

Hearing brief for project registration u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Signature Global City 37-D(2)	
2.	Name of the promoter	M/s Signature Global Developers Pvt. Ltd.	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector- 37D, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	Lalwani Brothers Buildcon LLP and Unistay Hospitality Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole Project	
9.	Completion date as mentioned in REP-II	28.02.2026	
10.	Online application ID	RERA-GRG-PROJ-1455-2023	
11.	QPR Compliances (if applicable)	N/A	
12.	4(2)(I)(D) Compliances (if applicable)	N/A	
13.	4(2)(I)(C) Compliances (if applicable)	N/A	
14.	Status of change of bank account	N/A	
15.	Details of proceedings pending against the project	N/A	
16.	RC Conditions Compliances (if applicable)	N/A	
17.	License no.	08 of 2021 dated 05.03.2021	04.03.2026
18.	Total area	20.589 acres	Area to be registered 0.3675 acres
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	08 of 2021 dated 05.03.2021 04.03.2026
	ii)	Zoning Plan Approval	7782 dated 02.06.2021
	iii)	Building plan Approval	Email Provided dated 24.11.2022 23.11.2024
	iv)	Environmental Clearance	SEIAA/HR/2021/447 dated 07.04.2022 06.04.2032
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A



	vii) Service plan and estimate approval	LC-4242/Asstt.(MS)/2022/34108 dated 14.11.2022	
20.	Fee details		
	(a)	Registration fee	1487.2197*2.64*2.64*10= Rs. 1,03,653/-
	(b)	Processing fee	3926.26*10=Rs.39,263/-
	(c)	Late fee	N/A
	(d)	Total	Rs.1,42,916/-
	DD Details		
	(a)	RTGS amount	1. Rs 1,03,654/- 2. Rs 39,263 /- Total = Rs. 1,42,917/-
	(b)	RTGS no. and date	1. INDBN03102989810 dated 03.10.2023 2. INDBN03102989811 dated 03.10.2023
	(c)	Name of the bank issuing	ICICI Bank
	(d)	Deficient amount	Nil
21.	File Status	Date	
	File received on	04.10.2023	
	First notice Sent on	19.10.2023	
	First hearing on	23.10.2023	
22.	Case History:		
	<p>The Promoter M/s Signature Global Developers Pvt. Ltd. who is collaborator applied for the registration of real estate independent residential floors project namely "Signature Global City 37-D(2)" located at Sector-37D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. This application for registration is a part of the affordable residential plotted colony under DDJAY which falls under license no. 08 of 2021 for area admeasuring 20.589 acres dated 05.03.2021 valid up to 04.03.2026 being issued in favour of Lalwani Brothers Buildcon LLP and Unistay Hospitality Pvt. Ltd. in collaboration M/s Signature Global Developers Pvt. Ltd. which got registered vide RC no. 30 of 2021 dated 13.07.2021.</p> <p>The application submitted by the promoter for the said project contains 15 frozen plots on which total of 60 units are to be constructed.</p> <p>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/654 dated 19.10.2023 with an opportunity of being heard on 23.10.2023.</p> <p>The status of documents is mentioned below.</p>		
23.	Present compliance status as on 23.10.2023 of the deficiencies	<ol style="list-style-type: none"> 1. The annexures in the online e not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in detailed project information needs to be done. 	



conveyed vide deficiency notice dated 19.10.2023	<ol style="list-style-type: none">3. Order of defreezing of plots from DTCP, Haryana need to be submitted.4. Affidavit stating that neither you have advertised nor sold any land/unit in this area sought to be registered needs to be submitted.5. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted.6. Project report need to be revised.7. Draft copy of brochure for the project needs to be submitted.8. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees is not submitted. The same needs to be provided.9. Payment receipt need to be submitted.10. Payment plan needs to be submitted.11. Financial resources need to be met with project cost.12. Quarterly statement of expenditure needs to be submitted.
Remarks	No reply submitted by the promoter.

On leave
Asha
Chartered Accountant

Prachi Singh
Prachi Singh
Planning Executive

Day and Date of hearing Monday and 23.10.2023
Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.10.2023.
Ms. Prachi Singh Planning Executive briefed about the facts of the project.
No reply has been submitted by the promoter company till 18.10.2023 against the deficiencies conveyed by the authority. Therefore, in view of the same the matter is adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.
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)
(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
(Ashok Sangwan)
Member, HARERA

(Arun Kumar Gupta)
(Arun Kumar Gupta)
Chairman, HARERA