



**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	SIGNATUREGLOBAL SPECTRUM SQUARE
PROMOTER	M/S SIGNATUREGLOBAL (INDIA) LTD.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details		
1.	Name of the project	Signatureglobal Spectrum Square		
2.	Name of the license holders	Sungold Heights and Developers LLP		
3.	Name of the promoter (BIP)	M/s Signatureglobal (India) Ltd.		
4.	Nature of the phase	Commercial plotted colony		
5.	Location of the project	Village Siddhrawali, Manesar, Gurugram		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Status of project	New		
8.	Whether registration applied for whole/Phase	Whole		
9.	Phase no. (If applicable)	N/A		
10.	Online application ID	RERA-GRG-1885-2025		
11.	License no.	104 of 2024 dated 01.08.2024		Valid up to 31.07.2029
12.	Total licensed area	129.65625 acres	Area to be registered	1.903 acres
13.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2028		
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	For RC no. 101 of 2024: Submitted		
19.	Number of Plots	70 commercial plots		
20.	Total Project cost	Rs. 5043.77 cr		
21.	Project Expenditure So far	Rs. 257.39 cr		
22.	Estimates expenditure for completion so far	Rs. 4786.38 cr		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Validity up to
	1.	License Approval	104 of 2024 dated 01.08.2024	31.07.2029

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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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2.	Layout approval plan	DTCP 10879(i) dated 20.02.2025
3.	Standard approval design	ZP-2030/SD(PK)/2025/6674 dated 21.02.2025
4.	Zoning Approval Plan	N/A
5.	Environmental Clearance	N/A
6.	Airport Height Clearance	N/A
7.	Electrical load	Ch-28/Drg.-PLC dated 06.09.2024
8.	Fire scheme approval	N/A
9.	Service plan and estimate approval	LC-5139/DS(AK)/2024/37921 dated 04.12.2024
16.	Fee Details	
	A) Registration fee for	(11552.009 x 1.5 x 20) = Rs. 3,46,560/-
	B) Late Fee	N/A
	C) Processing Fee	11552.009 x 10 = Rs. 1,15,520/-
	Total Fee (A+B+C)	Rs. 4,62,080/-
17.	RTGS Details	
	Amount Paid	Rs. 3,46,553/- Rs. 1,15,518/- Rs. 9/-
	RTGS No. and Date	INDBR32025021900574114 dated 19.02.2025 amounting to Rs. 3,46,553/- INDBH19021957181 dated 19.02.2025 amounting to Rs. 1,15,518/- UPI ref no. 507286824232 dated 13.03.2025
	Name of the bank issuing	IndusInd Bank
	Total fee paid	Rs. 4,62,080/-
	Deficit fee	Nil
18.	File Status	Date
	File received on	24.02.2025
	First notice Sent on	13.03.2025
	1 <sup>st</sup> reply submitted on	13.03.2025
	1 <sup>st</sup> hearing on	17.03.2025
	2 <sup>nd</sup> hearing on	24.03.2025
19.	Case History: -	
	1. The promoter M/s Signatureglobal (India) Ltd. has applied on 24.02.2025 for registration of the commercial plotted colony namely "Signatureglobal Spectrum Square" under section 4 of Real Estate (Regulation and Development), Act 2016.	



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2. The project pertains to license no. 104 of 2024 dated 01.08.2024 valid up to 31.07.2029 measuring 129.65625 acres in Village Siddhrawali, Manesar, Gurugram granted by DTCP to Sungold Heights and Developers LLP in collaboration with M/s Signatureglobal (India) Ltd.
3. The current application pertains to commercial plotted colony proposed over 1.903 acres commercial component of the Industrial Plotted Colony namely "City of Colours NH-8" already registered in the Authority vide RERA registration no. 101 of 2024.
4. The Authority is in receipt of an application dated 30.01.2025 submitted in the Authority on 31.01.2025 with respect to the request for cancellation of RERA no. 101 of 2024 granted for an area admeasuring 129.65625 and stop the further sales and freeze the accounts of license holders. The matter was listed in the hearing dated 10.03.2025 and next date of hearing is fixed on 07.04.2025.
5. The promoter submitted an application dated 18.03.2025 in the Authority requesting to fix an early hearing for the registration of the project. Considering the request of the promoter, the matter is fixed for hearing on 24.03.2025.
6. Proceeding dated 24.03.2025:  
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.  
Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Vedant Batra (AR) are present on behalf of the promoter.  
A copy of the complaint made by Ms. Anjali Bhardwaj with respect to the registration certificate no. 101 of 2024 granted for the Industrial Plotted Colony namely "City of Colors NH-8", which the present application is a part of, be supplied to the promoter for comments, if any.  
The matter to come up on 07.04.2025.
7. Complaint filed by Ms. Anjali Bhardwaj:
  - (i) Complainant submits that she along with Sh. C S Agarwal were the erstwhile purchaser of 269.68 acres of the suit land.
  - (ii) Rockman Projects Ltd. Was incorporated in 2006 by Mr. CS Agarwal and Late D K Jain to establish SEZ projects. However, legal heirs of D K Jain fraudulently sold the suit land to M/s Signature Global (India) Ltd.
  - (iii) A civil suit (CS No. 723/2025) is currently pending before the Gurgaon Court seeking an injunction against the defendants to restrain them from alienating, creating 3<sup>rd</sup> party interests, or interfering with the possession of 178 acres of land at NH-8, Sidhrawali, Manesar, Gurugram.
  - (iv) Despite the pending litigation, M/s Signatureregional (India) Ltd. and M/s Sungold Heights and Developers LLP have applied for project approval with HRERA
  - (v) The complainant requests the Authority to:
    - (a) Put hold on any progress, registration or approval of the project "City of Colors" (RERA no. 101 of 2024)
    - (b) Direct the respondent to refrain from initiating construction activities on the disputed land.



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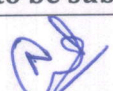
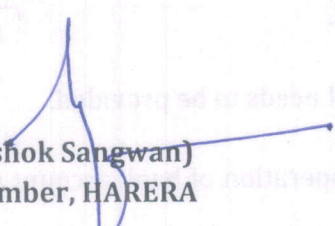
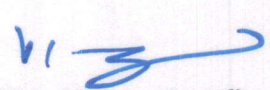
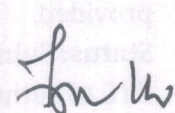
<p>(c) Investigate the fraudulent transfer of land and take appropriate action as per RERA provisions.</p> <p>(d) Take any other necessary legal action in the interest of justice.</p> <p>8. Reply submitted by the respondent promoter w.r.t the complaint of Ms. Anjali Bhardwaj</p> <p>(i) The respondent promoter states that the allegations made in the said complaint are specifically and vehemently denied by them as having no merit.</p> <p>(ii) That this Authority has no jurisdiction to try and entertain the present complaint as the complainant has remedy to approach the Civil Court regarding the dispute, if any.</p> <p>(iii) That the complainant has no locus standee to file the present complaint before the Authority. The complainant is neither a promoter or customer and as such cannot approach this Authority.</p> <p>(iv) That the complainant has mislead the Authority by stating that the complainant has filed a Suit bearing no. 723/2025 against the company, whereas the Company is not even a party to the suit.</p> <p>(v) That the project land has been purchased by M/s Sungold Heights and Developers LLP vide duly registered sale deeds dated 30.06.2021, 20.07.2021 and 30.07.2021 which have not been set aside by any judicial authority.</p> <p>9. As per the case details of 723/2025, M/s Sungold Heights and Developers LLP is listed as respondent no. 23 in the matter.</p> <p>10. The replies dated 13.03.2025 and 20.03.2025 submitted by the promoter has been examined and the status of remaining deficiencies is as below:</p>		
20.	<p><b>Present compliance status as on 07.04.2025 of deficient documents as conveyed in the notice dated 24.03.2025</b></p>	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrected copy needs to be submitted</b></p> <p>2. Corrections in online DPI need to be done. <b>Status: Corrected copy needs to be submitted</b></p> <p>3. Deficit fee of Rs. 9/- needs to be paid. <b>Status: Paid vide UPI ref no. 507286824232 dated 13.03.2025</b></p> <p>4. Project report needs to be submitted. <b>Status: Submitted</b></p> <p>5. Copy of mutations certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. <b>Status: Submitted</b></p> <p>6. Affidavit w.r.t non- applicability of natural conservation zone, tree cutting permission and power line shifting needs to be submitted in original. <b>Status: Submitted</b></p>



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		<p>7. PERT chart showing the progress of development of the project in each quarter needs to be submitted. <b>Status: Submitted</b></p> <p>8. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. <b>Status: Submitted.</b></p> <p>9. Draft brochure and advertisement documents need to be submitted. <b>Status: Submitted</b></p> <p>10. Land cost needs to be clarified according to area apply for registration. <b>Status: Submitted</b></p> <p>11. CA certificate of latest net worth of the promoter needs to be submitted. <b>Status: Submitted</b></p> <p>12. Non encumbrance certificate not below the rank of tehsildar needs to be provided. <b>Status: Submitted</b></p> <p>13. Quarterly statement of expenditure needs to be revised. <b>Status: Submitted</b></p> <p>14. CA certificate for expenditure incurred and to be incurred needs to be submitted. <b>Status: Submitted</b></p> <p>15. CA certificate for REP I needs to be provided. <b>Status: Submitted</b></p> <p>16. Board resolution for operation of bank account needs to be provided. <b>Status: Submitted</b></p> <p>17. KYC of authorized person to operate bank account needs to be provided. <b>Status: Submitted</b></p> <p>18. Cash flow statement needs to be revised. <b>Status: Submitted</b></p> <p>19. Copy of paid challan of license fee, conversion charge and IDC needs to be provided. <b>Status: Submitted</b></p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be provided. <b>Status: Submitted</b></p>
21.	Remarks	<p>1. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. <b>Status: Corrected copy needs to be submitted</b></p>

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2. Corrections in online DPI need to be done. <b>Status: Corrected copy needs to be submitted</b>	
 <b>(Asha)</b> <b>Chartered Accountant</b>	 <b>(Neeraj Gautam)</b> <b>Associate Architectural Executive</b>
<b>Day and Date of hearing</b>	Monday and 07.04.2025
<b>Proceeding recorded by</b>	Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>	
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Rajindra (AR) are present on behalf of the promoter.</p> <p>Sh. Dinesh Kumar Dakoria (Advocate) is present on behalf the complaints.</p> <p>A complaint with respect to the registration certificate no. 101 of 2024 granted for the Industrial Plotted Colony namely "City of Colors NH-8", which the present application is a part of is received in the Authority. The counsel of complainant states that the ownership of the subject land is challenged before civil court and they are submitting updated/ additional documents in the registry of the Authority which needs to be examined. The documents submitted by the complainant be forwarded to the promoter for filing of objections/ comments, if any.</p> <p>The matter to come up on 28.04.2025.</p>	
 <b>(Ashok Sangwan)</b> <b>Member, HARERA</b>	 <b>(Vijay Kumar Goyal)</b> <b>Member, HARERA</b>
 <b>(Arun Kumar)</b> <b>Chairman, HARERA</b>	