



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 गृहए सिविल लाईंसए गुरुग्रामए 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)	For RC no. 101 of 2024: Submitted		
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. 50.43 crores		
21.	Project Expenditure So far	Rs. 2.57 crores		
22.	Estimates expenditure for completion so far	Rs. 47.86 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 (विनियमन और विकास) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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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
	2.	Layout plan approval	DTCP 10879(i) dated 20.02.2025	
	3.	Standard design approval	ZP-2030/SD(PK)/2025/6674 dated 21.02.2025	
	4.	Zoning Plan Approval	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 st reply submitted on	13.03.2025		



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	1 st hearing on	17.03.2025
	2 nd hearing on	07.04.2025
	3 rd hearing on	28.04.2025
	4 th hearing on	19.05.2025
	5 th hearing on	09.06.2025
	6 th hearing on	23.06.2025
19.	Case History: - <ol style="list-style-type: none"> 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. 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 received an application dated 30.01.2025 submitted in the Authority on 31.01.2025 by Sh. Kewal Singh and others 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 the license holders. 5. Further, another compliant dated 04.03.2025 was filed by Ms. Anjali Bharadwaj with respect to of the project "City of Colours" (RERA no. 101 of 2024) 6. 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. 7. <u>Proceeding dated 24.03.2025:</u> 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. 	



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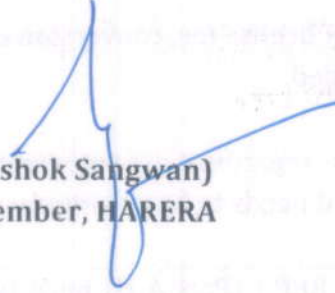

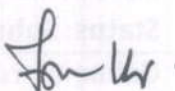
	<p>8. The public notice dated 23.05.2025 with respect to the application for registration of the project submitted by the promoter was issued in The Hindustan Times (English), The Tribune (English) and Dainik Bhaskar (Hindi).</p> <p>9. On 07.04.2025, the matter was adjourned to 28.04.2025. On 28.04.2025, the matter was adjourned to 19.05.2025 and further to 09.06.2025. On 09.06.2025, the matter was again adjourned to 16.06.2025.</p> <p>10. 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:</p> <p>(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.</p> <p>(ii) The promoter is further directed to disclose the final outcome of the pending litigation to the Authority within 15 days of the decision.</p> <p>11. Further, the site of the project was visited to verify the status of connectivity and it is noted that the site is accessed through service road of NH8.</p>
<p>20. Present compliance status as on 23.06.2025 of deficient documents as observed on 09.06.2025</p>	<ol style="list-style-type: none"> 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. Status: Corrected copy needs to be submitted Corrections in online DPI need to be done. Status: Corrected copy needs to be submitted Deficit fee of Rs. 9/- needs to be paid. Status: Paid vide UPI ref no. 507286824232 dated 13.03.2025 Project report needs to be submitted. Status: Submitted Copy of mutations certified by a revenue officer not more than 6 months prior to the date of application needs to be submitted. Status: Submitted Affidavit w.r.t non- applicability of natural conservation zone, tree cutting permission and power line shifting needs to be submitted in original. Status: Submitted



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

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	<p>Status: Corrected copy needs to be submitted</p> <p>2. Corrections in online DPI need to be done.</p> <p>Status: Corrected copy needs to be submitted</p>
22.	<p>Recommendation: the application for registration of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the corrected copies of form REP-I and DPI.</p> <p>It is recommended that the Authority may consider for grant of registration subject to the submission of corrected copies of form REP-I and DPI and compliance of the order dated 06.06.2025.</p>
<p> (Asha) Chartered Accountant</p>	<p> (Neeraj Gautam) Associate Architectural Executive</p>
<p>Day and Date of hearing</p>	<p>Monday and 23.06.2025</p>
<p>Proceeding recorded by</p>	<p>Ram Niwas</p>
<p align="center">PROCEEDINGS OF THE DAY</p>	
<p>Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.</p> <p>Sh. Vineet Maheshwari (Legal Head), Sh. Siddhartha Kapoor (AR), Sh. Vedant Batra (AR) and Sh. Ravinder Kumar (AR) are present on behalf of the promoter.</p> <p>The site of the project was visited and the connectivity of the project site with service road of NH-8 is confirmed by the concerned executive.</p> <p>The present application is the distinct commercial component of the already registered licensed project namely "The City Of Colors NH 8".</p> <p>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.</p> <p>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.</p> <p>The registration certificate shall be issued after the submission of corrected copies of form REP-I and DPI.</p>	
<p> (Ashok Sangwan) Member, HARERA</p>	<p> (Vijay Kumar Goyal) Member, HARERA</p> <p align="center"> (Arun Kumar) Chairman, HARERA</p>