



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana
हरियाणा

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

Project - City of colours NH-8
RERA-GRG-1722-2024

Hearing brief for registration of Project u/s 4

| S.No | Particulars | Details | | |
|------|--|---|--|-----------------------|
| 1. | Name of the project | City of Colours NH-8 | | |
| 2. | Name of the promoter | M/s Signature Global (India) Limited | | |
| 3. | Nature of the project | Industrial Plotted Colony | | |
| 4. | Location of the project | Village-Sidhrawali, Tehsil- Manesar, Gurugram | | |
| 5. | Legal capacity to act as a promoter | Collaborator | | |
| 6. | Name of the license holder | M/s Sungold Heights and Developers LLP | | |
| 7. | Status of project | New | | |
| 8. | Whether registration applied for whole | Whole | | |
| | Phase no. | N/A | | |
| 9. | Online application ID | RERA-GRG-PROJ-1722-2024 | | |
| 10. | License no. | 104 of 2024 dated 01.08.2024 | | |
| 11. | Total licensed area | 129.65625 acres | Area to be registered | Valid till 31.07.2029 |
| 12. | Projected completion date | 31.12.2028 | | 129.65625 acres |
| 13. | QPR Compliances (if applicable) | N/A | | |
| 14. | 4(2)(I)(D) Compliances (if applicable) | N/A | | |
| 15. | 4(2)(I)(C) Compliances (if applicable) | N/A | | |
| 16. | Status of change of bank account | N/A | | |
| 17. | Details of proceedings pending against the project | N/A | | |
| 18. | RC Compliances Conditions (if applicable) | N/A | | |
| 19. | Statutory approvals either applied for or obtained prior to registration | | | |
| | S.No | Particulars | Date of approval | Validity upto |
| | i) | License Approval | 104 of 2024 dated 01.08.2024 | 31.07.2029 |
| | ii) | Zoning Plan Approval | ZP-2030/JD(PK)/2024/30043 dated 20.09.2024 | |
| | iii) | layout plan Approval | 10466 dated 06.09.2024 | |



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| | iv) Environmental Clearance | Applied on 28.08.2024 |
| | v) Airport height clearance | N/A |
| | vi) Fire scheme approval | N/A |
| | vii) Service plan and estimate approval | Applied on 11.09.2024 |
| 20. | Fee Details | |
| | Registration Fee | Res-123.45 acres *4046.86*10=₹49,96,021/- Com-6.202 acres*4046.86*20 = ₹5,01,973/- Total- ₹54,97,994/- |
| | Processing Fee | 129.65625*4046.86*10=₹52,47,007/- |
| | Late Fee | N/A |
| | Total Fee | ₹1,07,45,001/- |
| 21. | DD amount | 1. ₹53,24,019/- 2. ₹52,47,007/- 3. ₹1,73,975/- Total = ₹1,07,45,001/- |
| | DD no. and date | 1.YESBR12024082200009346 dated 22.08.2024 2.YESBR12024082200009347 dated 22.08.2024 3. INDBN25099872734 dated 25.09.2024 |
| | Name of the bank issuing | Yes Bank |
| | Deficient amount | Nil |
| 22. | File Status | Date |
| | File received on | 04.09.2024 |
| | Additional Documents submitted on | 06.09.2024 |
| | Additional Documents submitted on | 20.09.2024 |
| | First notice Sent on | 27.09.2024 |
| | First hearing on | 30.09.2024 |
| | First reply submitted on | 27.09.2024 |
| 23. | Case History: | |
| | The Promoter i.e., M/s Signature Global India Park Pvt. Ltd. who is a Collaborator has applied for the registration of real estate Industrial Plotted Colony namely "City of Colours NH-8" located at Revenue Estate of village Sidhrawali, Tehsil- Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016. The project area for registration is 125.60 acres and the licensed area is also 129.65625 acres granted under license 104 of 2024 dated 01.08.2024 valid up to 31.07.2029. | |
| | The application for registration of affordable plotted colony under DDJAY was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/ dated 27.09.2024 was issued to the promoter. | |
| | Proceedings dated 30.09.2024 | |
| | Ms. Prachi Singh, Planning Executive briefed about the facts of the project. | |



Sh. Ravi Aggarwal (MD), Sh. Sanjay Kumar Varshney (ED), Sh. Vedant Batra (CS) and Sh. Amit Manro (Arch.) are present on behalf of the promoter and reply to the deficiency notice has been submitted on 27.09.2024 which be examined by the office.

The matter to come up on 07.10.2024.

24. Present compliance status as on 07.10.2024 of deficient documents conveyed vide hearing dated 30.09.2024

1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H).
Status:-Not done
2. Corrections in detailed project information needs to be done.
Status:-Not done
3. Deficit fee ₹1,73,975/- need to be submitted.
Status:-Submitted
4. Mutation, Jamabandi and Akshjra duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.
Status:-Submitted
5. Original non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted.
Status:-Submitted
6. Plots allocated to the landowners in accordance of the collaboration agreement duly marked on the layout plan after mutual agreement between the landowner and the collaborator needs to be submitted.
Status:- Submitted
7. Copy of approved zoning plan need to be submitted.
Status:-Submitted
8. Copy of approved environment clearance need to be submitted.
Status:-Not submitted applied on 28.08.2024. Receipt enclosed. Further, the promoter has submitted the security amount of Rs 25 lakh in the Authority vide transaction no INDBR32024092600929681 dated 26.09.2024.
9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.
Status:-Not submitted applied on 11.09.2024. Receipt enclosed and promoter has submitted bank guarantee against IDW in DTCP
10. Copy of electrical load availability connection assurance letter from DHBVN need to be submitted.
Status:-Submitted



11. Approval NOCs from the various agencies for connecting external services like water, HUDA water construction, sewerage, storm drainage assurance letter needs to be submitted.
Status:- Not Submitted and promoter has submitted an affidavit stating that their projects fall in agricultural zone and that EDC is not applicable/payable due to which no agency is required to lay down any services related to storm water drainage, water supply, sewerage connection, etc. Further promoter undertakes to maintain these services till the project comes under urbanisable limits and bear with the cost in this regard.
12. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees need to be submitted.
Status:-Submitted
13. Payment receipt need to be submitted.
Status:-Submitted
14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.
Status:-Submitted
15. PERT chart needs to be submitted.
Status:-Submitted
16. REP-II needs to be revised.
Status:-Submitted
17. Project report need to be revised.
Status:-Submitted
18. Draft brochure needs to be submitted.
Status:-Submitted
19. Advertisement documents needs to be submitted.
Status:-Submitted
20. Cost of land amounts to Rs 118431.55 lakhs needs to be clarified according to area i.e. 129.6563 acres applied for registration.
Status:-Submitted
21. Details need to be submitted for financial resources mentioned in DPI amounts to Rs 8189.22 lakhs from equity by the promoter. Financial Resources mentioned in DPI needs to be revised.
Status:-Submitted



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| | | <p>22. Original CA Certificate for net worth and Original CA Certificate for non-default in statutory & debt liabilities needs to be submitted. Status:-Submitted</p> <p>23. Costing details in REP 1 (A-H) needs to be revised. Status:-Submitted but need to be revised</p> <p>24. Clarification/Challan needs to be submitted as EDC is not mentioned in DPI and Challan and schedule of IDC paid needs to be submitted. Status:-Submitted</p> |
| 25. | Remarks | <p>1. The annexures in the online are 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> <p>3. Copy of approved environment clearance need to be submitted.</p> <p>4. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.</p> |

Recommendation:- All the required documents for registration under section 4 of the Act, 2016 have been submitted except environmental clearance , approved service plans and estimates and approvals NOC's i.e., storm water drainage, water supply, sewerage connection .The promoter has submitted the NEFT of Rs 25 lakh vide no INDBR32024092600929681 dated 26.09.2024 as a security amount for approval of Environmental Clearance. The Authority may consider for grant of registration upon submission environmental clearance within 4 months and approved SPE within 2 months from the date of grant of registration certificate.

Ashish Dubey

Ashish Dubey
Chartered Accountant

Prachi Singh

Prachi Singh
Planning Executive

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| Day and Date of hearing | Monday and 07.10.2024 |
| Proceeding recorded by | Ram Niwas |

PROCEEDINGS OF THE DAY

Proceedings dated 07.10.2024.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Sh. Siddhartha Kapoor (AVP), Sh. Vedant Batra (CS), Sh. Amit Manrao (Architect) and Sh. Pankaj Agarwal (AR) are present on behalf of the promoter.

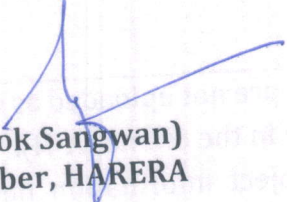
The AR of the promoter states that the environment clearance is applied, and final approval will be submitted within four months. Online transaction of Rs. 25 lakhs have already been made to the Authority as a security amount for submission of the environment clearance within four months. The promoter has already deposited

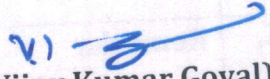


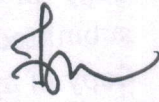
an amount of Rs. 6.50 Crores in lieu of BG demanded by DTCP for approval of SPE and the approved SPE shall be submitted within two months.

Further, a condition shall be incorporated in the RC that the promoter will publish in the advertisement as well as brochure that the site is part of agriculture zone as per its development plan and there is no provision of services by state agencies and hence will be internally provided and managed by the promoter.

Approved as proposed subject to the above and corrections in DPI and REP-I (A to H).


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA