



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project "Signature Global City- II" an affordable Residential plotted colony under DDJAY on land measuring 15 acres in Village Kailash, Sector- 28A, Karnal, vide

Registration No. : HRERA-PKL-KNL-26-2018 Dated: 20.7.2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The joint promoters of the project are MAA Vaishno Net- Tech Pvt Ltd., 1304, 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001 and Fantabulous Town Developers Pvt Ltd., unit no. 201A, 2nd Floor, Tower A, Signature Tower, South City, Gurugram. The promoters are Private limited companies registered with Registrar of companies National Capital Territory of Delhi and Haryana vide Corporate Identity Number- U74899DL2005PTC142738 and U70101HR2011PTC043211 having PAN No. AAECM4668H and AABCF7753R.

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2. The Directors of the company are:

a) Devender Aggarwal

34, Road No. 61, West Punjabi Bagh Delhi 110026.

Phone No. : 9810899381 .

b) Lalit Kumar Aggarwal

34, Road No. 61, West Punjabi Bagh Delhi 110026.

Phone No. : 9810899381.

3. The contact details of the promoter are:

Phone No. 9810899381

Email compliance@signatureglobal.in

4. The promoter has not launched any project during the last five years.

5. Particulars of the project:

The project will be set up on 15 acre land. The land is owned by Fantabulous Town Planners Pvt Ltd. and Maa Vaishno Net-Tech Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 21 of 2018 dated 20-3-2018 in favour of Fantabulous Town Planners Pvt Ltd. and Maa Vaishno Net-Tech Pvt. Ltd. who have entered into a collaboration agreement with the promoter Fantabulous Town Planners Pvt Ltd. The said licence is valid till 19-3-23.

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DTCP-6330 dated 22-2-18. The layout plan shall be displayed by the promoter at the site and at its office all the time.

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8. Detail of the plots in the project are as under:

Sr.No.	Area of the Plot (in sq mts)	Number of plots
A	113.76	111
B	109.80	24
C	130.75	20
D	97.50	102
Miscellaneous	Varying Size	15
Total		272

50.09% residential plots have been frozen in the layout Plan.

*No Plots have been sold as on date.

9. All the plots will have three Apartments the details of which are as under:

Type	Carpet area (in m2)	No. of Apartments/villas
i	60	771
ii	55	45

10. Details of services and facilities which will be provided inside the project area:

Sr. No.	Name of the facility	Estimated cost (in lacs) within the Project area only	Remarks Yet to be prepared /Submitted to HUDA, Town & Country Planning Department/ as per project report etc.(Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and pavements	294.69	As Per Service Plan Estimates approved by C.E Huda.
2	Water supply system	195.71	
3	Storm water drainage	111.27	
4	Sewage treatment & Garbage disposal	144.26	
5	Electricity supply system/street Lighting	57.50	
6	Play grounds and Parks/Horticulture	9	
7	Shopping Area/ Boundary wall, gates, landscape and children parks	267.5	

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11. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/connecting service to be provided by	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	HUDA	EDC Paid and works to be carried out by HUDA.
Water supply	HUDA	EDC Paid and works to be carried out by HUDA
Sewage disposal	HUDA	EDC Paid and works to be carried out by HUDA
Electricity	UHBVN	Expenditure after approval of estimate by UHBVN
Storm water drainage	HUDA	EDC Paid and works to be carried out by HUDA

12. The total land of the project measuring 15 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Construction of apartments on Plots	7.18
2	Roads	4.50
2	Commercial Area	0.29
3	Green belts	1.53
4	Area under Community Facility	1.50

13. Estimated cost of the project is Rs 119.28 cr (including land cost)

i	Cost of land	11.98 Cr.
ii	Cost of Infrastructure and other structures	10.80 Cr.
iii	Estimated cost of Construction of apartments/ Villas.	95 Cr.
iv	Others Costs including EDC, Taxes and levies	1.50 Cr.

14. Status of colony

It is a new Project. Its development will start in August 2018 and the Projected date of completion is 30.6.2022.





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15. Quarterly schedule of the development of the project:

(a) Apartments:

Particulars	Expenditure incurred till the date of application	Expenditure to be made in each quarter (IN Lacs)							
		Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	July-Sept. 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-June 2020	July-Sep 2020
Apartments/Villas	Nil	84	250	410	557	690	801	890	947

Expenditure to be made in each quarter (IN Lacs)

Oct-Dec 2020	Jan-Mar 2021	Apr-June 2021	July-Sep 2021	Oct-Dec 2021	Jan-Mar 2022	Apr-June 2022	Grand Total
948	959	902	797	641	431	193	9500

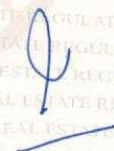
(b) Infrastructure

Particulars	Expenditure to be made in each quarter (in lacs)			
	Aug-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Total
Roads & Pavements	102	102	90.69	294.69
Water supply system	100	50	45.71	195.71
Sewerage treatment & garbage Disposal	70	50	24.26	144.26
Electricity supply system/street lights	25	25	7.50	57.50
Storm Water drainage	50	40	21.27	111.27
Parks and play Ground and Beautification, Gates etc	3	3	3	9
Shopping area/ Boundary Wall	100	100	67.50	267.50

16. The following statutory approvals have already been obtained.

- (i) License
- (ii) Layout plan
- (iii) Demarcation





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17. The following statutory approvals have been applied for but yet to be received:

- (i) Environment Clearance
- (ii) Service Estimates

18. Application for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- (i) Nil

19. Contact person at the site office:

Name : A.K. Singh



Phone No. : 9810145087

Email Id : AK.singh@signatureglobal.in

20. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the Yes Bank Limited, New Delhi account number 013666200000569; IFSC Code YESB0000136; MICR code 110532031 and branch code 0136. The money from the aforesaid account shall be drawn only towards meeting the cost of construction. A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

21. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- i) Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory

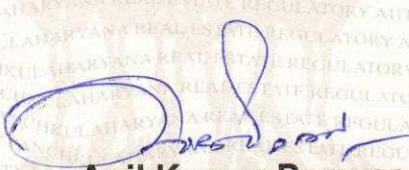
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Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

- ii) Strictly abide by the declaration made in form REP-II
- iii) Apart from the price of the plot/apartment, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) The Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots/apartments sold/booked and expenditure made in the project.
- v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman