



Project - Signatureglobal Titanium SPR
RERA-GRG-1641-2024

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Signatureglobal Titanium SPR		
2.	Name of the promoter	M/s Signatureglobal (India) Ltd.		
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 the license holder	M/s Signatureglobal (India) Ltd.		
7.	Status of project	New		
8.	Whether registration applied for whole	Phase		
	Phase no.	1		
9.	Online application ID	RERA-GRG-PROJ-1641-2024		
10.	License no.	09 of 2010 dated 23.01.2010.	Valid up to 22.01.2025	
11.	Total licensed area	22.50 acres	Area to be registered	14.3800 acres
12.	Projected completion date	OC- 28.02.2031 CC- 31.05.2031		
13.	QPR Compliances (if applicable)	N/A		
14.	4(2)(I)(D) Compliances (if applicable)	N/A		
15.	4(2)(I)(C) Compliances (if applicable)	N/A		
16.	Status of change of bank account	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	RC Conditions Compliances (if applicable)	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	09 of 2010 dated 23.01.2010.	22.01.2025



	ii)	Zoning Approval Plan	DRG. NO. DG,TCP 10127 dated 13.03.2024	
	iii)	Building Approval plan	ZP-598/PA(DK)/2024/14925 dated 20.05.2024	19.05.2024
	iv)	Environmental Clearance	Applied on 08.04.2024	
	v)	Airport clearance height	PALMNORTH/B/022724/928326 dated 19.03.2024	17.03.2032
	vi)	Fire approval scheme	Applied on 23.05.2024	
	vii)	Service plan and estimate approval	Applied on 09.05.2024	
20.	Fee Details			
	Registration Fee		Resi- 1,62,466.66 * 1.87 * 10 = Rs 30,38,127/- Comm - 169.12 * 1.12 * 20 = Rs 3788/- Total - Rs 30,41,915/-	
	Processing Fee		1,62,635.78 * 10 = Rs 16,26,358/-	
	Late Fee		30,41,915 * 6 = Rs 1,82,51,490/-	
	Total Fee		Rs 2,29,19,763/-	
21.	DD amount		Rs 30,37,665/- Rs. 16,22,729/- Rs 1,82,59,369/-	
	DD no. and date		YESBR12024050600007615 dated 06.05.2024. YESBR12024050600007616 dated 06.05.2024. YESBR12024053000009970 dated 30.05.2024	
	Name of the bank issuing		YES Bank	
	Deficient amount		NIL	
22.	File Status		Date	
	File received on		06.05.2024	
	First notice Sent on		30.05.2024	
	First hearing on		03.06.2024	
23.	Case History:			
	<p>The Promoter M/s Signatureglobal (India) Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Signatureglobal Titanium SPR" located at Sector- 71, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 70973 dated 06.05.2024 and RPIN- 744. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1641-2024. The project area for registration is 14.3800 acres as the licensed area is 22.50 acres granted under License no - 09 of 2010 dated 23.01.2010 which is valid upto 22.01.2025.</p> <p>The DTCP has granted license no. 09 of 2010 dated 23.01.2010 for the development of Group Housing Colony over an area admeasuring 22.50 acres in Sector 71, Gurugram in favour 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 favour of M/s Signatureglobal (India) Ltd.</p> <p>The promoter has applied for the registration of area admeasuring 14.3800 acres stating as Phase 1.</p> <p>The promoter has submitted an affidavit stating that the promoter has not advertised, marketed booked, or sold any unit falling under the license no. 09 of 2010 dated 23.01.2010.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/744 dated 30.05.2024 was issued to the promoter with an opportunity of being heard on 03.06.2024.</p> <p>The promoter has submitted a reply on 31.05.2024 which was scrutinized and the status of the documents is mentioned below:</p>	
<p>24.</p>	<p>Present compliance status as on 03.06.2024 of deficiencies conveyed through notice dated 30.05.2024</p>	<ol style="list-style-type: none"> 1. Deficit Fee – Rs 1,82,59,369/-. Status: Submitted. Online ref no. YESBR12024053000009970 dated 30.05.2024 amounting to Rs 1,82,59,369/-. 2. 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 corrected. 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Environment Clearance needs to be submitted. Status: Applied on 08.04.2024, receipt attached. 5. Fire Scheme approval needs to be submitted. Status: Applied on 23.05.2024, receipt attached. 6. Approved Service plan and estimates needs to be submitted. Status: Applied on 09.05.2024, receipt attached. 7. Approval NOC's from various agencies for connecting external services like road, storm water needs to be submitted. Status: The promoter submitted an undertaking stating that the project is already connected with the road and installed the rain water harvesting kit in the project. So there is no requirement of above approval. 8. Draft Application form needs to be revised. Status: Submitted. 9. Draft Allotment letter as per prescribed format needs to be revised. Status: Submitted. 10. Draft BBA as per prescribed format needs to be revised. Status: Submitted. 11. Draft Conveyance deed needs to be revised. Status: Submitted. 12. Mining Permission needs to be submitted. Status: The promoter stated that they will apply for mining after obtaining Environment Clearance which is already applied on 08.04.2024.
<p>25.</p>	<p>Remarks</p>	<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. 2. Online DPI needs to be corrected. 3. Environment Clearance needs to be submitted. Status: Applied on 08.04.2024, receipt attached. 4. Fire Scheme approval needs to be submitted.



	<p>Status: Applied on 23.05.2024, receipt attached.</p> <p>5. Approved Service plan and estimates needs to be submitted. Status: Applied on 09.05.2024, receipt attached.</p> <p>6. Approval NOC's from various agencies for connecting external services like road, storm water needs to be submitted. Status: The promoter submitted an undertaking stating that the project is already connected with the road and installed the rain water harvesting kit in the project. So there is no requirement of above approval.</p> <p>7. Mining Permission needs to be submitted. Status: The promoter stated that they will apply for mining after obtaining Environment Clearance which is already applied on 08.04.2024.</p>
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Recommendation:

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 the corrections in online DPI, corrections in online (A-H) form, Environment Clearance, Fire Scheme Approval, Approved service plan & estimates and Mining Permission.

The promoter shall submit a BG/DD amounting to Rs 25 lakhs as a security amount to submit the Environment Clearance within four month from the date of issuance of registration certificate and Service plan and Estimates within three month from the date of issuance of registration certificate.

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

Suruchi Pandey

Chartered Accountant

Ashish Kush

Planning Executive

Day and Date of hearing	Monday and 03.06.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

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

Sh. Sanjay Kumar Varshney (ED), Sh. Vedant Batra (CS), Sh. Harshit Batra (Advocate) and Ms. Tanya (Advocate) are present on behalf of the promoter.

The AR of the promoter stated that the Approval of Fire scheme has been obtained and BG for approval of Service plan Estimates has been submitted to DTCP, Haryana and copies of same is being submitted today. Further, the promoter states that they will submit the approval of service plan and estimates within 3 months from the issuance of registration certificate.

Approved as proposed subject to submission of BG of Rs. 25 lakh for submission of environment clearance within four months and office to ensure necessary correction in form A to H and DPI.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA