

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा New PWD Rest House, Civil Lines, Gurugram, Haryana

## Project -Signature Global Park I Ext. RERA-GRG-1878-2025

	1		g brief for registration	of Project u/s 4	10 10 10 10 10 10 10 10 10 10 10 10 10 1		
S.No	Parti	culars	Details				
1.	Name	e of the project	Signature Global Park I Ext.				
2.		e of the promoter	M/s SignatureGlobal Homes Pvt. Ltd.				
3.	the state of the local division of the local	re of the project	Affordable Residential plotted colony under DDJAY				
4.		ion of the project	Sector- 36, Sohna, Gurugram				
5.		capacity to act as a	License Holder				
6.	Name	e of the license holder	M/s SignatureGloba	M/s SignatureGlobal Homes Pvt. Ltd.			
7.	Statu	s of project	New		and Spielon GG		
8.	Whet appli	her registration ed for whole	Whole				
	Phase no.		N/A				
9.	Onlin	e application ID	RERA-GRG-PROJ-18	378-2025	Intitudes theread in		
10.	Licen	se no.	154 of 2024 da	ted 17.11.2024	valid up to 16.11.2029		
11.	Total	licensed area	2.96875 acres	Area to be registered	2.96875 acres		
12.	Proje	cted completion date	CC - 31.03.2027				
13.	QPR appli	Compliances (if cable)	RC no. 61 of 2021 – RC not issued.				
14.		l)(D) Compliances (if cable)	RC no. 61 of 2021– RC not issued.				
15.	4(2)(	l)(C) Compliances (if cable)	RC not issued.				
16.		s of change of bank	N/A		95 CALLER F. TOWN		
17.	Details of proceedings pending against the project		N/A	n ka per meri	hinn to hendelogeb		
18.	RC Conditions Compliances (if applicable)		N/A				
19.	the second second second second	Project cost	Rs 26.44/- Crores				
20.	Proie	ct Expenditure So far	Rs 14.10/- Crores				
21.	Estimates expenditure for completion so far		Rs 12.34/- Crores				
22.	Statutory approvals either applied for or obtained prior to registration						
	S.No	Particulars	Date of a	pproval	Validity upto		
	i)	License Approval	154 of 2024 da	ted 17.11.2024	16.11.2029		
	ii) Zoning Plan Approval		10704 dated 17.12.2024		and with the parts		
	iii)	Building plan Approval	N	Ϋ́Α	N/A		
	iv)	Environmental Clearance	N,	'A	N/A		

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

Project – Signature Global Park I Ext. RERA-GRG-1878-2025

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			RERA-GRG-1878-2025			
	v)	Airport height clearance	N/A			
	vi)	Fire scheme approval	N/A			
	vii)	Service plan and estimate approval	Applied on 13.02.2025.			
23.	Fee Details					
	Registration Fee		12,014.11 * 10 = Rs 1,20,141/-			
	Processing Fee		12,014.11 * 10 = Rs 1,20,141/-			
	Late Fee		N/A			
	Total Fee		Rs 2,40,282/-			
24.	DD amount		Rs 1,20,138.84/- Rs 1,20,138.84/- Rs 5/-			
	DD no. and date		YESBN12025021505765894 dated 15.02.2025 YESBN12025021505765893 dated 15.02.2025 Ref no. 507070527497 dated 11.03.2025			
	Name of the bank issuing		YES Bank			
	Defic	ient amount	Nil			
25.	File S	status	Date			
	File r	eceived on	17.02.2025			
	First	notice Sent on	07.03.2025			
	First	hearing on	10.03.2025			
	Secon	nd hearing on	24.03.2025			
	receij PROJ-	ot no. 87140 dated 17.02. 1878-2025. The project	the Real Estate (Regulations and Development) Act, 2016 vide central 2025 and RPIN- 874. The Temp I.D. of REP – I (Part A-H) is RERA -GRG- area for registration is 2.96875 acres as that of licensed area.			
	devel	opment of affordable res	se no. 18 of 2021 dated 16.04.2021 valid upto 15.04.2026 for the idential plotted colony under DDJAY for an area admeasuring 5 acres.			
	The p	lotted colony is registere	vide registration number 2021/61 dated 11.10.2021.			
		the promoter has obtain ea admeasuring 2.96875	d an additional license vide no. 154 of 2024 dated 17.11.2024 having cres.			
	Total area of the colony admeasuring 7.96875 acres.					
	Now, the promoter has applied for the registration of additional area admeasuring 2.96875 acres having 47 plots.					
	defici	ency notice vide notice	n of affordable residential plotted under DDJAY was scrutinized and 1 <sup>st</sup> no. HARERA/GGM/RPIN/874 dated 17.03.2025 was issued to the of being heard on 10.03.2025.			
	On 10	0.03.2025, the matter is	adjourned and fixed for 24.03.2025.			
		promoter has submitted nents is mentioned below	l a reply on 12.03.2025 which was scrutinized and the status of v.			
27.	Present compliance status as on 24.03.2025 of deficient documents1.Deficit Fee - Rs 5/- needs to be submitted. Status: Submitted amount of Rs 5/- vide Ref no. Ref no. 507070527497 dated 11.03.2025.					

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convoyed through	notico	2	RERA-GRG-1878-202
conveyed through dated 07.03.2025.	notice	2.	The annexures in the online application are not uploaded as well
uateu 07.03.2025.	10,010,01		as correction needs to be done in the online (A-H) application. Status: Submitted but needs to be revised.
	- hard and a	3.	Online DPI needs to be corrected.
and and antertaking date		0.	Status: Submitted but needs to be revised.
ndig being and an and an h		1	Two third consent from the existing allottees regarding the
		4.	
in the proceeding taken with			revision of layout plan needs to be submitted.
adol and a Sectored Clobe			Status: The promoter stated that 2/3 <sup>rd</sup> consent from
stuff addit of the system of			existing allottees regarding revision in layout is not
dT a Badziger producerati			applicable as there is no change exceeding 5% and no
Resultation that any or		F	disturbance in the green area.
Carta production international		5.	Comparison sheet regarding the revision in the layout plan
diasan ante sentran hogi			needs to be submitted.
and an anning an an an an			Status: Submitted. It is noticed that 2 plots has been omitted
an and the set of the set		-	from earlier licensed area.
septements reprint an orally	an that	6.	Service plan and estimates needs to be submitted, if applied than
			copy of the same needs to be submitted.
			Status: Applied on 13.02.2025, receipt attached. BG amounting
person of the same must be			to Rs 47,10,0000/- has been submitted to DTCP, Haryana or
	212-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	노력이	27.02.2025.
		7.	Draft Application form needs to be submitted.
e david PP 11-202 % Laade i			Status: The promoter stated that the promoter is not selling
R. Arman, Solation, Age of the m			plots and affidavit for the same has been submitted.
a an istiller askal an a		8.	Draft Allotment letter needs to be submitted.
al an in Statement (California) (Statements)	in a fair and		Status: The promoter stated that the promoter is not selling
			plots and affidavit for the same has been submitted.
		9.	Draft Builder Buyer Agreement needs to be submitted.
Augure 1 P. A. State and M. and Spin	questions		Status: The promoter stated that the promoter is not selling
man of an in-the state of the	Call Ser		plots and affidavit for the same has been submitted.
	egne levre	10.	Draft Conveyance Deed needs to be submitted.
all see there a source which we the	a had in		Status: The promoter stated that the promoter is not selling
	at street		plots and affidavit for the same has been submitted.
north the sentence while and the	115.13	11.	Draft Brochure needs to be submitted.
trevision in lasteri (c. an	apiliars.		Status: The promoter stated that the promoter is not selling
a brindel Jakastra spata	B off		plots and affidavit for the same has been submitted.
		12.	Cost of land amounts to Rs 1285.17 lakhs needs to be clarified
and the letter is the initial section	in an sig		according to area i.e. 2.96875 acres applied for registration.
Series and Series and	de nel br		Status: Submitted.
interest of barbard and and	11000	13.	Clarification needs to be submitted as taxes, cess, administrative
in site wall 7070 or betriend			cost not mentioned. Details of any other cost needs to be
			submitted.
attimute of or an and service	Laken Kites		Status: Promoter states that taxes, cess and administrative
			cost is mentioned in other cost.
			CA Certificate for net worth on latest date needs to be submitted
s balk undertaking date			as previously dated was 31.03.2024.
align is not if shared it is the			Status: Not Submitted.
ALL LINE TO ALL AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL		15.	Project Report, Board resolution duly acknowledged for
adal) brielengië al. Acta d		10.	operation of bank account as per RERA Regulation 2016 needs
a end Signalure Cloba Paris-			to be submitted.
and a second second and a second second			Status: Submitted.
ne (or last solvinistication)		16	
inter project bit and pairing feld			REP-II, Affidavit of promoter regarding arrangement with the
	10000		bank of master account under section $4(2)(I)(D)$ needs to be
	and the second second		submitted. Undertaking regarding auto credit of 10% of receipts

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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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	Project – Signature Global Park I Ext.
105 (178 F. 201) - J. 1988	RERA-GRG-1878-2025
is water familie faile fan and in vielen af de ski	from separate RERA account maintained under section
	4(2)(l)(D) needs to be submitted. <b>Status: Submitted.</b>
	17. Bank Undertaking needs to be submitted.
en al anticipation de la service de la s	Status: Submitted but the bank undertaking dated
The asserts a billion regard the the	04.03.2025 needs to be revised, as the bank is not accepting
	any liability for it. Additionally, the promoter has used the
	same bank account for both projects: Signature Global
en la lateral de portes di presse en lateralisme in solitos de	Park-I Ext. for plot registration and Signature Global Park-I Ext. for residential independent floor registration. The
	promoter has submitted an affidavit clarifying that they are
and he related to the department of the	not selling the plots within the project but are instead
	selling the floors being developed on those plots. Hence, the
and the types has been added	same bank account is being used for both projects.
	18. Non-encumbrance certificate or Encumbrance certificate not
Postimic States and a state of the states of	below the rank of tehsildar certified on the latest date needs to be submitted.
ninelona al horse a press ?	Status: Not Submitted.
adas submittee for D CC D. Experies of	19. Challan and schedule of EDC, IDC License Fees and Conversion
	fees paid for the project needs to be submitted.
	Status: Submitted.
	20. As per Title Search Report dated 29.11.2024, land is encumbered to Yes Bank Ltd. Loan Sanction Agreement,
Contraction of the second s	repayment schedule and NOC from lender needs to be
stee and the promotovitane solung	submitted. Charge form uploaded on ROC (Form CHG) needs to
<ul> <li>bobistics upor endormalism</li> </ul>	be submitted.
Legeneration of a post search	Status: Submitted.
28. Remarks	1. The annexures in the online application are not uploaded as well
	<ul><li>as correction needs to be done in the online (A-H) application.</li><li>Online DPI needs to be corrected.</li></ul>
and the or premiser of and better	3. Two third consent from the existing allottees regarding the
<ol> <li>Bothinging good and make as</li> </ol>	revision of layout plan needs to be submitted.
	Status: The promoter stated that 2/3rd consent from
POHINE PARTY SOLUTION OF THE STATE	existing allottees regarding revision in layout is not
ia como has 3000 primetros de la como en 13 1725-17 biel presido he cheñer	applicable as there is no change exceeding 5% and no disturbance in the green area
SV and the providence of the second states of the s	<ul><li>4. Service plan and estimates needs to be submitted, if applied than</li></ul>
	copy of the same needs to be submitted.
with the definition of the second states of the second states of the second states of the second states of the	Status: Applied on 13.02.2025, receipt attached. BG amounting
a la significação de la seconda de la se	to Rs 47,10,0000/- has been submitted to DTCP, Haryana on
warma brindan brinda soo aani i baha	27.02.2025.
1203	5. CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024.
have been shown the back of the short	<ol> <li>Bank Undertaking needs to be submitted.</li> </ol>
이 집 전에서 동물이 다 물리가 하지?	Status: Submitted but the bank undertaking dated
	04.03.2025 needs to be revised, as the bank is not accepting
	any liability for it. Additionally, the promoter has used the
an ni arkaratan mutan tanya tanya sa	same bank account for both projects: Signature Global Park-I Ext for plot registration and Signature Clobal Park-I
	Park-I Ext. for plot registration and Signature Global Park-I Ext. for residential independent floor registration. The
nil dita tanàng anna sa taona amin	promoter has submitted an affidavit clarifying that they are
	not selling the plots within the project but are instead

	Pro	ject – Signature Global Park I Ex RERA-GRG-1878-202	
	<ul><li>same bank account is being</li><li>7. Non-encumbrance certificate</li></ul>	eing developed on those plots. Hence, the t is being used for both projects. certificate or Encumbrance certificate not shsildar certified on the latest date needs to	
Ashish Dubey Chartered Accountant		Ashish Kush Planning Executive	
Day and Date of hearing	Monday and 24.03.2025	r lanning Executive	
Proceeding recorded by	Ram Niwas		
	PROCEEDINGS OF THE DAY		

## Proceedings dated: 24.03.2025.

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

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Vedant Batra (CS) are present on behalf of the promoter.

A public notice of two weeks for inviting objections from the allottees be issued in at least three prominent newspapers (Two English and One Hindi) of wide circulation regarding revision in the earlier approved layout plan which got revised due to grant of the additional license. Further, the promoter is directed to remove the above mentioned deficiencies.

The matter to come up on 21.04.2025.

(Ashok Sangwan) Member, HARERA

(Vijay Kumar Goyal) Member, HARERA

(Arun Kumar) Chairman, HARERA

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Websitc : 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, 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16

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rochedings dated: 24.03.2022,

e date In Viness (abeshwad (President, Sh. Siddhartha kappor (NVP) and Sh. Vicard Barra (CS) are)

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