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)(l)(c)**	29.04.2024		
12.	**QPR Compliance (If applicable)**	Submitted - March 20 to Dec 23.		
13.	**4(2)(l)(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. (For RC no 69 of 2019)		Valid up to 03.07.2024
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 = 29.04.2024.(For license no 73 of 2019 area admeasuring 5.1125 acres.		
18.	**Fee Details**			
	Registration Fee	Residential 47072.797 x 2.37 x 10 = 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	1. 10,000/- 2. 4,92,209/-		
	Online details (RTGS)	INDBN05103512388 dated 05.10.2023. INDBR32023122700197737 dated 27.12.2023		
	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	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.	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	FS/2023/1460 dated 30.12.2023	
	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 hearing on		30.10.2023
	First notice sent on		03.11.2023
	Documents submitted on		28.11.2023
	Second hearing on		18.12.2023
	Third hearing on		01.01.2024
	Documents submitted on		28.12.2023
	Documents submitted on		08.01.2024
	Documents submitted on		19.01.2024
	Fourth hearing on		22.01.2024

21. Case History:

An application regarding amendment in 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., 332.637 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.

Proceedings dated 30.10.2023.

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.

Proceedings dated 18.12.2023.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Anurag Srivastava (General Manager), Sh. Vedant Batra (AR) and Sh. Ravinder (AR) are present on behalf of the promoter.

The AR of the promoter requests for one week adjournment to deposit the deficit fee and remove the remaining deficiencies.

The matter to come up on 01.01.2024.

Table w.r.t difference in building plans.

S.No	Particular	Old Site Plan	Revised Site Plan	Remarks
1	Residential FAR	47059.118	47059.118	no change
2	Resi. No. of units	738	738	no change
3	Comm. FAR	1542.413	1875.05	Diff @ 332.637 sqmt
4	Comm. No. of units	74	86	Diff @ 12 units
5	Green area	above 15%	above 15%	within permissible limit
6	Comm. Block			Same location but 12 number of shops increased
7	STP			Location has been changed.

Proceedings dated: 01.01.2024.

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Sh. Ravinder (AR) is present on behalf of the promoter.

The AR states that the deficit documents along with the fee has been submitted on 29.12.2023. Further since there are variations/changes vis a vis earlier approved layout plan of licensed/registered project and hence a public notice for objection if any be also issued by office within two days. Further the promoter has availed loan against the project land and hence clearance of bank for undertaking sale of the units be also submitted.

The matter to come up on 22.01.2024.

Document submitted on 08.01.2024.

Copy of two newspapers in which public notice was issued namely "The Tribune" dated 04.01.2024 and "Punjab Kesari" Section "Gurugram Kesari" dated 04.01.2024.

No complaint has been received in the Authority till 15.01.2024 against the public notice issued in the newspaper.

Proceedings dated 22.01.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. M.L Sardana briefed about the facts of

	the project. Sh. Anurag Srivastava (GM), Sh. Vedant Batra (CS) and Sh. Ravinder (AR) are present on behalf of the promoter. The AR states that revised approval of fire scheme has been obtained and submitted along with other deficit documents except for revised approval of service plans estimates and non-encumbrance certificate. The service plans estimate as per earlier approved schemes already stands submitted and revision in lieu of increase in number of shops are in process of approval and final approval shall be submitted in the Authority in three months and a BG of Rs. 25 lakhs shall also be submitted along with a clarification from the concerned financial institution for creation of 3rd party rights in respect of the units under consideration for registration. The matter to come up on 29.01.2024.	
22.	**Present compliance status as on 29.01.2024 of deficient documents as observed on last hearing i.e., 22.01.2024.**	1. Deficit fees of Rs. 4, 92,209/- needs to be paid. **Status – Submitted Rs 4,92,209/- online having RTGS no INDBR32023122700197737.** 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. **Status – Submitted but needs to be revised.** 3. Corrections in online detailed project information needs to be done. **Status – Submitted but needs to be revised.** 4. Copy of revised approved fire scheme needs to be submitted. **Status – Submitted.** 5. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. **Status – Not Submitted and applied on 26.10.2023.** 6. Copy of 2/3rd consent of existing allottees needs to be submitted. **Status – 599 no. of consents/ no objection out of 812 allottees submitted i.e., 73.76%.** 7. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be submitted. **Status – Promoter stated that NEC is not applicable as there is encumbrances on project land, hypothecation deed is also 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.

		Status – Submitted. 9. Drat allotment letter needs to be revised. **Status – Submitted.** 10. Drat BBA needs to be revised. **Status – Submitted.** 11. Draft conveyance deed needs to be revised. **Status – Submitted.** 12. Loan sanction letter and disbursement schedule along with repayment schedule needs to be provided. **Status – Promoter stated that loan taken from project was fully satisfied, attached ROC form along with release letter is attached in the file.** 13. Cash flow Statement needs to be revised. **Status –Submitted.** 14. Cost of the land needs to be clarified according to the area applied for the registration. **Status – Submitted.** 15. Quarterly statement of expenditure (IDW) needs to be provided. **Status – Submitted.** 16. Affidavit of 10% auto deduct of EDC needs to be submitted. **Status – Submitted.** 17. Original bank undertaking needs to be provided. **Status – Submitted.** 18. COI needs to be provided. **Status – Submitted.** 19. Copy of Paid challan of EDC and IDC needs to be provided. **Status – Submitted.**
23.	**Remarks**	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. 2. Corrections in online detailed project information needs to be done. 3. Copy of revised approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted. 4. Non-encumbrance certificate not below the rank of tehsildar & certified on the latest date needs to be

HARERA
GURUGRAM

Promoter Name M/s Signature Infrabuild Pvt. Ltd.
Project Name Signature Global Aspire.

		submitted.

Recommendation - All the required documents for amendment of registration under section 4 of the Act, 2016 have been submitted except revised approved service plans and estimates and clarification from the concerned financial institution for creation of 3rd party rights in respect of the units under consideration for registration . The promoter has submitted a DD amounting to 25 lakhs via DD no 025590 dated 24.01.2024 as a security deposit to submit the revised approved service plans and estimates within 3 months of the grant of registration certificate. The Authority may consider for grant of registration upon submission of clarification from the concerned financial institution for creation of 3rd party rights in respect of the units under consideration for registration.

29/01/24

(Ashish Dubey)
Chartered Accountant

(Shashank Sharma)
Associate Engineer Executive

Day and Date of hearing	Monday and 29.01.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.01.2024.
Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey briefed about the facts of the project.
Sh. Anurag Srivastava (GM) and Sh. Naveen Kumar (Arch.) are present on behalf of the promoter.
The AR states that BG/DD of Rs. 25 lakh in lieu of approval of revised service plans and estimates has been submitted in the Authority and shall be submitting clarificatory letter from the concerned bank regarding creation of 3rd party rights.
Approved as proposed above and subject to submission of letter from bank.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA