



001

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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

Registration No. : HRERA-PKL-KNL-27-2018 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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

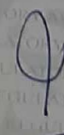
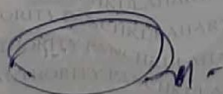
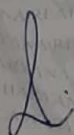
Email compliance@signatureglobal.in

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 Developers Pvt. Ltd. and Maa Vaishno Net-Tech Pvt. Ltd.

6. The Town & Country Planning Department, Government of Haryana has issued license No. 19 of 2018 dated 6-3-2018 in favour of Fantabulous Town Developers Pvt Ltd. and Maa Vaishno Net-Tech Pvt. Ltd. who have entered into a collaboration agreement with the promoter MAA Vaishno Net-Tech Pvt Ltd. The said licence is valid till 5-3-23.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana vide Drawing No.DTCP-6329 dated 22-2-18. The layout plan shall be displayed by the promoter at the site and at its office all the time.
8. Detail of the plots in the project are as under:

Sr.No.	Area of the Plot (in sq mts)	Number of plots	No. of Apartments
A	113.76	117	351
B	109.98	33	99
C	130.75	16	48
D	97.50	88	264
Miscellaneous	Varying Size	14	42
		Total	268
			804

50.07% residential plots have been frozen in the layout Plan.

*No Plots have been sold as on date.

9. 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	326.46	As Per Service Plan Estimates approved by C.E Huda.
2	Water supply system	201.14	
3	Storm water drainage	136.03	
4	Sewage treatment & Garbage disposal	148.87	
5	Electricity supply system/street Lighting	57.50	
6	Play grounds and Parks	320.25	

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

10. 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	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

11. The total land of the project measuring 11.475 acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Construction of apartments on Plots	7.13
2	Roads	4.87
2	Commercial Area	0.35
3	Green belts	1.14
4	Area under Community Facility	1.51

12. Estimated cost of the project is Rs 124.92 cr (including land cost)

i	Cost of land	16.42 Cr.
ii	Cost of Infrastructure and other structures	12 Cr.
iii	Estimated cost of Construction of apartments/ Villas.	95 Cr.
iv	Other Costs including EDC	1.50 Cr.

13. 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

14. Quarterly schedule of the development of the project:

(a) Apartments:

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
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	Apr-June 2019	Total
Roads & Pavements	95	88	73	70.46	326.46
Water supply system	65	60	54	22.14	201.14
Sewerage treatment & garbage Disposal	43	45	37	23.87	148.87
Electricity supply system/street lights	20	20	10	7.5	57.50
Storm Water drainage	30	40	35	31.03	136.03
Parks and play Ground and Beautification, Gates etc	85	95	130	10.25	320.25

15. The following statutory approvals have already been obtained.

- (i) License
- (ii) Layout plan
- (iii) Demarcation
- (iv) Zoning Plan

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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

- (i) Environment Clearance
- (ii) Service Estimates
- (iii) Building Plan

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

- (i) Nil

18. Contact person at the site office:

Name : A.K. Singh

Phone No. : 9810145087

Email Id : AK.singh@signatureglobal.in

19. 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 013666300000040; 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.

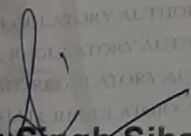
20. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

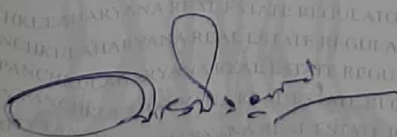
- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory

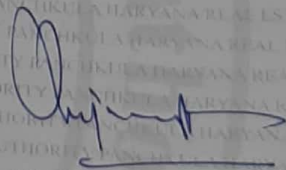
HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CORRIGENDUM

Registration Certificate No. HRERA-KNL -27-2018 dated 20.07.2018

Project: "Signature Global City-I" an Affordable Residential Plotted Colony under DDJAY on land measuring 15 acres in Village Kailash, Sector 28 A, Karnal.


Promoters:

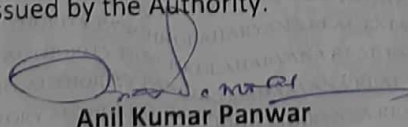
1. MAA Vaishno Net Tech Pvt Ltd. 1304, 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001 CIN No. U74899DL2005PTC142738.
2. Fantabulous Town Developers Pvt. Ltd. Unit No. 201A, 2nd Floor, Tower A, Signature Tower, South City, Gurugram CIN No. U70101HR2011PTC043211.

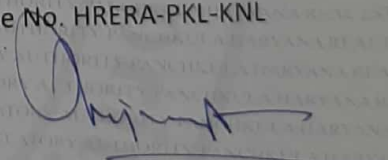
The Haryana Real Estate Regulatory Authority Panchkula (HRERA Panchkula) in its meeting held on 24.06.2019, vide Item No. 57.5 have resolved to issue corrigendum in respect of Registration Certificate No. HRERA-PKL-KNL-27-2018 dated 20.07.2018 issued by the Authority in respect of Affordable Residential Plotted Colony namely "Signature Global City-I" project on land measuring 15 Acres in Sector 28-A, Karnal being developed by M/s Maa Vaishno Net Tech Pvt Ltd & M/s Fantabulous Town Developers Pvt. Ltd to the effect that the number of plots in the said project shall be '270' instead of '268'.

Rest of the terms and conditions of the said certificate shall remain unchanged.

This Corrigendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-KNL 27-2018 dated 20.07.2018 issued by the Authority.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman