

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Signature Global Park I Ext.	
2.	Name of the promoter	M/s SignatureGlobal Homes Pvt. Ltd.	
3.	Nature of the project	Residential Floors	
4.	Location of the project	Sector- 36, Sohna, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of the license holder	M/s SignatureGlobal Homes Pvt. Ltd.	
7.	Status of project	New	
8.	Whether registration applied for whole	Whole	
	Phase no.	N/A	
9.	Online application ID	RERA-GRG-PROJ-1883-2025	
10.	License 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.	Projected completion date	OC - 31.03.2029	
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.	Total Project cost	Rs 164.39/- crores	
20.	Project Expenditure So far	Rs 15.87/- crores	
21.	Estimates expenditure for completion so far	Rs 148.52/- crores	
22.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
	i)	License Approval	154 of 2024 dated 17.11.2024
			Validity upto 16.11.2029



ii)	Zoning Approval	Plan	10704 dated 17.12.2024	-
iii)	Building Approval	plan	Under Self certification policy and Email dated 28.01.2025 from DTCP	27.01.2027
iv)	Environmental Clearance		N/A	N/A
v)	Airport clearance	height	N/A	
vi)	Fire approval	scheme	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 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		
	Third hearing on	21.04.2025.		
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 having 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 1st 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.

On 10.03.2025, the matter is adjourned and fixed for 24.03.2025.

The promoter has submitted a reply on 12.03.2025 which was scrutinized and remaining deficiencies were conveyed to the promoter.

On 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.

The promoter has submitted a reply on 27.03.2025 and 07.04.2025 which were scrutinized and the status of documents is mentioned below.

As per the direction of the Authority in its proceedings dated 24.03.2025, the promoter has published the Public Notice in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Punjab Kesari (Hindi) dated 06.04.2025 for objection till 18.04.2025.

No objections has been received till 18.04.2025.

<p>27. Present compliance status as on 21.04.2025 of deficient documents conveyed in hearing dated 24.03.2025.</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. Status: Submitted but needs to be revised. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. 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.
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	<p>4. The revised Building plans has been submitted. Hence, the status of earlier approved building plans in respect of advertisement, market, booking and sale alongwith the changes marked in tabular form as well as on plans 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.</p> <p>5. 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 to Rs 4,71,00,000/- has been submitted to DTCP, Haryana on 27.02.2025.</p> <p>6. Draft Application form needs to be submitted. Status: Submitted.</p> <p>7. Draft Allotment letter needs to be submitted. Status: Submitted.</p> <p>8. Draft Builder Buyer Agreement needs to be submitted. Status: Submitted.</p> <p>9. Draft Conveyance Deed needs to be submitted. Status: Submitted.</p> <p>10. Draft Brochure needs to be submitted. Status: Submitted.</p> <p>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.</p> <p>12. Clarification needs to be submitted as EDC, IDC taxes, cess & IDW cost not mentioned. Details of any other cost needs to be submitted. Status: Promoter states that EDC, IDC, taxes, and is mentioned in other cost.</p> <p>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 dated 14.02.2024 needs to be submitted Status: Submitted but CA Certificate for net worth on latest date needs to be submitted as previously dated</p>
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		<p>was 31.03.2024 and Original CA Certificate dated 17.10.2024 of non-default needs to be submitted.</p> <p>14. Project Report, Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted. Status: Submitted.</p> <p>15. REP-II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted.</p> <p>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.</p> <p>17. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Not Submitted.</p> <p>18. Challan and schedule of EDC, IDC License Fees and Conversion fees paid for the project needs to be submitted. Status: Submitted.</p> <p>19. Repayment schedule and NOC from lender needs to be submitted. Charge form uploaded on ROC (Form CHG) needs to be submitted. Status: Submitted.</p>
28.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p>



	<p>3. 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.</p> <p>4. The revised Building plans has been submitted. Hence, the status of earlier approved building plans in respect of advertisement, market, booking and sale alongwith the changes marked in tabular form as well as on plans 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.</p> <p>5. 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 to Rs 4,71,00,000/- has been submitted to DTCP, Haryana on 27.02.2025.</p> <p>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 dated 14.02.2024 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.</p> <p>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 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</p>
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		<p>those plots. Hence, the same bank account is being used for both projects.</p> <p>8. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.</p>
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Recommendations:

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 correction in A to H, corrections in online DPI, Approved Service Plan and Estimates, CA Certificate for net worth, Bank Undertaking, Non-encumbrance Certificate and the documents mentioned above.

No objection has been received in the Authority from any allottee in respect of public notice dated 06.04.2025 regarding the revision in the earlier approved building plan from S+3 floors to S+4 floors. It is recommended that the Authority may consider the grant of registration subject to the submission of above.

Ashish Dubey
21/4/25

Ashish Dubey
Chartered Accountant

Ashish Kush
21/4/25

Ashish Kush
Planning Executive

Day and Date of hearing Monday and 21.04.2025

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY
Proceedings dated: 21.04.2025

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. Ravindra (AR) are present on behalf of the promoter.

The promoter shall submit a BG/DD of Rs 25 lakhs as a security amount for submission of Approved service plan and estimates within 4 months from the date of grant of registration.

Approved as proposed subject to rectification of deficiencies mentioned above and submission of BG/DD of Rs 25 lakhs for submission of Approved service plan and estimates within 4 months from the date of grant of registration.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of BG/DD of Rs 25 lakhs.

(Ashok Sangwan)
Member, HARERA

V. I.
(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA

