

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

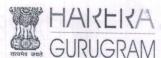
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project –Signature Global Park I Ext. RERA-GRG-1883-2025

S.No	Partie	culars	g brief for registration of Project u/s 4 Details			
1.	Name	of the project	Signature Global Park I Ext.			
2.		of the promoter	M/s SignatureGlobal Homes Pvt. Ltd.			
3.		e of the project	Residential Floors			
4.		ion of the project	Sector- 36, Sohna, Gurugram			
5.		capacity to act as a	License Holder	10.1 0.000 0.000 0.000 10.000 0.000 0.000 0.000 10.000 0.000 0.000 0.000 0.000 10.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 10.000 0.0000 0.0000 0.0000 0.000 0.000 0.0000 0.000 0.000 0.0000 0.000 0.000 0.000 0.000 0.0000 0.000 0.000 0.000 0.0000 0.000 0.000000		
6.	Name of the license holder		M/s SignatureGlobal Homes Pvt. Ltd.			
7.	Statu	s of project	New			
8.	Whet appli	her registration ed for whole	Whole			
	Phase	e no.	N/A			
9.	Onlin	e application ID	RERA-GRG-PROJ-1883-2025	A CONTRACTOR OF A CONTRACT OF		
10.		se no.	154 of 2024 dated 17.11.2024	valid up to 16.11.2029		
11.	Total	licensed area	2.96875 acres Area to be registered	1.581 acres		
12.	Proje	cted completion date	OC - 31.03.2029			
13.	QPR appli	Compliances (if cable)	N/A			
14.		l)(D) Compliances (if cable)	N/A			
15.		4(2)(l)(C) Compliances (if N/A applicable)				
16.	Statu: accou	s of change of bank	N/A	ac ant had bleather.		
17.	Details of proceedings pending against the project		N/A	and a standard and a standard and a standard a standard a standard a standard a standard a standard a standard A standard a		
18.	RC Conditions Compliances (if applicable)		N/A	n and a consideration O and of \$1.5000 km		
19.	Total	Project cost	Rs 164.39/- crores			
20.		ct Expenditure So far	Rs 15.87/- crores	The second s		
21.	Estimates expenditure for completion so far		Rs 148.52/- crores	ning and April 681 1674 in Malagori (1991)		
22.	Statu	tory approvals either a	pplied for or obtained prior to registr	ation		
	S.No	Particulars	Date of approval	Validity upto		
	i)	License Approval	154 of 2024 dated 17.11.2024	16.11.2029		
	ii)	Zoning Plan Approval	10704 dated 17.12.2024	direct contraction of the		
	iii)	Building plan Approval	Under Self certification policy and Email dated 28.01.2025 from DTCP	27.01.2027		
	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 2016को अधिनियम संख्यांक 16

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Project – Signature Global Park I Ext. RERA-GRG-1883-2025

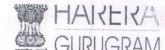
		1	RERA-GRG-1883-2025			
	v)	Airport height clearance	N/A			
	vi)	Fire scheme approval	N/A			
	vii)	Service plan and estimate approval	Applied on 13.02.2025.			
23.	Fee Details					
	Registration Fee		Residential – (Floors on 47 plots) 16,898.289 * 2.64 * 10 = Rs 4,46,114/-			
	Processing Fee		16,898.289 * 10 = Rs 1,68,983/-			
	Late Fee		N/A			
	Total Fee		Rs 6,15,097/-			
24.	DD amount		Rs 4,46,114.34/-			
			Rs 1,68,982.70/-			
	DD no. and date		YESBN12025021500017169 dated 15.02.2025			
	a de la completa de la		YESBN12025021505765892 dated 15.02.2025			
	Name of the bank issuing		YES Bank			
	Deficient amount		NIL			
25.	File Status		Date			
	File received on		17.02.2025			
	First notice Sent on		07.03.2025			
	First hearing on		10.03.2025			
	Second hearing on		24.03.2025			
26.	Case History: The Promoter M/s SignatureGlobal Homes Pvt. Ltd. who is a License Holder applied for the registration of real estate residential floors project namely "Signature Global Park I Ext." located at Sector- 36, Sohna, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87149 dated 17.02.2025 and RPIN- 873. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1883-2025. The project area for registration is 1.581 acres.					
	The DTCP has granted license no. 18 of 2021 dated 16.04.2021 valid upto 15.04.2026 for the development of affordable residential plotted colony under DDJAY for an area admeasuring 5 acres.					
	The plotted colony is registered vide registration number 2021/61 dated 11.10.2021.					
	Now, the promoter has obtained an additional license vide no. 154 of 2024 dated 17.11.2024 havin an area admeasuring 2.96875 acres.					
	Total area of the colony admeasuring 7.96875 acres.					
	Now, the promoter has applied for the registration of residential floors on 47 plots.					
	The application for registration of residential floors was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/873 dated 07.03.2025 was issued to the promoter with an opportunity of being heard on 10.03.2025.					
	oppor	tunity of being heard on	10.03.2025.			

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bnt	documents is mentioned below	a reply on 12.03.2025 which was scrutinized and the status o v.
	n produktion in a data data (2013) bakandak in ak in a particus a data ang data data in a particus in ang data data in a particus in a second 2013 bat data on black in (1) (1) in age	 Status of earlier building plans approved regarding advertisement, sale or booking as the building plans have been revised needs to be submitted. Status: The promoter stated that as per procedure, the building plans for G+3 are approved first and thereafter plans for G+4 is approved in addition to achieve the additional FAR. The revised Building plans has been submitted. Hence, the status of earlier approved building plans in respect o advertisement, market, booking and sale alongwith the changes marked in tabular form as well as on plans needs to be
	iniarata danad dala da Instructura da la cidade da Instructura da la cidade da la cidade da Instructura da la cidade da la cidade da	additional FAR.5. Service plan and estimates needs to be submitted, if applied than copy of the same needs to be submitted.
	dimentative a principalità dalla mattali talendativae mattalità dalla dal	to Rs 47,10,0000/- has been submitted to DTCP, Haryana or 27.02.2025.
	and and solar to a solar and a solar a The solar and a solar and a solar and a solar a	 Draft Application form needs to be submitted. Status: Submitted.
	epolet out gateline halphoid de l'estremat du datable da	 Draft Allotment letter needs to be submitted. Status: Submitted.
	alteritationen Biorden Bachenian ause origitat	8. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted.
	ingen ungen sein zur befrieden sich	9. Draft Conveyance Deed needs to be submitted. Status: Submitted.
	and have a second 1940 031	10. Draft Brochure needs to be submitted. Status: Submitted.
	andra an indiana. An ann an a	11. Cost of land amounts to Rs 1333.77 lakhs needs to be clarified according to area i.e. 1.5810 acres applied for registration. Status: Submitted.
	spiezded (n. 8-14 (i. em. CHC))	 12. Clarification needs to be submitted as EDC, IDC taxes, cess & IDW cost not mentioned. Details of any other cost needs to be submitted.

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Project - Signature Global Park I Ext.

RERA-GRG-1883-2025 Status: Promoter states that EDC, IDC, taxes, and is

mentioned in other cost.

13.

CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024, Original CA Certificate dated 17.10.2024 of non-default, Original CA

Certificate for REP-1 (A-H) dated 14.02.2024 and Original CA Certificate of expenditure incurred & to be incurred dated14.02.2024 needs to be submitted

Status: Submitted but CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024 and Original CA Certificate dated 17.10.2024 of non-default needs to be submitted.

Project Report, Board resolution duly acknowledged for 14. operation of bank account as per RERA Regulation 2016 needs to be submitted.

Status: Submitted.

REP-II, Affidavit of promoter regarding arrangement with the 15. bank of master account under section 4(2)(l)(D) needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.

Status: Submitted.

16. Bank Undertaking needs to be submitted.

> 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 same bank account for both projects: Signature Global 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 not selling the plots within the project but are instead selling the floors being developed on those plots. Hence, the same bank account is being used for both projects.

Non-encumbrance certificate or Encumbrance certificate not 17. below the rank of tehsildar certified on the latest date needs to be submitted.

Status: Not Submitted.

- Challan and schedule of EDC, IDC License Fees and Conversion 18. fees paid for the project needs to be submitted. Status: Submitted.
- Repayment schedule and NOC from lender needs to be 19. submitted. Charge form uploaded on ROC (Form CHG) needs to be submitted.
 - Status: Submitted.

JURUGRAM Project - Signature Global Park I Ext.

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28.	Remarks	1.	The annexures in the online application are not uploaded as well as correction people to be done in the online (A II)
		C 1975	well as correction needs to be done in the online (A-H) application.
CHI DOS	2.1912년에, 1978년 - 2017년 1월 1월 21일 - 1월 21일 - 1월 21일 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 - 1929 -	2.	Online DPI needs to be corrected.
A. 60.0-9		3.	Status of earlier building plans approved regarding
		0.	advertisement, sale or booking as the building plans have been revised needs to be submitted.
~00.5	A A A A A A A A A A A A A A A A A A A		Status: The promoter stated that as per procedure, the
			building plans for G+3 are approved first and thereafter plans for G+4 is approved in addition to achieve the additional FAR.
	말했는 것은 것을 다니 것을 가운	4.	The revised Building plans has been submitted. Hence, the
			status of earlier approved building plans in respect of
in atomic	in states in the second states in	83	advertisement, market, booking and sale alongwith the
			changes marked in tabular form as well as on plans needs to be submitted.
360 L056	10월 2011, (651), 1038 - 114 (1974), 2014 년 11월 2014, (651), 1038 - 114 (1974), 2014 년 11월 2014, (651), 1038 - 114 (1974), 2014 년	le l	Status: The promoter stated that as per procedure, the
			building plans for G+3 are approved first and thereafter
3600-00	n in Station - 2 10 million of the second of Matter and Stationary and Stationary and Stationary and Stationary	1.20	plans for G+4 is approved in addition to achieve the additional FAR.
there are	na sena tra stata fasta da se	5.	Service plan and estimates needs to be submitted, if applied
t swienije	· Application (Article) (Article) # (Article) # (Article)		than copy of the same needs to be submitted.
9110-10			Status: Applied on 13.02.2025, receipt attached. BG amounting to Rs 47,10,0000/- has been submitted to DTCP, Haryana on 27.02.2025.
		6.	CA Certificate for net worth on latest date needs to be submitted as previously dated was 31.03.2024, Original CA Certificate dated 17.10.2024 of non-default, Original CA Certificate for REP-1 (A-H) dated 14.02.2024 and Original CA Certificate of expenditure incurred & to be incurred
	Berry Roman Berry		dated14.02.2024 needs to be submitted
			Status: Submitted but CA Certificate for net worth on latest
	같은 1 전 1 전 1 전 1 전 1 년 1 년 1 년 1 전 1 전 1 전		date needs to be submitted as previously dated was
			31.03.2024 and Original CA Certificate dated 17.10.2024 of
100-00	말 눈물 가는 지금 봐야?		non-default needs to be submitted.
		7.	Bank Undertaking needs to be submitted.
			Status: Submitted but the bank undertaking dated
			04.03.2025 needs to be revised, as the bank is not
	[2] - 제가 [accepting any liability for it. Additionally, the promoter
			has used the same bank account for both projects:
			Signature Global Park-I Ext. for plot registration and
			Signature Global Park-I Ext. for residential independent
	물건 소설에 고환감을		floor registration. The promoter has submitted an
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			the project but are instead selling the floors being

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Project – Signature Global Park I Ext.

Planning Executive

RERA-GRG-1883-2025

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8. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.

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Ashish Dubey Chartered Accountant Day and Date of hearing Proceeding recorded by

Ram Niwas PROCEEDINGS OF THE DAY

Monday and 24.03.2025

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.

The AR of the promoter stated that no sale, booking, advertisement has been made on the basis of building plans approved for S+3 floors.

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 the revision in the earlier approved building plan from S+3 floors to S+4 floors. Further, the promoter is directed to remove the above mentioned deficiencies.

The matter to come up on 21.04.2025.

(Ashok Sangwan) Member, HARERA

(Vijav Kumar Goval) Member, HARERA

(Arun Kumar) Chairman, HARERA

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