



Hearing brief for project registration u/s 4x

S.No	Particulars	Details
1.	Name of the project	Signatureglobal Cloverdale SPR
2.	Name of the promoter	M/s Signatureglobal (India) Ltd. (As per DTCP, Haryana order dated 29.04.2024 regarding TOL & COD)
3.	Nature of the project	Group Housing Colony
4.	Location of the project	Sector- 71, Gurugram
5.	Legal capacity to act as a promoter	License Holder
6.	Name of license holder	M/s Signatureglobal (India) Ltd.
7.	Status of project	New
8.	Whether registration applied for whole/phase	Phases {3 Phases (as per approved phasing) Phase 1: 13.756 acres Phase 2: 7.617 acres Phase 3: 0.500 acres EWS: No phase: 0.626 acres}
9.	Phase applied for registration	2 & 3 phase
10.	Completion date as mentioned in REP-II	OC: 28.02.2031 CC: 31.05.2031
11.	Online application ID	RERA-GRG-PROJ-1961-2025
12.	License no.	9 of 2010 dated 23.01.2010
13.	Total licensed area	22.50 acres
		Area to be registered
		8.12 acres
14.	QPR Compliances	Not applicable
15.	4(2)(I)(D) Compliances	Not applicable
16.	4(2)(I)(C) Compliances	Not applicable
17.	Status of change of bank account (if applicable)	Not applicable
18.	Details of proceedings pending against the project	Not applicable
19.	RC Conditions Compliances	Not applicable
20.	Number of Towers	6 Residential Towers + 1 Commercial
21.	Number of units	770 Residential units + 1 Commercial
22.	Total Project cost	Rs 2228.13 Cr
23.	Project expenditure so far	Rs 73.07 Cr
24.	Estimated expenditure for completion so far	Rs 2155.06 Cr
25.	Statutory approvals either applied for or obtained prior to registration	



HARERA
GURUGRAM

Signatureglobal Cloverdale SPR
RERA-GRG-PROJ-1961-2025

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	9 of 2010 dated 23.01.2010	valid upto 22.01.2030
ii)	Revised demarcation cum Zoning plan approval	Memo no. ZP-598-II/PA(DK)/2025/18995 & Drg. No. DTCP 11118 dated 21.05.2025	
iii)	Approval of building plans of phase-2, 3 & revised building plans of EWS Block	Memo no. ZP-598-II/PA(DK)/2025/19018 dated 21.05.2025	20.05.2030
iv)	Environmental Clearance	EC24B3813HR5968495N dated 03.01.2025	02.01.2035
v)	Fire scheme approval	Not submitted (Applied on 21.05.2025)	
vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/187 /694-97 dated 19.03.2024	17.03.2032
vii)	Service plan and estimate approval	Not submitted (Applied on 26.05.2025)	
viii)	Electrical load availability connection	Memo no. Ch-29/DGR-26B dated 23.05.2024	
26.	Fee details		
	Registration fee	Residential: $1,27,951.742 \times 3.15 \times 10 = \text{Rs } 40,30,480/-$ Commercial: $326.756 \times 1.90 \times 20 = \text{Rs } 12,417/-$ Total = Rs 40,42,897/-	
	Processing fee	$1,28,278.498 \times 10 = \text{Rs } 12,82,785/-$	
	Late fee	$40,42,897 \times 7 = \text{Rs } 2,83,00,279/-$	
	Total	Rs 3,36,25,961/-	
27.	RTGS/ DD amount	Rs 12,82,785/- Rs 12,86,362/- Rs 40,49,263/-	
	RTGS/ DD no. and date	Ref No. INDBR32025052000000221 dated 20.05.2025 Ref No. INDBR32025040400828157 dated 04.04.2025 Ref No. INDBR32025040400828152 dated 04.04.2025	
	Total fee paid	Rs 66,18,410/-	
	Registration fee already paid which is to be adjusted and consider now.	Rs 40,42,897/-	
	Processing fee already paid which is not considered now as the earlier application filled by the promoter was	Rs 12,82,785/-	

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 (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	returned due to absence of building plans.	
	Amount paid to be considered	Rs 66,18,410/- - Rs 12,82,785/- = Rs 53,35,625/-
	Deficit fee paid by the promoter	Rs 3,36,25,961/- - Rs 53,35,625/- = Rs 2,82,90,336/-
28.	File Status	Date
	File received on	21.05.2025
	First notice Sent on	28.05.2025
	1st hearing on	09.06.2025
23.	<p>Case History: -</p> <p>The Promoter M/s Signatureglobal (India) Ltd. who is a license holder (As per DTCP, Haryana order dated 29.04.2024 regarding TOL & COD) applied for the registration of real estate commercial project namely "Signatureglobal Cloverdale SPR" located at Sector-71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 91908 dated 21.05.2025 and RPIN-916. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-1961-2025. The project area for registration is 8.12 acres out of total licensed land i.e. 22.5 acres vide License no -9 of 2010 dated 23.01.2010 valid upto 22.01.2030.</p> <p>The DTCP has granted license no. 9 of 2010 dated 23.01.2010 valid up to 22.01.2014 (renewed upto 22.01.2030) for the development of Group Housing Colony over an area admeasuring 22.50 acres in Sector 71, Gurugram in favor of M/s Indica Estate Pvt. Ltd. (formerly known as M/s Vipul SEZ Developers Ltd.) and M/s PKBK Buildwell Pvt. Ltd. in collaboration with M/s Vipul Limited.</p> <p>Now, the DTCP vide order memo no. LC-1100/Asstt (RK)/2024/13096-113 dated 29.04.2024 has granted the permission for Transfer of license and Change of Developer in favor of M/s Signatureglobal (India) Ltd.</p> <p>Further, DTCP has approved the phasing plan in which 3 phases are demarcated 1, 2 and 3. In which phase 1 is already registered with the authority vide registration no. 58 of 2024 dated 03.06.2024 for an area admeasuring 14.3800 acres.</p> <p>Now, the promoter has applied for the registration of phase 2 and phase 3 having an area admeasuring 7.617 acres and 0.500 acres as per approved phasing plan. Whereas, promoter is applying for an area admeasuring 8.12 acres after the approval of building plans of phase-2, 3 & revised building plans of EWS Block.</p> <p>In the project as per approved building plan the promoter is developing 6 Residential towers and 1 community building and Convenient shopping.</p> <p>Further, the promoter has submitted an affidavit stating that the promoter has not advertised, marketed booked, or sold any unit falling under the project.</p> <p>The application for registration of commercial project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/916 dated 21.05.2025 was issued to the promoter with an opportunity of being heard on 24.03.2025.</p>	



The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 24.05.2025 namely Dainik Bhaskar, The Tribune and Hindustan Times. Whereas, no objection has been received till 06.06.2025.

As per the directions of the authority, the PE and CA conducted a site visit on 04.06.2025. The site is well connected via a 24-meter-wide road. Currently, the site consists of barren land with wild grass. Furthermore, essential services such as water supply, sewerage, stormwater drainage, and electricity have already been assured by the concerned departments.

It is also noted that, as per BR-III bearing Memo No. ZP-598-II/PA(DK)/2025/19018 dated 21.05.2025, there is a revision in the building plans for the EWS block within the Group Housing Colony, covering an area of 22.50 acres. Since this is a case of phased development, which has also been approved by DTCP, the number of EWS units increases proportionately in each phase, in accordance with the approved building plans of the Group Housing Colony.

However, it has been observed that the EWS block and seven towers have already been registered with the authority vide RC No. GGM/831/563/2024/58 dated 03.06.2024, in the name of 'Signatureglobal Titanium SPR', for an area measuring 14.3800 acres in Sector-71, Gurugram.

The status of the documents is mentioned below:

<p>24. Present compliance status as on 09.06.2025 of deficient documents conveyed vide deficiency notice dated 28.05.2025</p>	<p>1. Deficit fee of Rs 2,82,90,336/- needs to be submitted. Status: It is submitted by the promoter that the late fee is not applicable in the present case, as the project cannot be categorized as "ongoing." Merely possessing a license to develop a group housing colony does not permit commencement of development without approved building plans. In a similar case (The Sixty-Three), the Authority, based on a legal opinion from the AG, Haryana (dated 03.01.2023), held that late fees are not leviable where, as on 01.05.2017, only a license existed and no development could legally begin due to lack of approved plans and other statutory permissions. In the present case, the land proposed for Phase 2 and 3 (8.12 acres) forms part of a larger colony (License No. 09 of 2010), but no approvals or development activities were undertaken on this portion until the building plans were sanctioned on 21.05.2025. Hence, the project does not fall within the ambit of an "ongoing project," and the levy of late fee is not justified. This position is further supported by the Hon'ble Haryana Real Estate Appellate Tribunal's decision in Elan Avenue Ltd. vs. HRERA, Gurugram (Appeal No. 03/MT/2024), which set aside a similar late fee imposition. As no development occurred and no third-</p>
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	<p>party rights were created on the 8.12 acres parcel, the imposition of a late fee is untenable.</p> <p>2. In BR-III it is written that the building plans of phase 3 are also approved by the DTCP, Haryana. Whereas, in the approved plans it is shown as future expansion. Further, the same needs to be clarified.</p> <p>Status: As per BR III bearing Memo No. ZP-598-II/PA(DK)/2025/19018 dated 21.05.2025, Phases 2 and 3 have been approved. It is submitted that Phase 3 comprises only a primary school on 0.5 acres, as shown in the site plan. However, it is mandatory to demarcate the primary school land/site as part of the group housing in the site plan, as per the applicable norms.</p> <p>It is further submitted that only the location of the primary school site has been earmarked and finalized in the group housing site plan. No building plans for the primary school have been approved yet, as these will be approved at a later stage, as and when required. The promoter is required to provide community facilities, including the primary school, in accordance with the approvals granted. The term 'future expansion' mentioned in the approved site plan refers to the future construction of the primary school building. However, at present, we are registering the primary school site falling under Phase 3 along with Phase 2.</p> <p>3. It is noted that in the phasing plan approval the area for the phase 2 is 7.617 acres, whereas, the promoter is applying for 8.12 acres, which needs to be clarified.</p> <p>Status: Submitted a reply stating that the company has applied for registration of both phases i.e. phase 2 & 3. Accordingly, the promoter needs to correct the online DPI and all the other documents.</p> <p>4. 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>Status: Submitted, but needs to be revised.</p> <p>5. Online DPI needs to be corrected.</p> <p>Status: Submitted, but needs to be revised.</p> <p>6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p> <p>Status: Applied on 21.05.2025.</p>
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	<p>7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Applied on 26.05.2025.</p> <p>8. Approval NOC from agency for connecting external service like road needs to be submitted. Status: Affidavit submitted stating that the connectivity of road to the project land is not required from the competent authority as the project is already well connected to the road. Also, after site inspection it is noted that the site is well connected with 24m wide road.</p> <p>9. PERT chart specifying the completion date of the project needs to be submitted. Status: Submitted</p> <p>10. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted</p> <p>11. Allottee related documents like Draft Application form, BBA, Allotment letter & conveyance deed needs to be revised. Status: Submitted</p> <p>12. Brochure and Advertisement along with the project needs to be submitted. Status: Corrected copy of brochure submitted.</p> <p>13. Details of Construction cost and IDW as per quarter needs to be submitted. Status: Submitted</p> <p>14. loan sanction disbursement and repayment schedule needs to be submitted. Status: Submitted</p> <p>15. Copy of paid challan of license fee, conversion charge and IDC needs to be provided. Status: Submitted</p>
Remarks	<p>1. Deficit fee of Rs 2,82,90,336/- needs to be submitted. Status: It is submitted by the promoter that the late fee is not applicable in the present case, as the project cannot be categorized as "ongoing." Merely possessing a license to develop a group housing colony does not permit commencement of development without approved building plans. In a similar case (The Sixty-Three), the Authority, based on a legal opinion from the AG, Haryana (dated 03.01.2023), held that late fees are not leviable where, as on 01.05.2017, only a license existed and no development could legally begin due to lack of approved plans and other statutory permissions. In the present case,</p>



<p><i>(Signature)</i> (Deputy) Planning Executive</p> <p><i>(Signature)</i> W. S. (Vijay Kumar Goyal) Member, HARERA</p>	<p>the land proposed for Phase 2 and 3 (8.12 acres) forms part of a larger colony (License No. 09 of 2010), but no approvals or development activities were undertaken on this portion until the building plans were sanctioned on 21.05.2025. Hence, the project does not fall within the ambit of an "ongoing project," and the levy of late fee is not justified. This position is further supported by the Hon'ble Haryana Real Estate Appellate Tribunal's decision in Elan Avenue Ltd. vs. HRERA, Gurugram (Appeal No. 03/MT/2024), which set aside a similar late fee imposition. As no development occurred and no third-party rights were created on the 8.12 acres parcel, the imposition of a late fee is untenable.</p> <p>2. In BR-III it is written that the building plans of phase 3 are also approved by the DTCP, Haryana. Whereas, in the approved plans it is shown as future expansion. Further, the same needs to be clarified. Status: As per BR-III bearing Memo No. ZP-598-II/PA(DK)/2025/19018 dated 21/05/2025, Phases 2 and 3 have been approved. It is submitted by the promoter that Phase 3 comprises only a primary school on 0.5 acres, as indicated in the approved site plan. The promoter further clarifies that the provision of community facilities, including a primary school, is a requirement under the approved plans. The term "future expansion" mentioned in the site plan refers to the future construction of the primary school building; however, at present, the promoter is registering the primary school site falling under Phase 3 along with Phase 2.</p> <p>3. It is noted that in the phasing plan approval the area for the phase 2 is 7.617 acres, whereas, the promoter is applying for 8.12 acres, which needs to be clarified. Status: Submitted a reply stating that the promoter has applied for registration of both phases i.e. phase 2 & 3. Accordingly, the promoter needs to correct the online DPI and all the relevant documents.</p> <p>4. 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>5. Online DPI needs to be corrected.</p> <p>6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p>
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7. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.

Recommendation: All the required documents for registration under section 4 of the Act, 2016 have been submitted except deficit fee, fire scheme approval, approved service plans and estimates and corrections in form A-H and DPI. The Authority may consider for grant of registration upon submission of deficit fee of Rs 2,82,90,336/-, DD's/BG's of Rs 25 lakhs for the submission of fire scheme approval within four months along with approved service plans and estimates within 2 months of the issuance of registration certificate.


(Asha)

Chartered Accountant


(Deepika)

Planning Executive

Day and Date of hearing

Monday and 09.06.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09.06.2025

Ms. Deepika, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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

Meanwhile, the project site was visited on 04.06.2025 by the concerned Planning Executive (PE), and it was observed that the proposed Group Housing Colony is well connected with a 24-meter-wide road.

Approved as proposed subject to submission of deficit late fees which otherwise is leviable from the erstwhile licensee i.e. M/s Vipul Ltd, for the license granted by the DTCP in the year 2010. A confirmation from DTCP shall be obtained if any building plan prior to above transfer of license in favor of applicant promoter has been sanctioned or not and thereafter the matter shall be examined in terms of the advice of AG and HREAT orders. Other deficiencies shall also be rectified and DD/BG of Rs. 25 lakhs shall be submitted for submission of fire NOC within four months. The approved SPE shall be submitted within two months as BG of Rs 5,75,00,000/- has already been submitted to DTCP for release of approved SPE which otherwise has been technically approved by CE, HSVP.


On leave

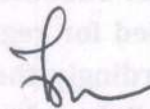
(Ashok Sangwan)

Member, HARERA


V.I

(Vijay Kumar Goyal)

Member, HARERA



(Arun Kumar)

Chairman, HARERA