

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**Project - Signature Global Twin Tower DXP**  
**Promoter - M/s Forever Buildtech Pvt. Ltd.**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	Name of the project	Signature Global Twin Tower DXP	
2.	Name of the promoter	M/s Forever Buildtech Pvt. Ltd.	
3.	Nature of the project	Mix Land Use	
4.	Location of the project	Sector- 84, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	1. Sh. Ram Kumar alias Ram Kanwar S/o Sh. Shoram. 2. Sh. Jagdish Yadav. 3. Sh. Naresh Kumar. 4. Sh. Mukesh Kumar Yadav. 5. Sh. Raj Kumar. 6. Sh. Rakesh Kumar Ss/o Sh. Balbir Singh.	
7.	Name of the Collaborator	M/s Forever Buildtech Pvt. Ltd.	
8.	Status of project	New	
9.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
10.	Online application ID	RERA-GRG-1701-2024	
11.	License no.	49 of 2024 dated 14.03.2024	Valid up to 13.03.2029.
12.	Total licensed area	4.6875 acres	Area applied 4.6875 acres
13.	Projected completion date	28.02.2030.	
14.	QPR Compliances (if applicable)	N/A	
15.	4(2)(I)(D) Compliances (if applicable)	N/A	
16.	4(2)(I)(C) Compliances (if applicable)	N/A	
17.	Status of change of bank account	N/A	
18.	Details of proceedings pending against the project	N/A	
19.	RC Conditions Compliances (if applicable)	N/A	
20.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	49 of 2024 dated 14.03.2024 13.03.2029.
	ii)	Zoning Plan Approval	DRG. NO. DTCP 10132. dated 14.03.2024.
	iii)	Building plan approval	ZP-1989/PA(DK)/2024/27144 dated 28.08.2024 27.08.2029
	iv)	Environmental Clearance	Not Submitted



v)	Airport clearance height	PALM/NORTH/B/020624/908818 dated 26.02.2024	25.02.2032
vi)	Fire approval scheme for commercial	Not Submitted	
vii)	Service plan and estimate approval	Not Submitted	
<b>21.</b>	<b>Fee Details</b>		
	<b>Registration fee</b>	Residential - 61802.98605 * 3.62 * 10 = Rs 22,37,268/- Commercial - 6866.998 * 3.62 * 20 = Rs 4,97,171/- Total = Rs 27,34,439/-	
	<b>Processing fee</b>	68669.9845 * 10 = Rs 6,86,700/-	
	<b>Late fee</b>	N/A	
	<b>Total</b>	27,34,439 + 6,86,700 = Rs 34,21,139 /-	
	<b>Online transactions</b>	26,66,442/- 6,80,973/- 73,729 /- Total - Rs 34,21,144/-	
	<b>Online transactions details</b>	YESBR12024080600001840 dated 06.08.2024. YESBR12024080600004655 dated 06.08.2024. YESIG2440152735 dated 31.08.2024	
	<b>Name of the bank issuing</b>	Yes Bank	
	<b>Total amount to be considered</b>	34,21,139 - 34,21,144 = -5/-	
	<b>Deficient amount</b>	NIL	
	<b>File Status</b>	<b>Date</b>	
	<b>File received on</b>	06.08.2024	
	<b>First notice Sent on</b>	30.08.2024	
	<b>First hearing on</b>	02.09.2024	
	<b>Documents submitted on</b>	02.09.2024	
	<b>Second Hearing on</b>	09.09.2024	
<b>22.</b>	<b>Case History:</b> The Promoter M/s Forever Buildtech Pvt. Ltd. who is a collaborator has applied for the registration of real estate Mixed Land Use project namely "Signature Global Twin Tower DXP" located at Sector- 84, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 4.6875 acres under license 49 of 2024 dated 14.03.2024 valid up to 13.03.2029.		





	<p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/778 dated 30.08.2024 was issued to the promoter.</p> <p><b>Proceedings dated 02.09.2024.</b> Due to non-submission of reply the matter is adjourned to 09.09.2024.</p>
<p><b>23.</b></p>	<p><b>Present compliance status as on 09.09.2024 of deficient documents as observed during the last hearing dated 02.09.2024.</b></p> <ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status – Submitted but need to be revised.</b></li> <li>2. Online DPI needs to be corrected. <b>Status – Submitted but need to be revised.</b></li> <li>3. Deficit fee of Rs. 73,729/- needs to be submitted. <b>Status – Submitted Rs. 73,729/- vide NEFT no YESIG2440152735 dated 31.08.2024.</b></li> <li>4. Environmental clearance needs to be submitted. <b>Status – Not Submitted and applied on 22.05.2024.</b></li> <li>5. Fire Scheme approval needs to be submitted. <b>Status – Not Submitted and applied on 30.08.2024.</b></li> <li>6. Approved service plans and estimates need to be submitted. <b>Status – Not Submitted and applied on 30.08.2024.</b></li> <li>7. Mining permission needs to be submitted. <b>Status – Not Submitted and promoter stated that they will obtain the mining permission after obtaining the EC.</b></li> <li>8. Approval of storm water connection needs to be submitted. <b>Status – Not Submitted and promoter has submitted an affidavit stated that they do not require permission/NOC for storm water from the concerned department because as per approved site plan Rainwater harvesting pits are being proposed for rainwater recharge within the project premises.</b></li> <li>9. The area sharing model with landowners in collaboration agreement needs to be submitted. <b>Status – The promoter has submitted a unit sharing agreement wherein landowners get the 105 residential units and 16 commercial units.</b> <b>Further, promoter has submitted an affidavit wherein they stated that area share between landowner and developer is 33:67. Also at the request of land owners any sale proceeds</b></li> </ol>





		<p>of units(out of units allocated to landowners) shall be paid to the landowners from the Free account (30% account) and also out of proportionate land cost from 70% RERA account as per the construction progress of project and withdrawal shall be done only after filing CA certificate as per RERA norms.</p> <p>That in the circumstance the promoter is unable to repay the same from the above-mentioned facilities, then the promoter shall ensure the repayment from its own contribution through its equity, inter corporate loans or by any means, as available with the promoter.</p> <p>10. Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be revised and submitted. <b>Status - Submitted.</b></p> <p>11. Cost of land needs to be clarified as amount mentioned in DPI is Rs 62809.86 lakhs for 4.6875 acres. <b>Status - Clarified.</b></p> <p>12. Details need to be submitted as mentioned in DPI, loan from other sources amounts to Rs 10000 lakhs. Financial resources mentioned in DPI need to be revised. As per DPI, interest to financial institutions amounts to Rs 2250 lakhs, details need to be submitted along with loan sanction agreement. <b>Status - Submitted.</b></p> <p>13. CA Certificate for non-default in debt &amp; statutory liabilities needs to be submitted in Original. <b>Status - Submitted.</b></p> <p>14. Non-Encumbrance Certificate dated 26.07.2024 needs to be submitted in original. <b>Status - Submitted.</b></p> <p>15. Bank Undertaking dated 05.08.2024 in original needs to be submitted. <b>Status - Submitted.</b></p>
24.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p>





Project - Signature Global Twin Tower DXP  
Promoter - M/s Forever Buildtech Pvt. Ltd.

3. Environmental clearance needs to be submitted.
4. Fire Scheme approval needs to be submitted.
5. Approved service plans and estimates need to be submitted.
6. Mining permission needs to be submitted.

**Recommendation** - All the required documents for registration under section 4 of the Act, 2016 have been submitted except Environmental clearance , fire scheme approval , approved service plans and estimates and mining permission. The promoter has submitted the NEFT of Rs 25 lakhs each vide NEFT no YESBR12024090500010827 dated 05.09.2024 and YESBR12024090500010828 dated 05.09.2024 as a security amount for approval of Environmental Clearance and approved fire clearance. The Authority may consider for grant of registration upon submission fire scheme approval and Environmental Clearance within 3 months from the date of grant of registration certificate and undertaking to submit the mining permission before commencement of construction.

**Ashish Dubey**  
Chartered Accountant

**Shashank Sharma**  
Associate Engineer Executive

**Day and Date of hearing**

Monday and 09.09.2024.

**Proceeding recorded by**

Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 09.09.2024.

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Siddhartha Kapoor (AVP), Sh. Vedant Batra (CS) and Sh. Naveen (Architect) are present on behalf of the promoter.

The AR of the promoter states that they have submitted the NEFT of Rs 25 lakhs each vide NEFT no YESBR12024090500010827 dated 05.09.2024 and YESBR12024090500010828 dated 05.09.2024 as a security amount for approval of Environmental Clearance and approved fire clearance within 3 months of the issuance of registration certificate. Further, the requisite BG has been submitted to DTCP for final approval of service plans and estimates and mining permission will be submitted before start of excavation at site.

Approved as proposed subject to submission of approved fire clearance and EC within 3 months and approved SPE within two months from the grant of registration certificate. The mining permission shall be obtained before start of excavation at site.

The RC shall be issued after rectification of other minor deficiencies in form A to H and DPI and any other documents.

**(Ashok Sangwan)**  
Member, HARERA

**(Vijay Kumar Goyal)**  
Member, HARERA

**(Arun Kumar)**  
Chairman, HARERA