

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Signature Global City 37-D(2)
RERA-GRG-1455-2023
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	License Holder (Transfer of license)	
6.	Name of license holder	M/s Signature Global Developers 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) Plotted Colony RC No. 30 of 2021	Submitted	
12.	4(2)(I)(D) Compliances (if applicable) Plotted Colony RC No. 30 of 2021	Submitted	
13.	4(2)(I)(C) Compliances (if applicable) Plotted Colony RC No. 30 of 2021	N/A	
14.	Status of change of bank account (Plotted Colony RC No. 30 of 2021)	N/A	
15.	Details of proceedings pending against the project(Plotted Colony RC No. 30 of 2021)s	RERA-GRG-3647-2022-QPR Compliance	
16.	RC Conditions Compliances (if applicable) Plotted Colony RC No. 30 of 2021	Service plans and estimates- Pending	
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	Date of approval	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	
	Additional documents submitted on	10.10.2023	
	First notice Sent on	19.10.2023	
	First hearing on	23.10.2023	
	First reply submitted on	19.10.2023	
22.	Case History:		

**HARERA****GURUGRAM****Project - Signature Global City 37-D(2)****RERA-GRG-1455-2023**

The Promoter M/s Signature Global Developers Pvt. Ltd. who is license holder 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 M/s Signature Global Developers Pvt. Ltd. vide transfer of license order memo no. LC-4242/JE(SJ)/2023/7423 dated 13.03.2023 which got registered vide RC no. 30 of 2021 dated 13.07.2021.

The application submitted by the promoter for the said project contains 15 frozen plots on which total of 60 units are to be constructed.

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.

The status of documents is mentioned below.

<p>23. Present compliance status as on 30.10.2023 of the deficiencies conveyed vide deficiency notice dated 19.10.2023</p>	<ol style="list-style-type: none">1. The annexures in the online not uploaded as well as the correction needs to be done in the online (A-H). Status:- Not done2. Corrections in detailed project information needs to be done. Status:- Not done3. Order of defreezing of plots from DTCP, Haryana need to be submitted. Status:- Submitted4. Affidavit stating that neither you have advertised nor sold any land/unit in this area sought to be registered needs to be submitted. Status:- Submitted5. Copy of superimposed demarcation plan on approved layout plan on A1 sheet not submitted. Status:- Submitted6. Project report need to be revised. Status:- Submitted7. Draft copy of brochure for the project needs to be submitted. Status:- Submitted8. 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. Status:- Submitted9. Payment receipt need to be submitted. Status:- Submitted10. Payment plan needs to be submitted. Status:- Submitted
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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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<p>11. Financial resources need to be met with project cost. Status:- Submitted</p> <p>12. Quarterly statement of expenditure needs to be submitted. Status:- Submitted</p>
Remarks	<p>1. The annexures in the online not uploaded as well as the correction needs to be done in the online (A-H).</p> <p>2. Corrections in detailed project information needs to be done.</p>


All the required documents for registration under section 4 of the Act, 2016 have been submitted except corrected copy of REP-1(A to H) and DPI. It is noted that the order vide dated 23.02.2023 states that

"Government has decided to keep all fresh stilt + 4 building plan approvals of residential plots in abeyance, including the applications pending/received for approvals.

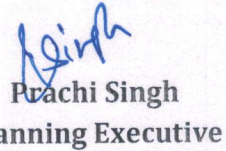
Accordingly, it is hereby order that no new stilt + 4 floor building plan shall be sanctioned till further orders. However, it is clarified that all earlier sanctioned stilt + 4 building plan shall be valid. Further, G+2 floor and stilt + 3 floors building plans can be applied For approval as per the prevailing guidelines. These orders shall apply to all departments across the state viz. TCP, HSIIDC, ULB and HSVP".

However, the building plans submitted by the promoter in the application are approved by DTP, Gurugram vide email dated 24.11.2022 which is before the above mentioned orders.

The Authority may consider for grant of registration.


Asha

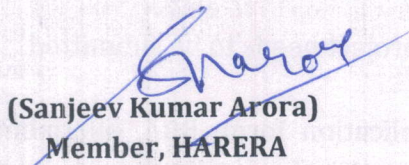
Chartered Accountant

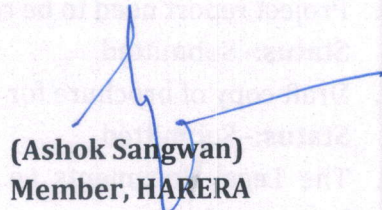

Prachi Singh
Planning Executive

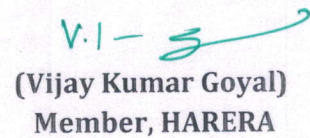
Day and Date of hearing	Monday and 30.10.2023
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.10.2023
Approved as proposed subject to issuance of registration certificate after submission of corrected copy of REP-1(A to H) and DPI.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA