

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	Valid till 31.07.2029
11.	Total licensed area	129.65625 acres	Area to be registered
			129.65625 acres
12.	Projected completion date	31.12.2028	
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 Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	104 of 2024 dated 01.08.2024
	ii)	Zoning Plan Approval	Not submitted
iii)	layout plan Approval	10466 dated 06.09.2024	



	iv) Environmental Clearance	Not submitted
	v) Airport height clearance	N/A
	vi) Fire scheme approval	N/A
	vii) Service plan and estimate approval	Applied on 24.08.2024
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/- Total = ₹1,05,71,026/-
	DD no. and date	1.YESBR12024082200009346 dated 22.08.2024 2.YESBR12024082200009347 dated 22.08.2024
	Name of the bank issuing	Yes Bank
	Deficient amount	₹1,73,975/-
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
23.	Case History:	
	<p>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.</p> <p>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.</p>	
24.	Present compliance status as on 30.09.2024 of deficient documents conveyed vide notice dated 27.09.2024	<ol style="list-style-type: none"> 1. The annexures in the online are not uploaded as well as the correction needs to be done in the online (A-H). 2. Corrections in detailed project information needs to be done. 3. Deficit fee ₹1,73,975/- need to be submitted.



	<ol style="list-style-type: none">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.5. Original non-encumbrance certified on the latest date not below the rank of tehsildar needs to be 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.7. Copy of approved zoning plan need to be submitted.8. Copy of approved environment clearance need to be submitted.9. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana not submitted.10. Copy of electrical load availability connection assurance letter from DHBVN need to be 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.12. The Legal documents i.e., application form, BBA, allotment letter and conveyance deed related to allottees need to submitted.13. Payment receipt need to be submitted.14. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.15. PERT chart needs to be submitted.16. REP-II needs to be revised.17. Project report need to be revised.18. Draft brochure needs to be submitted.19. Advertisement documents needs to be 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.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.22. Original CA Certificate for net worth and Original CA Certificate for non-default in statutory & debt liabilities needs to be submitted.23. Costing details in REP 1 (A-H) needs to be revised.
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		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.
25.	Remarks	Notice dispatched on 27.09.2024

Ashish Dubey
 30/9/24

Ashish Dubey
Chartered Accountant

Prachi Singh

Prachi Singh
Planning Executive

Day and Date of hearing

Monday and 30.09.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

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.

on leave

(Ashok Sangwan)
Member, HARERA

V.1-5

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)

(Arun Kumar)
Chairman, HARERA