

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – City of Colours NH-8 Extn 1
RERA-GRG-1942-2025
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	City of Colours NH-8 Extn 1	
2.	Name of the promoter	M/s Signatureglobal (India) Limited	
3.	Nature of the project	Industrial plotted colony	
4.	Location of the project	Village Sidhrawali, 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-1921-2025	
10.	License no.	104 of 2024 dated 01.08.2024	valid upto 31.07.2029
		38 of 2025 dated 25.03.2025	valid upto 24.03.2030
11.	Total licensed area	135.725 acres	Area to be registered 6.0687 acres
12.	Projected completion date	REP-II needs to be submitted.	
13.	QPR Compliances (101 OF 2024 dated 07.10.2024)	Submitted upto March 2025	
14.	4(2)(I)(D) Compliances (101 OF 2024 dated 07.10.2024)	N/A	
15.	4(2)(I)(C) Compliances (101 OF 2024 dated 07.10.2024)	N/A	
16.	Status of change of bank account (101 OF 2024 dated 07.10.2024)	N/A	



17.	Details of proceedings pending against the project (101 OF 2024 dated 07.10.2024)	NIL		
18.	RC Conditions Compliances (101 OF 2024 dated 07.10.2024)	Approved Environment Clearance within 4 months - Submitted. Approved Service plan and Estimates within 2 months - Submitted.		
19.	Total Project cost	Rs 109.35/- Crores		
20.	Project Expenditure So far	Rs 1.99/- Crores		
21.	Estimates expenditure for completion so far	Rs 107.36/- Crores		
22.	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 38 of 2025 dated 25.03.2025	31.07.2029 24.03.2030
	ii)	Layout plan Approval	Approved with additional license 38 of 2025 dated 25.03.2025	
	iii)	Zoning Plan Approval	Drg No. DTCP 11047 dated 30.04.2025	
	iv)	Environmental Clearance	EC24B3813HR5678557N dated 19.02.2025	18.02.2035
	v)	Airport height clearance	N/A	
	vi)	Fire scheme approval	N/A	
	vii)	Service plan and estimate approval	Applied	
23.	Fee Details			
	Registration Fee	Residential - 6.0687* 4046.86 * 10 = Rs 2,45,592/- Total - 2,45,592/-		
	Processing Fee	24,559.17 * 10 = Rs 2,45,592/-		
	Late Fee	N/A		
	Total Fee	Rs 4,91,184/-		

24.	DD amount	Rs 2,45,600/- (Adjusted the registration fee as per order dated 28.04.2025 in Temp id RERA-GRG-1918-2025) Rs 2,45,600/-
	DD no. and date	SCBLR12025040200805896 dated 02.04.2025 PIGIN03202A03858 dated 07.05.2025
	Name of the bank issuing	
	Total fee paid	Rs 4,91,200/-
	Deficient amount	NIL
25.	File Status	Date
	File received on	07.05.2025
	First notice Sent on	28.05.2025
	First hearing on	02.06.2025
	Second hearing on	09.06.2025
	Third hearing on	16.06.2025
	Fourth hearing on	23.06.2025
26.	<p>Case History: The Promoter M/s Signatureglobal (India) Ltd. who is a Collaborator applied for the registration of real estate project namely “City of Colours NH-8 Extn 1” located at Village Sidhrawali, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91074 dated 07.05.2025 and RPIN- 908. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1942-2025. The project area for registration is 6.0687 acres falling in additional license no. 38 of 2025 dated 25.03.2025.</p> <p>The earlier license no. 104 of 2024 dated 01.08.2024 having an area admeasuring 129.65625 acres is registered with the Authority vide registration no. 101 of 2024 dated 07.10.2024 which was valid upto 31.12.2028.</p> <p>After that promoter obtained the additional license no. 38 of 2025 dated 25.03.2025 valid upto 24.03.2030 for area admeasuring 6.0687 acres and obtained the revised layout plan approval from DTCP, Haryana for total area of the colony admeasuring 135.725 acres.</p> <p>Further, the promoter had applied for the registration of additional licensed area admeasuring 6.0687 acres on 02.04.2025 which was returned on 28.04.2025 with the directions to apply afresh after obtaining the requisite approvals/documents from the concerned authority. The processing fee paid i.e., Rs 2,45,593/- is forfeited and registration fee be adjusted in the new application as and when applied.</p> <p>As per the order dated 28.04.2025, the fee of Rs 2,45,600/- has been adjusted in this application after the forfeiture of processing fee of Rs 2,45,593/-.</p> <p>Now, the promoter had applied for registration of additional area of additional licensed area admeasuring 6.0687 acres.</p> <p>It is noticed that the plots situated in pocket- 1 having an area measuring 11.56875 acres, which derives approach from land acquired for RRTS, shall be kept freezed and no third party rights shall be created on the same till submission of the NOC / access permission from competent authority.</p> <p>The license is being granted subject to final outcome of the SLP (C) No. 15439 of 2022 of Hon’ble Supreme Court of India.</p>	

The license no. 38 of 2025 has been issued in addition to license no. 104 of 2024 dated 01.08.2024 (having an area admeasuring 129.65625 acres) thereby making total area as 135.725 acres.

The application for registration of industrial plotted colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/908 dated 28.05.2025 was issued to the promoter with an opportunity of being heard on 02.06.2025.

On 02.06.2025, the matter is adjourned and fixed for 09.06.2025.

It is noticed that the present application is an extension of already registered project namely "City of Colours" wherein a dispute regarding land ownership is pending in the civil court and matter regarding the same is pending before the Authority for orders on 16.06.2025.

The compliant complaint dated 30.01.2025 made by Sh. Kewal Singh and others and the complaint dated 04.03.2025 made by Ms. Anjali Bhardwaj regarding the project "CITY OF COLOURS NH-8" which has been granted the registration no. 101 of 2024 dated 07.10.2024 have been disposed of by the Authority vide order dated 06.06.2025 with the following directions:

- (i) Since the matter relating to the land disputes are already pending before Civil court, the promoter is directed to disclose the ongoing litigation/ dispute in the brochure and advertisement/ marketing material as well as the agreement to sell in the interest of the allottees for the project registered vide registration certificate no. 101 of 2024 and any other registration certificate with respect to the suit land as and when obtained.
- (ii) The promoter is further directed to disclose the final outcome of the pending litigation to the Authority within 15 days of the decision.

The promoter has submitted the reply on 23.05.2025 and 30.05.2025 wherein the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 23.05.2025 for objection till 05.06.2025 has been submitted alongwith the reply to deficiencies which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 09.06.2025, the matter is adjourned and fixed for 16.06.2025.

On 16.06.2025, the matter is adjourned and fixed for 23.06.2025.

The promoter has submitted a reply on 10.06.2025 has been submitted which was scrutinized and the status of documents is mentioned below.

27. Present compliance status as on 09.06.2025 of deficient documents conveyed through notice dated 28.05.2025.	<ol style="list-style-type: none"> 1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Affidavit/ NOC for Powerline shifting needs to be submitted. Status: The promoter has submitted the affidavit for non-applicability of NOC for Powerline shifting. 4. Approved Service plan and estimates needs to be submitted. Status: Applied. The promoter has submitted the BG amounting to Rs 34,10,000/- vide BG no. OGT0005250004030 dated 11.04.2025 in DTCP.
--	--



		<p>5. Electrical load availability needs to be submitted. Status: Submitted. Approved via no. Ch-61/OLNC-HT/GGN-VEP-427 dated 16.05.2025.</p> <p>6. Draft Brochure needs to be submitted. Status: Submitted.</p> <p>7. Cost of the land i.e. Rs 7836.21 lakhs needs to be clarified according to the area applied for the registration is 6.0687 acres. Additionally, an affidavit outlining the revenue-sharing model along with compliance of Sec 4(2)(I)(D) with the landowners needs to be submitted. Status: Submitted.</p> <p>8. Original non encumbrance certificate dated 01.04.2025 needs to be submitted. Promoter affidavit for no loan on the project needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status: Submitted.</p> <p>9. As per License No. 38 of 2025, Plots situated in pocket-1 is freezed and license is granted subject to final outcome of SLP(C) No. 15439 of 2022 of Hon'ble Supreme Court. Details needs to be submitted. Status: Submitted.</p> <p>10. Original CA Certificate of non-default dated 03.09.2024 and CA Certificate of net worth dated 19.03.2025 needs to be submitted. Status: Submitted.</p> <p>11. Schedule of EDC for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>12. Clarification needs to be submitted as IDC, taxes and cess not mentioned in DPI. Details of any other cost and financial resources from equity mentioned in DPI amounts to Rs 199.27 lakhs needs to be submitted. Status: Submitted.</p>
28.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be revised. Status: Submitted but needs to be revised.</p> <p>3. Approved Service plan and estimates needs to be submitted. Status: Applied. The promoter has submitted the BG amounting to Rs 34,10,000/- vide BG no. OGT0005250004030 dated 11.04.2025 in DTCP.</p>

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI and Approved service plan and estimates.

No objection has been received in the Authority from any allottee in respect of public notice dated 23.05.2025.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
23/06/25

Ashish Dubey
Chartered Accountant

Ashish Kush
23/6/25

Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 23.06.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.06.2025

Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari, Sh. Siddhartha Kapoor, Sh. Vedant Kapoor and Sh. Ravinder Kumar are present on behalf of the promoter.

Meanwhile, the project site was visited by the concerned PE and it is observed that the site has approach from service road of NH-8.

The present application is for the additional license admeasuring 6.0687 acres of the already registered licensed project namely "The City Of Colors NH 8".

The Authority had received the complaint dated 30.01.2025 made by Sh. Kewal Singh and others and the complaint dated 04.03.2025 made by Ms. Anjali Bhardwaj regarding the project "CITY OF COLOURS NH-8" which has been disposed of by the Authority vide order dated 06.06.2025.

Keeping in view the above, the registration of the project is approved as proposed. The promoter is directed to disclose the ongoing litigation/ dispute in the brochure and advertisement/ marketing material as well as the agreement to sell in the interest of the allottees for the project. The promoter is further directed to disclose the final outcome of the pending litigation to the Authority within 15 days of the decision in compliance of the order dated 06.06.2025.

The promoter shall submit the approved Service Plans and Estimates within a period of four months from the date of grant of registration certificate.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI.

(Ashok Sangwan)
Member, HARERA

v.l
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA