

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
PROJECT HEARING BRIEF FOR REGISTRATION U/S 4

S.No.	Particulars	Details
1.	Name of the project	Signature Global Aspire.
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	Whole.
9.	Status of project	New
10.	Online Application ID	RERA-GRG-1383-2023
11.	Date of completion of project as per REP-II/4(2)(I)(c)	29.04.2024
12.	QPR Compliance (If applicable)	Submitted - March 20 to June 23. Pending - Sep 23.
13.	4(2)(I)(d) Compliance (If applicable)	Submitted - For financial year - 2019-20, 2020-21, 2021-22, 2022-23.
14.	Compliance of RC Conditions	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 Area to be registered 5.1125 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 47072.797 x 2.37 x 10

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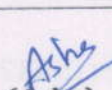
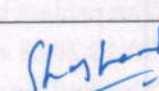
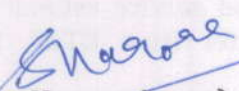
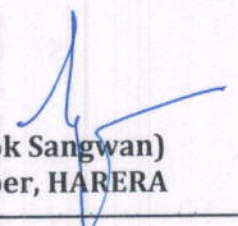
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		= Rs. 11,15,625/- Commercial 1895.686 x 1.87 x20 = Rs. 70,899 Total = Rs. 11,86,524/-	
Processing Fee		48,968.483 x 10 =Rs. 4,89,685/-	
Late Fee		N/A	
Total Fee		Rs. 16,76,209/-	
Amount paid at the time of current application		10,000/-	
Online details (RTGS)		INDBN05103512388 dated 05.10.2023	
Name of the bank issuing		Indian Bank	
Registration fee already paid which is to be adjusted and consider now.		11,74,000/-	
DD no and date at the time or previous application		110319 dated 25.09.2019	
Processing fee already paid which is to be forfeited now		4,86,500/-	
DD no and date at the time or previous application		110320 dated 25.09.2019	
Name of the bank issuing		HDFC Bank	
Amount to be considered now		11,74,000 + 10,000 = Rs. 11,84,000/-	
Deficient amount		16,76,209 - 11,84,000 = Rs. 4,92,209/-	
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.	03.07.2024
		13 of 2021 dated 12.03.2021	11.03.2026
ii)	Zoning Plan Approval	DTCP 7699 dated 16.03.2021	
iii)	Building plan Approval	ZP-1339/PA(DK)/2023/29485 dated 06.09.2023	05.09.2028
iv)	Environmental Clearance	SEIAA/HR/2021/437 dated 17.11.2021	16.11.2028
v)	Airport height clearance	PALM/NORTH/B/090419/427556 dated 09.09.2019	
vi)	Fire scheme approval	FS/2020/175 dated 17.07.2020	
	Revised Fire scheme approval	Not Provided	
vii)	Service plan and estimate approval	LC-3714/JE(SJ)/2022/38773 dated 23.12.2022	



	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	
	First hearing on	30.10.2023
21.	Case History: An application regarding registration of affordable group housing colony namely "Signature Global Aspire" 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. 73 of 2019 dated 04.07.2019 valid up to 03.07.2024 for area admeasuring 5.1125 acres and 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. The project had been registered with the Authority vide RC no 69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6 months COVID = 30.04.2024. The building plans have been revised for an area measuring 5.6875 acres (5.1125 + 0.5750) vide memo no ZP-1339/PA (DK)/2023/29485 dated 06.09.2023. The proposed commercial FAR i.e., 332.657 sqmtr obtained in additional land on area admeasuring 0.575 acres vide License no. 13 of 2021 dated 12.03.2021 valid up to 11.03.2026 is used in the area falls under license no 73 of 2019 dated 04.07.2019 valid up to 03.07.2024. The promoter has applied for the amendment in the existing registration obtained vide no 69 of 2019 dated 14.11.2019 valid up to 30.10.2023 + 6 months COVID = 30.04.2024.	
22.	Present compliance status as on 30.10.2023 of deficient documents as conveyed in the deficiency notice dated 25.10.2023.	1. Deficit fees of Rs. 4, 92,209/- needs to be paid. 2. 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. 3. Corrections in online detailed project information needs to be done. 4. Copy of revised approved fire scheme needs to be submitted. 5. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 6. Copy of 2/3rd consent of existing allottees needs to be submitted. 7. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. 8. 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. 9. Drat allotment letter needs to be revised.

		10. Drat BBA needs to be revised. 11. Draft conveyance deed needs to be revised. 12. Loan sanction letter and disbursement schedule along with repayment schedule needs to be provided. 13. Cash flow Statement needs to be revised. 14. Cost of the land needs to be clarified according to the area applied for the registration. 15. Quarterly statement of expenditure (IDW) needs to be provided. 16. Affidavit of 10% auto deduct of EDC needs to be submitted. 17. Original bank undertaking needs to be provided. 18. COI needs to be provided. 19. Copy of Paid challan of EDC and IDC needs to be provided.
23.	Remarks	Notice not dispatched till date.
 (Asha) Chartered Accountant		 (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. The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. In view of the same the matter is adjourned, and the next date of hearing will be conveyed only after the submission of replies to the deficiencies conveyed through deficiency notice. Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.		
 (Sanjeev Kumar Arora) Member, HARERA		 (Ashok Sangwan) Member, HARERA
		 (Vijay Kumar Goyal) Member, HARERA