

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

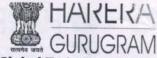
हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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

S.No	Particu	Hearing brief for registration of Project u/s 4 lars Details				
L.			Signature Global Twin Tower DXP			
2.			M/s Forever Buildtech Pvt. Ltd.			
			Mix Land Use			
3.	Tractice of the property		Sector- 84, Gurugram			
4.			Collaborator			
5.	promoter					
6.	Name of the license holder		 Sh. Ram Kumar alias Ram Kanwar S/o Sh. Shoram. Sh. Jagdish Yadav. Sh. Naresh Kumar. Sh. Mukesh Kumar Yadav. Sh. Raj Kumar. Sh. Rakesh Kumar Ss/o Sh. Balbir Singh. 			
7.	11000	of the Collaborator	M/s Forever Buildtech	Pvt. Ltd.	and the latest and th	
8.	Dentitio or project		New			
9.	Wheth	er registration d for whole	Whole	201		
	Phase no.		N/A			
10.	Online	application ID	RERA-GRG-1701-2024			
11.	Licens	e no.	49 of 2024 dated 14.0	03.2024	Valid up to 13.03.2029.	
12.	Total	icensed area	4.6875 acres	Area applied	4.6875 acres	
13.		ted completion date	28.02.2030.	nation of plantage a	moffestanti selleti	
14.			N/A			
15.			N/A			
16.	4(2)(l)(C) Compliances (if applicable)		N/A	A 2 m	beauth nor	
17.	Status of change of bank account		N/A			
18.	Detail		N/A		0.000	
19.	RC Co	nditions Compliances plicable)	N/A		As positivation particles	
20.	Statutory approvals either applied for or obtained prior to registration					
	S.No	Particulars	Date of app		Validity up to	
	i)	License Approval	49 of 2024 dated 14.	03.2024	13.03.2029.	
J.	ii) Zoning Plan Approval		DRG. NO. DTCP 10132. dated 14.03.2024.			
	iii)	Building plan approval	ZP-1989/PA(DK)/202 28.08.2024	4/27144 dated	27.08.2029	
	iv)	Environmental Clearance	Not Submitted	erini 2XBAD ili	815 01 materiallos 13032029	



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	v)	Airport height clearance	PALM/NORTH/B/020624/908 dated 26.02.2024	818	Forever Buildtech Pvt. Ltd 25.02.2032	
7.11/2	vi)	Fire scheme approval for commercial	Not Submitted	well .		
	vii)	Service plan and estimate approval	Not Submitted	108	one out to supply	
21.	Fee Details		and line will be	235(0	A Handay at the year	
	Registration fee		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/-	Dayle o	A Legal capacity productny A Mame Af the lices	
	Processing fee		68669.9845 * 10 = Rs 6,86,700/-			
	Late f	ee	N/A	10203000	radion to another 1	
	Total		27,34,439 + 6,86,700 = Rs 34,21,139 /-	egistratio e	n voltager v l fortward balliggs	
es	Onlin	e transactions	26,66,442/- 6,80,973/- 73,729 /- Total – Rs 34,21,144/-		18. Collee application of the License no.	
	Online transactions details		YESBR12024080600001840 dated 06.08.2024. YESBR12024080600004655 dated 06.08.2024. YESIG2440152735 dated 31.08.2024			
	Name of the bank issuing		Yes Bank	1001	nen (distrible) - ser	
	Total consid	amount to be	34,21,139 - 34,21,144 = -5/-) majinil	Total (Spinos)	
	Defici	ent amount	NIL		Internal Control	
	File Status		Date	miles san a	ng to constant the	
	File received on		06.08.2024		Contaes Williams (1)	
	First notice Sent on		30.08.2024			
	First hearing on		02.09.2024		MANUAL STREET,	
- 3	Documents submitted on		02.09.2024			
	Secon	d Hearing on	09.09.2024			
22.	The Pr real es Gurugi	tate Mixed Land Use pro ram under section 4 of t or registration is 4.687	ldtech Pvt. Ltd. who is a collabora ject namely "Signature Global Tw he Real Estate (Regulations and 5 acres under license 49 of 20	in Tower Developm	DXP" located at Sector- 84, ent) Act, 2016. The project	



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Ī	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.

Proceedings dated 02.09.2024.

Due to non-submission of reply the matter is adjourned to 09.09.2024.

- 23. Present compliance status as on 09.09.2024 of deficient documents as observed during the last hearing dated 02.09.2024.
- The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
 Status - Submitted but need to be revised.
- Online DPI needs to be corrected.
 Status Submitted but need to be revised.
- Deficit fee of Rs. 73,729/- needs to be submitted.
 Status Submitted Rs. .73,729/- vide NEFT no YESIG2440152735 dated 31.08.2024.
- Environmental clearance needs to be submitted.
 Status Not Submitted and applied on 22.05.2024.
- Fire Scheme approval needs to be submitted.
 Status Not Submitted and applied on 30.08.2024.
- Approved service plans and estimates need to be submitted.
 Status Not Submitted and applied on 30.08.2024.
- Mining permission needs to be submitted.
 Status Not Submitted and promoter stated that they will
- obtain the mining permission after obtaining the EC.

 8. Approval of storm water connection needs to be submitted.

 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.

9. The area sharing model with landowners in collaboration agreement needs to be submitted.

Status - The promoter has submitted a unit sharing agreement wherein landowners get the 105 residential units and 16 commercial units.

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



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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.

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.

 Draft allottees documents i.e., allotment letter and BBA as per prescribed format needs to be revised and submitted.

Status - Submitted.

 Cost of land needs to be clarified as amount mentioned in DPI is Rs 62809.86 lakhs for 4.6875 acres.

Status - Clarified.

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.

Status - Submitted.

13. CA Certificate for non-default in debt & statutory liabilities needs to be submitted in Original.

Status - Submitted.

 Non-Encumbrance Certificate dated 26.07.2024 needs to be submitted in original.

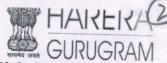
Status - Submitted.

15. Bank Undertaking dated 05.08.2024 in original needs to be submitted.

Status - Submitted.

24. Remarks

- The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.
- 2. Online DPI needs to be corrected.



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

	Promoter - M/s Forever Buildtech Pvt. Li
Recommendation All di	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.
The commendation - All the re	collined documents for registrati

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
Proceeding recorded by

Monday and 09.09.2024. 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