Promoter Name	**M/s Signature Builders Pvt. Ltd.**
Project Name	**Signature Global City 93**

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016

S. No.	Particulars	Details			
1.	**Name of the project**	Signature Global City 93			
2.	**Name of the promotor**	M/s Signature Builders Pvt. Ltd.			
3.	**Nature of the project**	Affordable Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector- 93, Gurugram			
5.	**Legal capacity to act as a promoter**	Collaborator			
6.	**Name of the license holder**	Sh. Rohtas Singh, Sh. Omprakash and others			
7.	**Name of the Collaborator**	M/s Signature Builders Pvt. Ltd.			
8.	**Whether extension of registration applied for whole**	Whole			
9.	**Status of project**	New			
10.	**Online Application ID**	RERA-GRG-1871-2025			
11.	**RC No.**	25 of 2023 dated 30.01.2023	Valid up to 30.04.2025		
12.	**License no.**	210 of 2022 dated 22.12.2022	Valid up to 21.12.2027		
13.	**Total licensed area**	17.31875 Acres		**Area registered**	17.31875 Acres
14.	**Date of completion of project as per REP-II/4(2)(l)(c)**	29.04.2026			
15.	**QPR Compliance (If applicable)**	Submitted			
16.	**4(2)(l)(d) Compliance (If applicable)**	Submitted			
17.	**4(2)(l)(c) compliance**	Applied for extension on 24.01.2025			
18.	**Status of change of bank accounts**	Approved			
19.	**Compliance of RC conditions**	Submitted			
20.	**Details of proceedings pending**	N/A			

	against the project	
21.	**Number of plots**	250 residential plots + 1 commercial block
22.	**Sold/ Unsold Units**	**Sold**: 0 **Unsold**: 250 (The promoter had submitted an affidavit regarding no sale in the project at the time of registration of the project. Independent residential floors are separately registered on the same project wherein 3rd party rights have been created.)
23.	**Total Project cost**	Rs. 167.86 Cr
24.	**Project Expenditure So far**	Rs. 140.75 Cr
25.	**Estimates expenditure for completion so far**	Rs. 27.11 Cr
26.	**Fee Details**	
	Fee at the time of registration	
	(a) Registration fee	(67282.928 x 10) + (2803.455 x 20) = Rs. 7,28,898/-
	(b) Processing fee	70086.383 x 10 =Rs. 7,00,864/-
	(c) Late fee at the time of registration	N/A
	(d) Total fee (a+b+c)	Rs. 14,29,762/-
	Fee at the time of extension of registration	
	(a) Extension fee (Half of Registration fee)	Rs. 3,64,449/-
	(b) Processing fee	70086.383 x 10 =Rs. 7,00,864/-
	(c) Late fee at the time of extension of registration	Nil
	(d) Total fee (a+b+c)	Rs. 10,65,313 /-
	Total fee at the time of registration and extension	**Rs. 24,95,075/-**
	RTGS Details at the Time of registration	
	(a) RTGS amount	Rs. 7,28,839/- Rs. 7,00,864/- Rs. 59/-
	(b) RTGS no. and date	YESBR25023012496294973 dated 24.01.2023 YESBR52023012496294974 dated 24.01.2023 UPI Ref. No. 339141229743 dated 25.01.2023
	(c) Name of the bank	Yes Bank
	(d) Total amount	Rs. 14,29,762/-

	RTGS Details at the Time of extension registration			
	(a) RTGS amount		Rs. 7,00,864/- Rs. 3,64,450/-	
	(b) RTGS no. and date		PIGIN03097A03930 dated 21.01.2025 PIGIN03097A03929 dated 21.01.2025	
	(c) Total amount		Rs. 10,65,314/-	
	Total Fee paid		Rs. 24,95,076/-	
	Deficit Fee Amount		Nil	
27.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	210 of 2022 dated 22.12.2022	21.12.2027
	ii)	**Layout Plan Approval**	Dwg no. 8869 dated 23.12.2022	
	iii)	**Zoning plan Approval**	DGTCP 8929 dated 19.01.2023	
	iv)	**Environmental Clearance**	N/A	
	v)	**Airport height clearance**	N/A	
	vi)	**Fire scheme approval**	N/A	
	vii)	**Service plan and estimate approval**	LC-4644/JE(SJ)/2023/25543 dated 04.08.2023	
	viii)	**Electricity load availability connection**	Ch. 09/Drg.-PLC dated 19.01.2023	
28.	**File Status**		**Date**	
	Project received on		24.01.2025	
	First notice sent on		13.02.2025	
	First hearing on		17.02.2025 (Adjourned)	
	First reply submitted on		07.03.2025	
	Second reply submitted on		10.03.2025	
	Second hearing on		17.03.2025	
29.	**Case History:** An application regarding extension of registration of affordable residential plotted colony under DDJAY namely "Signature Global City 93" situated at Sector-93, Gurugram, Haryana being developed by M/s Signature Builders Pvt. Ltd. was submitted on 24.01.2025 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for extension of registration falls under license no. 210 of 2022 dated 22.12.2022 issued in favour of Sh. Rohtas Singh, Sh. Omprakash and others in collaboration with M/s Signature Builders Pvt. Ltd. which got registered by the authority vide RC no. 25 of 2023 dated 30.01.2023 valid up to 30.04.2025.			

	On scrutiny of the application, it was noted that there were deficiencies in the application and the same were conveyed to the promoter vide notice dated 13.02.2025 with an opportunity of hearing on 17.02.2025. On 17.02.2025, the matter was adjourned to 17.03.2025. Proceedings dated 17.03.2025 Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed the facts of the project. Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Ravinder (AR) are present on behalf of the promoter and states that NOC from the financing institution is not required since no sale of plots is proposed and a separate registration for selling of floors has been taken which is still valid. The office to check whether the NOC for sale of floors has been given by the financing institution or not. The matter to come up on 24.03.2025. It is submitted that no NOC for sale of floor was submitted by the promoter at the time of registration of floors. The replies dated 07.03.2025 and 10.03.2025 submitted by the promoter have been scrutinized and the status of remaining deficiencies is mentioned below:	
30.	**Status as on 13.03.2025 of the deficiencies conveyed on 13.02.2025**	1. Form REP-V needs to be revised. **Status: Submitted** 2. Correction in online DPI needs to be done. **Status: Needs to be revised.** 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Not Submitted** 4. Reasons for delay in the completion of the project along with supporting documents need to be provided. **Status: Submitted** 5. Current photographs of the project showing the development on site need to be submitted. **Status: Submitted** 6. Land title search report needs to be provided. **Status: Submitted** 7. PERT chart needs to be provided. **Status: Submitted** 8. The cost of land, totalling Rs 12,692.13 lakhs, needs to be clarified in relation to the area of 17.3188 acres applied for extension. Additionally, an affidavit outlining the area-sharing model with the landowners needs to be submitted.

		Status: Submitted but land cost needs to be clarified 9. A justification for the discrepancy in the total project cost needs to be submitted, as the total project cost according to DPI is Rs 21,452.66 lakhs, whereas the QPR for the quarter ending December 2024 reports a cost of Rs 16,785.65 lakhs. **Status: Submitted** 10. Clarification is required regarding the administration costs, cess, and taxes, which were not mentioned in the DPI. Additionally, details of financial resources from equity and a breakdown of miscellaneous costs outlined in the DPI need to be submitted. Paid challan of license fees, conversion fees and EDC needs to be submitted. **Status: Submitted. Promoter states that administration cost, cess & taxes included in any other cost.** 11. As per the Independent Auditor's report dated 31.03.2024, the promoter has taken a loan on the project land from Standard Chartered Bank. The loan sanction agreement, repayment schedule, and NOC from the lender need to be submitted. **Status: Submitted but loan sanction agreement, repayment schedule, and NOC from the lender need to be submitted.** 12. Approval for the change in bank needs to be submitted. According to the Registration Certificate, accounts are maintained with ICICI Bank, while the Bank Undertaking indicates that the accounts are maintained with Standard Chartered Bank. **Status: Submitted** 13. Following CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project, **Status: Submitted** (ii) CA Certificate of expenditure incurred and to be incurred, **Status: Original certificate needs to be submitted** (iii) CA Certificate of net worth of promoter on

		latest date and **Status: Original certificate needs to be submitted** (iv) CA Certificate of non-default in payment of debt & statutory liabilities. **Status: Original certificate needs to be submitted**
31.	**Remarks**	1. Correction in online DPI needs to be done. **Status: Needs to be revised.** 2. The cost of land, totalling Rs 12,692.13 lakhs, needs to be clarified in relation to the area of 17.3188 acres applied for extension. Additionally, an affidavit outlining the area-sharing model with the landowners needs to be submitted. **Status: Submitted but land cost needs to be clarified** 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Not Submitted** 4. As per the Independent Auditor's report dated 31.03.2024, the promoter has taken a loan on the project land from Standard Chartered Bank. The loan sanction agreement, repayment schedule, and NOC from the lender need to be submitted. **Status: Submitted but loan sanction agreement, repayment schedule, and NOC from the lender need to be submitted.** 5. Following CA Certificate needs to be submitted: (i) CA Certificate of expenditure incurred and to be incurred, **Status: Original CA Certificate needs to be submitted** (ii) CA Certificate of net worth of promoter on latest date and **Status: Original CA Certificate needs to be submitted** (iii) CA Certificate of non-default in payment of debt & statutory liabilities. **Status: Original CA Certificate needs to be submitted**

32.	Recommendation: The application for extension of registration of the project u/s 6 of the Act, 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 31. It is proposed that the Authority may consider for grant of extension of the registration for one year up to 29.04.2026 subject to the submission of rectified Dpi, clarification of land cost, original registration certificate and CA certificates; and NOC from the lender.

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

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

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed the facts of the project.

Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AR) and Sh. Ravinder (AR) are present on behalf of the promoter and state that the remaining deficiencies including the original certificates are being submitted today. The Authority approves the extension of the project u/6 of the Act of 2016 as proposed subject to the verification of documents being submitted today by the promoter.

The certificate shall be issued after rectification of deficiencies as listed above at S. No. 31.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA