31 of 2021. Status: Submitted
22.	Deficit documents	<ol style="list-style-type: none"> 1. Hard bound copies of corrected online DPI and REP-1 (Part A-H) 2. De freezing order from DTCP regarding the plots to be registered needs to be submitted. 3. Status: Submitted bank guarantee no. OGT0005210053637 dated 06.04.2021 on account of internal development works as a compliance of the condition of de freezing order and the copy of the same is submitted in the Authority. 4. Approved service plans (including road & pavement plan, electricity supply plan, water supply plan, sewerage plan, solid waste management plan, storm water drainage plan, street light plan and landscape plan) along with the sanction letter and estimates need to be submitted. Status: Bank guarantee OGT0005220072462 dated 19.10.2022 amounting Rs. 1,96,30,875/- of

		<p>IndusInd bank for approval submitted in DTCP and the copy of same submitted in the Authority.</p> <p>5. QPRs for September 2022 need to be submitted for RC nos. 30 of 2021 and 31 of 2021.</p>
<p>23.</p>	<p>Case history-</p>	<p>The promoter i.e. M/s Signatureglobal Developers Pvt. Ltd. has applied on 05.09.2022 for registration of independent residential floors on already registered affordable plotted colony under DDJAY namely "Signature Global City 37D" 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>License no. 08 of 2021 dated 05.03.2021 was granted by DTCP in favour of Lalwani Brothers LLP and M/s Unistay Hospitality Pvt. Ltd. in collaboration with M/s Signature Global Developers Pvt. Ltd for setting up of affordable plotted colony under DDJAY. over an area measuring 20.589 acres situated in Sector 37 D, Gurugram. The authority granted registration no. 30 of 2021 dated 13.07.2021 valid upto 30.04.2023 for the development of 324 plots over affordable plotted colony under DDJAY.</p> <p>The Authority further granted registration no. 31 of 2021 dated 13.07.2021 valid up to 30.09.2023 for development of floors on 158 residential plots and 212 commercial units.</p> <p>Now, the promoter has applied for registration of 664 independent residential floors on remaining 166 frozen plots comprising an area of 5.087 acres in the affordable plotted colony admeasuring an area of 20.589 acres for which the license no. 08 of 2021 dated 05.03.2021 has been issued by DTCP in favour of Lalwani Brothers Buildcon LLP and M/s Unistay Hospitality Pvt. Ltd. in collaboration with M/s Signature Global Developers Pvt. Ltd. However, on request of the promoter, the Authority is considering only 134 plots admeasuring an area of 4.154 acres out of 166 frozen plots for the grant of registration.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter along with the date of hearing i.e., 27.09.2022.</p> <p>On 27.09.2022, the matter was adjourned to 11.10.2022</p> <p><u>Proceedings dated 11.10.2022</u></p> <p>The major deficiencies are Approved building plans service plan estimates and de freezing order of plots. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.</p> <p>On 26.10.2022, the coram was not complete and the matter was adjourned to 27.10.2022. A reply to the deficiency notice was submitted on 26.10.2022, which has been scrutinized and the remaining deficiencies are listed.</p>

	On request of the promoter, the Authority is considering only 134 plots admeasuring an area of 4.154 acres out of 166 frozen plots for the grant of registration.
24.	It is submitted that the show cause notice regarding the non-compliance of conditions of registration certificate has already been issued to the promoter vide no. RC/REP/HARERA/GGM/463/195/2021/31 dated 15.06.2022 and the matter is being taken up separately under the suo- motu complaint reference no. RERA-GRG-4452-2022. The promoter has submitted the bank guarantee no. OGT0005220072462 dated 19.10.2022 amounting Rs. 1,96,30,875/- of IndusInd bank in DTCP for service plan and estimates approval and the copy of same is submitted in the Authority. Accordingly, the project is recommended for the grant of registration subject to the submission of hard bound copies of online DPI and REP-1 (Part A-H) in the authority <u>within one week, final order of de freezing of plots within one month</u> and submission of bank guarantee of Rs. 25 lacs on account of timely submission of approved service plans and estimates. This bank guarantee shall be forfeited in the favor of the Authority in case the promoter fails to submit the approved service plans and estimates in the Authority within three months of the date of grant of registration.

Asha
(Asha)
Chartered Accountant

Neeraj
(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Thursday and 27.10.2022
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 27.10.2022

Ms. 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.

Approved as recommended above.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA, Gurugram
Subject + A' & B' above.

Vijay
(Vijay Kumar Goyal)
Member, HARERA, Gurugram

Ashok
(Ashok Sangwan)
Member, HARERA, Gurugram

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

Defreezing orders from DTCP have been obtained vide memo no. LC-4242/AS+CMR/2022/34105 dated 14.11.2022
New PWD Rest House, Civil Lines, Gurugram, Haryana

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 (रियल्टी) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16

