

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Promoter Name: M/s Signature Infrabuild Pvt Ltd.
Project Name: Signature Global Aspire Extn.
PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Signature Global Aspire Extn.
2.	Name of the promotor	M/s Signature Infrabuild Pvt Ltd.
3.	Nature of the project	Affordable Group Housing colony
4.	Location of the project	Sector-95, Gurugram
5.	Legal capacity to act as a promoter	License holder
6.	Name of the license holder	Signature Infrabuild Pvt Ltd.
7.	Name of the Collaborator	N/A
8.	Whether registration applied for whole	For additional land.
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1445-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	28.02.2026
12.	QPR Compliance (If applicable)	For RC no 69 of 2019 Submitted - March 20 to June 23. Pending - Sep 23.
13.	4(2)(I)(d) Compliance (If applicable)	For RC no 69 of 2019 Submitted - For financial year - 2019-20, 2020-21, 2021-22, 2022-23.
14.	Compliance of RC Conditions	For RC no 69 of 2019 1. Environmental Clearance - Submitted on time. 2. Fire Scheme approval - Submitted not on time (Delay of 156 days) 3. Approved Service plans and estimates - Submitted not on time (Delay of 1045 days)
15.	License no.	73 of 2019 dated 04.07.2019. Valid up to 03.07.2024 (For RC no 69 of 2019) 13 of 2021 dated 12.03.2021 Valid up to 11.03.2026
16.	Total licensed area	5.1125 acres + 0.5750 acres = 5.6875 acres Area to be registered 0.5750 Acres
17.	RC No	69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6 months COVID = 30.04.2024.(For license no 73 of 2019 area admeasuring 5.1125 acres.
18.	Fee Details	
	Registration Fee	Residential

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



		5058.186 x 2.37 x 10 =Rs. 1,19,879/- Total = Rs. 1,19,879/-
	Processing Fee	5058.186 x 10 =Rs. 50582/-
	Late Fee	N/A
	Total Fee	Rs. 1,70,461/-
	Online transactions at the time of registration	1. 54,218/- 2. 1,33,265 /- Total - 1,87,483/-
	Online details at the time of registration	1. INDBN05103512392 dated 05.10.2023. 2. INDBN05103512389 dated 05.10.2023.
	Name of the bank issuing	Indian Bank
	Deficient amount	NIL
19.	Statutory approvals either applied for or obtained prior to registration	
	S.No.	Particulars
	Date of approval	Validity up to
i)	License Approval	73 of 2019 dated 04.07.2019. 13 of 2021 dated 12.03.2021
ii)	Zoning Plan Approval	DTCP 7699dated 16.03.2021
iii)	Building plan Approval	ZP-1339/PA(DK)/2023/29485 dated 06.09.2023
iv)	Environmental Clearance	SEIAA/HR/2021/437 dated 17.11.2021
v)	Airport height clearance	Affidavit submitted as top elevation of the project is 311.68 mtr and it is below the permitted top elevation i.e., 370mtr in CCZM.
vi)	Revised Fire scheme approval	Not Provided
vii)	Revised Service plan and estimate approval	Not Provided
viii)	Electricity load availability connection	Ch. 133/Drg.-PLC dated 31.03.2021
20.	File Status	Date
	Project received on	06.10.2023
	First notice sent on	25.10.2023
	Documents submitted on	26.10.2023
	First hearing on	30.10.2023
21.	Case History:	
	An application regarding registration of affordable group housing colony namely "Signature Global Aspire Extn." situated at Sector-95, Gurugram, Haryana being developed by M/s Signature Infrabuild Pvt Ltd. was submitted on 06.10.2023 under section 4 of Real Estate (Regulation and Development), Act 2016.	
	This application for registration falls under license no. 13 of 2021 for area admeasuring 0.5750 acres dated 12.03.2021 valid up to 11.03.2026 being issued in favour M/s Signature Infrabuild Pvt Ltd. This license is in addition to license no 73 of 2019 dated 04.07.2019 valid up to 03.07.2024 which had been registered with the Authority vide RC no 69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6	

	<p>months COVID = 30.04.2024. Further, in this application, the promoter has applied for residential FAR only i.e., 5058.186 sqmtr and commercial FAR, the promoter has applied for registration separately via temp ID 1343-2023 dated 06.10.2023 in the Authority.</p> <p>Now, while doing the scrutiny of the present application, some of the deficiencies/observations were observed which were conveyed to the promoter vide notice no. HARERA/GGM/RPIN/656 dated 25.10.2023. The promoter was directed to remove the deficiencies/ observations and given an opportunity of hearing on 30.10.2023.</p>
<p>22.</p>	<p>Present compliance status as on 30.10.2023 of deficient documents as conveyed in the deficiency notice dated 25.10.2023.</p> <ol style="list-style-type: none"> 1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. Status - Submitted but needs to be revised. 2. Corrections in online detailed project information needs to be done. Status - Submitted but needs to be revised. 3. Airport height clearance needs to be submitted. Status - Affidavit submitted as top elevation of the project is 311.68 mtr and it is below the permitted top elevation i.e., 370mtr in CCZM. Further NOC has been obtained for project named "Signature Global Aspire" i.e., PALM/NORTH/B/090419/427556. 4. Copy of approved fire scheme needs to be submitted. Status - Not Submitted and applied on 18.11.2023. 5. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. Status - Not Submitted. 6. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. Status - Submitted. 7. Tree cutting permission NOC from DFO, Forest land diversion NOC, Power Line shifting NOC, Natural conservation zone NOC or affidavit for non- applicability needs to be submitted. Status - Submitted. 8. Drat allotment letter needs to be revised. Status - Submitted. 9. Drat BBA needs to be revised. Status - Submitted. 10. Draft conveyance deed needs to be revised. Status - Submitted. 11. Affidavit regarding no loan on project land needs to be submitted. Status - Submitted. 12. Details of Project Architect along with KYC needs to be submitted. Status - Submitted. 13. Project report needs to be revised. Status - Submitted. 14. KYC of project consultant needs to be submitted.

		<p>Status - Submitted.</p> <p>15. Bank undertaking needs to be submitted. Status - Submitted.</p> <p>16. Affidavit regarding 10% auto deduct from separate bank account needs to be submitted. Status - Submitted.</p> <p>17. CA certificate for non-default needs to be revised. Status - Submitted.</p> <p>18. Quarterly statement of expenditure needs to be revised. Status - Submitted.</p>
23.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each.</p> <p>2. Corrections in online detailed project information needs to be done.</p> <p>3. Copy of approved fire scheme needs to be submitted.</p> <p>4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p>

Recommendation - All the required documents for registration under section 4 of the Act, 2016 have been submitted except fire scheme approval and approved service plans and estimates. The Authority may consider for grant of registration upon submission of BG/DD amounting Rs 25 Lakh each as a security amount & undertaking to submit the fire scheme approval and approved service plans and estimates within 4 months from the date of grant of registration certificate.

Asha
(Asha)

Chartered Accountant

Shashank

(Shashank Sharma)

Associate Engineer Executive

Day and Date of hearing Monday and 30.10.2023

Proceeding recorded by Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project. Sh. Anurag Srivastva (AR) and Sh. Vedant Batra (CS) are present on behalf of the promoter. Approved as proposed subject to submission of DD/BG of Rs. 25 lakh each for submission of fire NOC and service plans and estimates within four months. However, this is without prejudice to the rights of the allottees of the earlier license and registered project under section 14,18 and 19 of the Act, 2016. The RC shall be issued after compliance of all the conditions and correction in the DPI and A to H.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Ashok
(Ashok Sangwan)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA