



HARERA
GURUGRAM

**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 लाईंस, गुरुग्राम, हरियाणा

PROJECT	DE-LUXE DXP- 1
PROMOTER	M/S SIGNATUREGLOBAL HOMES PVT. LTD.

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	De-Luxe DXP-1		
2.	Name of the license holders	M/s Ram Prastha Builders Pvt. Ltd. and others		
3.	Name of the promoter (BIP)	M/s Signatureglobal Homes Pvt. Ltd.		
4.	Nature of the phase	Group Housing		
5.	Location of the project	Sector 37D, Gurugram		
6.	Legal capacity to act as a promoter	Beneficial interest permission holder		
7.	Status of project	New		
8.	Whether registration applied for whole/Phase	Phase		
9.	Phase no. (If applicable)	4		
10.	Online application ID	RERA-GRG-1837-2024		
11.	License no.	33 of 2008 dated 19.02.2008		Valid up to 18.02.2025
12.	Total licensed area	60.511 Acres	Area to be registered	2.303 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.05.2029		
14.	QPR Compliance (If applicable)	N/A		
15.	4(2)(I)(c) Compliance (If applicable)	N/A		
16.	4(2)(I)(D) Compliance (If applicable)	N/A		
17.	Status of change of bank account	N/A		
18.	RC compliance	N/A		
19.	Number of Towers	1 Residential tower		
20.	Number of units	116 dwelling units		
21.	Total Project cost	Rs. 454.01 Crores		

Email: hareragurugram@gmail.com, reragurugram@gmail.com, Website: www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियामन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

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22.	Project Expenditure So far	Rs. 53.58 crores		
23.	Estimates expenditure for completion so far	Rs. 400.43 crores		
24.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	33 of 2008 dated 19.02.2008	18.02.2025
	2.	Zoning Plan Approval	Drg. No. DTCP 1776 dated 29.12.2008	
	3.	Phasing plan	ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023	
	4.	Building plan approval	ZP-418A/JD(RA)/2024/31888 dated 20.10.2024	19.10.2029
	5.	Environmental Clearance	EC24C3801HR5368082N dated 27.09.2024	
	6.	Airport Height Clearance	PALM/NORTH/B/082923/781500 dated 14.09.2023	13.09.2031
	7.	Electrical load	Ch. 24/PC-GC-527/City dated 23.12.2024	
	8.	Fire scheme approval	FS/2024/1697 dated 28.12.2024	
	9.	Service plan and estimate approval	Not submitted	
16.	Fee Details			
	A) Registration fee for	26634.544 x 1.87 x 10 = Rs. 4,98,066/-		
	B) Late Fee	600% of registration fee =Rs. 29,88,396/-		
	C) Processing Fee	26634.544 x 10 = Rs. 2,66,345/-		
	D) Processing fee forfeited in application 1506-2023	Rs. 2,66,345/-		
	Total Fee (A+B+C+D)	Rs. 40,26,185/-		
17.	DD Details			
	DD No. and Date	Rs. 7,16,162/- Rs. 2,66,346/- Rs. 2,66,346/-		
	Fees Paid	YESBR12024102400007777 dated 24.10.2024 YESBR12024102400007778 dated 24.10.2024 YESBR12024122400015405 dated 24.12.2024		



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	Name of the bank issuing	Yes Bank																							
	Total fee paid	Rs. 12,93,854/-																							
	Deficit fee	Rs. 29,71,331/-																							
18.	File Status	Date																							
	File received on	24.12.2024																							
	First notice Sent on	17.01.2025																							
	1 st reply submitted on	04.02.2025																							
	2 nd reply submitted on	07.02.2025																							
	1 st hearing on	10.02.2025 (Adjourned)																							
	2 nd hearing on	11.02.2025																							
19.	Case History: - The promoter M/s Signatureglobal Homes Pvt. Ltd. has applied on 24.12.2024 for registration of the Group Housing Project namely “De- Luxe DXP- 1” under section 4 of Real Estate (Regulation and Development), Act 2016. The application relates 2.303 acres land falling in the license no. 33 of 2008 dated 19.02.2008 and valid up to 18.02.2025. The license no. 33 of 2008 is granted by DTCP to M/s Ram Prastha Builders Pvt. Ltd. and others for total area measuring 60.511 acres for the development of group housing colony in sector 37D, Gurugram. The applicant promoter, i.e., M/s Signatureglobal Homes Pvt. Ltd. has obtained the approval of beneficiary interest permission for 2.303 acres vide memo dated 23.12.2024 and phasing plan approval vide memo dated 21.11.2023. The whole project is divided into 6 phases as per the approved phasing obtained by DTCP vide memo no ZP-418-II/PA(DK)/2023/40157 dated 21.11.2023. The details of the phases are as follows: - <table><tr><th colspan="5">Phase wise details</th></tr><tr><th>Phase No.</th><th>Area in acres</th><th>Towers included</th><th>Status of OC</th><th>Status of registration</th></tr><tr><td rowspan="5">Phase- 1A</td><td rowspan="5">24.82 acres</td><td>Blocks I to M</td><td>Granted on 13.02.2018</td><td rowspan="5">Not registered</td></tr><tr><td>Block H, Convenient shopping</td><td>Granted on 13.02.2020</td></tr><tr><td>Blocks N, O</td><td>Granted on 13.02.2020</td></tr><tr><td>Blocks P to T</td><td>Granted on 30.10.2017</td></tr><tr><td>Blocks U to Z</td><td>Granted on 13.12.2017</td></tr></table>		Phase wise details					Phase No.	Area in acres	Towers included	Status of OC	Status of registration	Phase- 1A	24.82 acres	Blocks I to M	Granted on 13.02.2018	Not registered	Block H, Convenient shopping	Granted on 13.02.2020	Blocks N, O	Granted on 13.02.2020	Blocks P to T	Granted on 30.10.2017	Blocks U to Z	Granted on 13.12.2017
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		EWS	Granted on 13.10.2017	
Phase- 1B	9.089 acres	Blocks A to G	-	RC no. 279 of 2017 extended up to 12.06.2019 (Registration expired)
Phase- 2	3.683 acres	Blocks A1 to A9	-	RC no. 320 of 2017 extended up to 12.06.2019 granted for project "Skyz" (application of continuation of registration made on 20.11.2024)
Phase- 3	7.231 acres	Blocks A to E and commercial block	-	RC no. 278 of 2017 extended up to 17.06.2019 granted for project "Rise" (application of continuation of registration made on 20.11.2024)
Phase- 4	2.736 acres	New proposal	-	Applied for registration of 2.303 acres in accordance with BIP and building plan approval (remaining 0.433 acres)
Phase- 5	12.952 acres	Community center, Dispensary Nursery Schools, Primary Schools High Schools	OC obtained. Details not provided	Not registered



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		Community Building		
	TOTAL	60.511 acres		
The promoter has submitted an application dated 04.02.2025 for change of project name from "De- Luxe DXP- 1" to "DXP Iconic" along with revised CA certificates, revised affidavits/undertakings, revised board resolutions and revised bank undertaking.				
20.	Present compliance status as on 11.02.2025 of deficient documents as conveyed in the notice dated 17.01.2025	1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. Status: Not submitted 2. Corrections in the online DPI need to be made. Status: Corrected copy needs to be submitted. 3. The project pertains to license no. 33 of 2008 dated 19.02.2008 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: The promoter states that no approval for building plans and other permission for development of the project was earlier sought by the applicant. The promoter further states that no third-party rights have been created. 4. Deficit fee of Rs. 29,74,331/-needs to be paid. Status: The promoter states that no deficit fee in the form of late fee is applicable since no approval for building plans and other permission for development of the project was earlier sought by the applicant. The promoter further states that no third-party rights have been created. 5. Copy of mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted 6. Land title search report needs to be submitted. Status: Submitted 7. Approved service plans and estimates need to be submitted.		

		Status: Not submitted. The promoter has submitted a copy of BG dated 18.10.2024 amounting to Rs. 1.03 crores on account of IDW deposited to DTCP. 8. Electrical load availability connection needs to be submitted. Status: Submitted 9. Mining permission needs to be submitted. Status: Submitted 10. Draft brochure and advertising material need to be submitted. Status: Submitted 11. Project report needs to be submitted. Status: Submitted 12. Affidavit regarding operation of separate bank account u/s 4(2)(I)(D) needs to be submitted. Status: Submitted 13. REP-II needs to be submitted. Status: Submitted 14. Quarterly expenditure for the project needs to be submitted. Status: Submitted but DPI needs to be revised.
21.	Remarks	1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. Status: Not submitted 2. Corrections in the online DPI need to be made. Status: Corrected copy needs to be submitted 3. The project pertains to license no. 33 of 2008 dated 19.02.2008 and therefore, is an ongoing project. You are, therefore, required to explain why the registration of the project has not been obtained till date. You are further required to provide the details of sold and unsold inventory along with the status of development works on site. Status: The promoter states that no approval for building plans and other permission for development of the project was earlier sought by the applicant. The promoter further states that no third-party rights have been created. 4. Deficit fee of Rs. 29,74,331/-needs to be paid. Status: The promoter states that no deficit fee in the form of late fee is applicable since no approval for



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Ashish Dubey

(Ashish Dubey)

Chartered Accountant

Neeraj Gautam

(Neeraj Gautam)

Associate Architectural Executive

Day and Date of hearing	Tuesday and 11.02.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Vineet Maheshwari (President), Sh. Sidhhartha Kapoor (AVP), Sh. Vedant Batra (CS) and Sh. Tarun Lakhwani (Architect) are present on behalf of the promoter.

A public notice be issued in three newspapers (two English and one Hindi) inviting the objections if any regarding the claim of the promoter with respect to non-creation of 3rd party rights and revision in the layout/phasing plan. Further, the BR-III (site plan) has been approved by DTCP for an area comprising 2.73 acre under phase-IV while the present application has been submitted by the BIP holder for an area comprising 2.303 acres. In terms of explanation to section 3 of the Act, 2016, the phase has to be developed as a standalone real estate project and the promoter shall obtain registration under this Act for each phase separately. In view of the above, the license holder and BIP holder are directed to register the entire phase rather than in fragments.

The matter to come up on 03.03.2025.

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

Vijay Kumar Goyal
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA