

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		
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



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	1.	License Approval	33 of 2008 dated 19.02.2008	18.02.2025 (Expired)
	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	
	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		



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	3 rd hearing on	03.03.2025																																			
	4 th hearing on	17.03.2025 (Adjourned)																																			
	5 th hearing on	07.04.2025																																			
19.	Case History: - 1. 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. 2. 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. 3. 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. 4. 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="6">Phase- 1A</td><td rowspan="6">24.82 acres</td><td>Blocks I to M</td><td>Granted on 13.02.2018</td><td rowspan="6">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><tr><td>EWS</td><td>Granted on 13.10.2017</td></tr><tr><td>Phase- 1B</td><td>9.089 acres</td><td>Blocks A to G</td><td>-</td><td>RC no. 279 of 2017 extended up to 12.06.2019 (Registration expired)</td></tr><tr><td>Phase- 2</td><td>3.683 acres</td><td>Blocks A1 to A9</td><td>-</td><td>RC no. 320 of 2017 extended up to 12.06.2019 granted for project “Skyz” (application of continuation of</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	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
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				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 Community Building	OC obtained. Details not provided	Not registered
TOTAL	60.511 acres			

5. Proceedings dated 11.02.2025:

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

Sh. Vineet Maheshwari (President), Sh. Sidhartha 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.

6. Accordingly, public notice dated 16.02.2025 was issued in Punjab Kesari (Hindi), The Tribune (English) and Hindustan Times (English) inviting objections with respect to the



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above claim of the promoter with an opportunity of personal hearing on 03.03.2025. No objection has been received in the Authority yet.

7. 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.
8. Further, the promoter has submitted an affidavit dated 18.02.2025 stating that out of the total land measuring 2.736 acres, development of 2.303 acres shall be undertaken by M/s Signatureglobal Homes Pvt. Ltd. and in balance 0.433 acres, 0.2 acres is earmarked for creche which shall be developed by the landowner at later stage along with revised DPI as per 2.736 acres.
9. Proceedings dated 03.03.2025
Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Vedant Batra (CS) are present on behalf of the promoter.
The AR is required to submit revalidated license from DTCP which has expired on 18.02.2025 and joint application for the entire area under the phase is to be made by the license holder as well as BIP holder.
The matter to come up on 17.03.2025.
10. On 17.03.2025, the matter was adjourned to 07.04.2025.
11. An application dated 12.03.2025 including REP-I, DPI, REP-II Affidavit regarding 4(2)(D) and an affidavit stating that no prior building plans have been approved w.r.t. 2.736 acres and 0.433 acres of the total 2.736 acres shall be developed by M/s Ramprastha Promoters and Developers Pvt. Ltd. has been submitted in the Authority on behalf of M/s Signatureglobal Homes Pvt. Ltd. and M/s Ramprastha Promoters and Developers Pvt. Ltd. signed by the Authorised Signatory of Signatureglobal Homes Pvt. Ltd. and Sh. Arvind Walia **(on behalf of Ramprastha Promoters and Developers Pvt. Ltd.)**.
12. Proceedings dated 07.04.2025:
Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.
Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Ravinder (AR) are present on behalf of the promoter and requests for an adjournment as renewal of license has been applied and expected within 10 days. Further, the pre-requisites of application for the area under Phase IV shall also be fulfilled within one week. No further adjournment shall be allowed and if all the deficiencies are not rectified before the next date of hearing, the application is liable to be rejected including forfeiture of processing fee.
The matter to come up on 28.04.2025.

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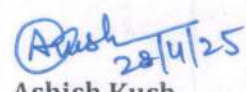
	13. Vide Dak Receipt ID 90302 dated 21.04.2025, M/s Signatureglobal Homes Pvt. Ltd. has submitted the KYC of Sh. Arvind Walia. 14. Various replies submitted by the promoter have been examined and the remaining deficiencies are listed below:	
20.	Present compliance status as on 28.04.2025 of deficient documents as observed on 07.04.2025	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



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		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. 15. Renewal of license no. 33 of 2008 need to be submitted. Status: Not submitted 16. Joint application for the entire area under the phase is to be made by the license holder as well as BIP holder. Status: Board resolution of the authorized signatory of M/s Ramprastha Promoters and Developers Pvt. Ltd. is not submitted. M/s Signatureglobal Homes Pvt. Ltd. submits that Mr. Arvind Walia who has signed the documents on behalf of Ramprastha Promoters and Developers Pvt. Ltd. is the Director of the company a do not need a specific authorization as per Section 21 of the Companies Act, 2013.
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 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. 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.

		6. Renewal of license no. 33 of 2008 need to be submitted. Status: Not submitted. 7. Joint application for the entire area under the phase is to be made by the license holder as well as BIP holder. Status: Board resolution of the authorized signatory of M/s Ramprastha Promoters and Developers Pvt. Ltd. is not submitted. M/s Signatureglobal Homes Pvt. Ltd. submits that Mr. Arvind Walia who has signed the documents on behalf of Ramprastha Promoters and Developers Pvt. Ltd. is the Director of the company a do not need a specific authorization as per Section 21 of the Companies Act, 2013.
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<i>On Leave</i> (Ashish Dubey) Chartered Accountant	<i>On Leave</i> (Neeraj Gautam) Associate Architectural Executive	 Ashish Kush Planning Executive
Day and Date of hearing	Monday and 28.04.2025	
Proceeding recorded by	Ram Niwas	

PROCEEDINGS OF THE DAY

Sh. Ashish Kush, Planning Executive briefed about the facts of the project.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Ravinder (AR) are present on behalf of the promoter.

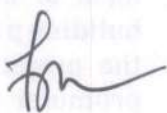
During the last hearing dated 07.04.2025, the promoter requested for an adjournment stating that the renewal of license is expected within 10 days and the authority granted the same with the directions that no further adjournment shall be allowed and if all the deficiencies are not rectified before the next date of hearing, the application is liable to be rejected including forfeiture of processing fee.

It is noted that the renewal of the license has not been obtained and submitted to the authority till date along with other deficit documents despite multiple opportunities and deficiencies conveyed through notice.

In view of the above and license being the main pre-requisite approval for development of a project which is expired, the application of the promoter for registration of project is rejected and returned. The promoter may apply fresh once the requisite approvals/documents are obtained from the concerned authority. The processing fee paid is forfeited and registration fee be adjusted in the new application as and when applied a fresh.

On Leave
(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA