

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project Signature Global City 37D-2

Promoter M/s Signatureglobal Developers Pvt. Ltd.

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 5.0870 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	28.02.2026	
14.	QPR compliace	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

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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

	vii)	Service plan and estimate approval	Applied
	viii)	Electricity load availability connection	31.03.2021
18.	Fee details		
	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
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 plans for 129 plots and approval letter for 134 plots. Approval for remaining 32 plots need to be submitted. PERT chart/ project progress chart needs to be submitted. Status: Submitted

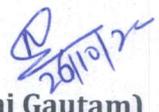
		<p>5. Draft application form, allotment letter, builder buyer agreement, conveyance deed in prescribed formats needs to be submitted. Status: Submitted</p> <p>6. Payment plan and payment receipt needs to be submitted. Status: Submitted</p> <p>7. Cost of the land needs to be clarified according to the area applied for the registration. Status: Clarified</p> <p>8. CA certificate for financial and inventory details need to be submitted. Status: Submitted</p> <p>9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted</p> <p>10. Document regarding the relation with the Signature Global needs to be provided. Status: Submitted</p> <p>11. Annual audit reports for year 2021- 22 need to be submitted for RC nos. 30 of 2021 and 31 of 2021. Status: Submitted</p>
22.	Deficit documents	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents mentioned above need to be provided in size less than 5 mb for uploading in the form. Quarterly schedule of estimated expenditure needs to be corrected.</p> <p>2. Corrections marked on detailed project information needs to be done.</p> <p>3. De freezing order from DTCP regarding the plots to be registered needs to be submitted.</p> <p>4. A complete set of last approved building plans along with the sanction letter need to be submitted. Status: Submitted plans for 129 plots and approval letter for 134 plots. Approval for remaining 32 plots need to be submitted.</p> <p>5. 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.</p>

	<p>Status: Bank guarantee OGT0005220072462 dated 19.10.2022 amounting Rs. 1,96,30,875/- of IndusInd bank for approval submitted in DTCP and the copy of same submitted in the Authority.</p> <p>6. 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>This application is 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.</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>

Asha
(Asha)
Chartered Accountant

P 26/10/22
(Neeraj Gautam)
Associate Architectural Executive



Day and Date of hearing	Wednesday and 26.10.2022
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
The coram is not complete. So the matter is adjourned for 27.10.2022.	
 (Neeraj Gautam) Associate Architectural Executive	

