Signature Global City 92 - II
RERA-GRG-1841-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Signature Global City 92 - II		
2.	Name of the promoter	M/s Signature Infrabuild Pvt. Ltd.		
3.	Nature of the project	Residential Floors		
4.	Location of the project	Sector- 92, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Signature Infrabuild Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	RERA Registration No.	10 of 2023		
9.	Validity of Registration Certificate	Valid From 13.01.2023	Valid up to 31.03.2025	
10.	Date of receipt of application for extension	20.12.2024		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	31.03.2026		
13.	Online extension ID	RERA-GRG-1841-2024		
14.	Registration Temp ID	RERA-GRG-1220-2022		
15.	QPR status	Submitted.		
16.	4(2)(l)(D) reports status	Submitted.		
17.	4(2)(l)(C) compliance	Applied for extension on 20.12.2024.		
18.	Compliance of RC conditions	NIL		
19.	Status of change of bank account	Approval Submitted.		
20.	Details of proceedings pending against the project	NIL		
21.	Present stage of completion (%)	41%		
22.	Total Project cost	Rs 140.23/- Crores		
23.	Project expenditure so far	Rs 73.41/- Crores		
24.	Estimated expenditure for completion so far	Rs 66.82/- Crores		
25.	License no.	12 of 2021 dated 12.03.2021	Valid up to 11.03.2026	
26.	Total licensed area	10.3 Acres	Area for extension of registration	2.495 Acres
27.	Statutory approvals either applied for or obtained prior to registration			

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	12 of 2021 dated 12.03.2021	11.03.2026

	ii)	Zoning Plan Approval	8679 dated 14.10.2022	-
	iv)	Building Plan Approval	DTCP email dated 27.10.2022 and 24.11.2022	26.10.2024 23.11.2024 (Revalidated upto 20.10.2026)
	v)	Environmental Clearance	EC21B038HR158746 dated 07.12.2021	06.12.2031
	vi)	Airport height clearance	N/A	N/A
	vii)	Fire scheme approval	N/A	
	viii)	Service plans and estimates approval	LC-4248/JE(SJ)/2023/22690 dated 11.07.2023	
28.	Reasons for delay		Submitted.	
29.	Fee details			
	Registration fee		Residential- 26,655.857 * 2.64 * 10 = Rs 7,03,715/-	
	Processing fee		26,655.857 * 10 = Rs 2,66,559/-	
	Late Fee		N/A	
	Extension Fee (Half of Registration fee)		Rs 3,51,858/-	
	Processing fee		26,655.857 * 10 = Rs 2,66,559/-	
	Late fee		N/A	
	Total fee		Rs 15,88,691/-	
30.	DD amount submitted at the time of registration		Rs 7,03,432/- Rs 2,66,452/-	
	DD no. and date for registration		210316 dated 30.11.2022 210315 dated 30.11.2022	
	Name of the bank issuing		IndusInd Bank	
	DD/RTGS Amount submitted for extension		Rs 3,53,858/- Rs 2,66,559/- Rs 390/-	
	DD/RTGS no. and date for extension		INDBR32024121800959067 dated 18.12.2024 INDBR32024121800959068dated 18.12.2024 Ref no. 507766989354 dated 18.03.2025.	
	Name of the bank issuing		IndusInd Bank	
	Deficient amount		NIL	
31.	File Status		Date	
	File received on		20.12.2024	
	First hearing on		13.01.2025	

	Notice Sent on	15.01.2025
	Second hearing on	27.01.2025
	Third hearing on	24.02.2025
	Fourth hearing on	24.03.2025
30.	**Case History: -** The Promoter M/s Signature Infrabuild Pvt. Ltd. who is a license Holder applied for the extension of registration of real estate project namely "Signature Global City 92 - II" located at Sector-92, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 84199 dated 20.12.2024 and EPIN-136. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-1220-2022 and online generated for project extension temp id RERA-GRG-1841-2024. The total licensed area is 10.3 acres and project area for the extension of registration is 2.495 acres vide license no – 12 of 2021 dated 12.03.2021. The date of hearing is fixed for 13.01.2025. **On 13.01.2025**, the matter is adjourned and fixed for 27.01.2025. The application for extension of registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/136 dated 15.01.2025 was issued to the promoter with an opportunity of being heard on 27.01.2025. **On 27.01.2025**, the matter is adjourned and fixed for 24.02.2025. **On 24.02.2025**, the matter is adjourned and fixed for 24.03.2025. The promoter has submitted two reply on 18.03.2025 which were scrutinized and the status of the documents is mentioned below.	
31.	**Present compliance status as on 24.03.2025 of deficient documents as conveyed through notice dated 15.01.2025.**	1. Deficit Fee – Rs 390/- needs to be submitted. **Status: Submitted an amount of Rs 390/- vide ref no. 507766989354 dated 18.03.2025.** 2. Original RC needs to be submitted. **Status: Submitted.** 3. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 4. Revalidated building plans need to be submitted. **Status: Submitted. DTCP email dated 24.07.2024 and valid upto 20.10.2026.** 5. Approval/NOC from various agencies for connecting external services like Storm water needs to be submitted. **Status: Submitted an affidavit for non-applicability of storm water assurance.** 6. Khasra no's in the mutation and jamabandi not matching which needs to be clarified. **Status: Submitted.** 7. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted.

		Status: Submitted. 8. List of unsold units needs to be submitted. **Status: Submitted.** 9. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted.** 10. Copy of Site photographs for the physical status of construction need to be submitted. **Status: Submitted.** 11. Affidavit / NOC for Tree Cutting needs to be submitted. **Status: Submitted an affidavit for non-applicability.** 12. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 13. Copy of executed application form need to be submitted. **Status: Submitted.** 14. Copy of executed Allotment Letter need to be submitted. **Status: Submitted.** 15. Copy of executed BBA need to be submitted. **Status: Submitted.** 16. Copy of executed Conveyance deed needs to be submitted. **Status: The promoter stated that no conveyance deed has been executed.** 17. Copy of draft Application form need to be submitted. **Status: Submitted.** 18. Copy of draft Allotment Letter need to be submitted. **Status: Submitted.** 19. Copy of draft BBA need to be submitted. **Status: Submitted.** 20. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.** 21. Copy of Brochure needs to be submitted. **Status: Submitted.** 22. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 23. CA certificate for Expenditure to be incurred and to be incurred needs to be submitted. **Status: Submitted.** 24. Quarterly schedule of estimated expenditure needs to be submitted. **Status: Submitted.** 25. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.

		Status: Submitted. 26. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: The promoter stated that non-encumbrance certificate does not require as there is charge created on project. Accordingly, CHG form submitted.** 27. Final approval of change in bank account needs to be submitted. **Status: Submitted.** 28. Project report needs to be revised. **Status: Submitted.** 29. REP II needs to be submitted. **Status: Submitted.** 30. CA certificate for cost of plots needs to be submitted. **Status: Submitted.**
	Remarks	1. Online DPI needs to be corrected.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except Online DPI.

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

Asha

(Asha)
Chartered Accountant

Ashish Kush 24/03/2025

(Ashish Kush)
Planning Executive

Day and Date of hearing	Monday and 24.03.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 24.03.2025

Sh. Ashish Kush, Planning Executive and Ms. Asha, 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.

Approved as proposed.

The extension certificate shall be issued after the submission of corrected online DPI.

(Ashok Sangwan)
Member, HARERA

V.J - S

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA